



Legislation Text

File #: 15-141, **Version:** 1

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with a Recommendation from the Planning & Zoning Commission and Staff to ADOPT the Following:

- A.) An ORDINANCE to REZONE Property from Class I-1 (Industrial/Business Park) District and I-2 (Railroad/Warehouse Industrial) District to a Class C-2 (Large Scale Commercial), for the Property Identified as Parcel Identification Nos. 14-05-201-009 (1200 W Bird Blvd.), 14-05-201-014 (HALE AVE.), And 14-05-251-008, (LINDBERGH DR.); and
- B.) An ORDINANCE to AMEND an Existing SPECIAL USE Ordinance 14,254, as Amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add Property into the Special Use and Approve a Site Plan for a Building Addition, Parking Lot Expansion, and Street Vacation and Dedication. The Shopping Center Special Use Currently Includes Parcel Identification Nos. 09-32-455-001, 09-32-455-002, 09-32-455-003, 09-32-455-005, 09-32-455-006, 14-05-201-012, 14-05-202-009, 14-05-202-012, 14-05-202-013, 14-05-202-014, 14-05-202-017, 14-05-202-019, 14-05-202-020, And 14-05-202-021 with the Following Property to be Added: 09-32-451-014 (N LINDBERGH DR), 14-05-201-001 (9025 N LINDBERGH DR), 14-05-201-004 (1116 W BIRD BLVD), 14-05-201-005 (8919 N HALE AVE), 14-05-201-006 (N HALE AVE), 14-05-201-007 (8903 N HALE AVE), 14-05-201-009 (1200 W BIRD BLVD), 14-05-201-014 (N LINDBERGH DR), AND 14-05-251-008 (N HALE AVE). (Council District 5)

BACKGROUND:

Proposal

The petitioner, RLI Insurance Co., is requesting to rezone property and amend the existing Special Use to add property to the existing special use and approve a site plan for a building addition, parking lot expansion, and street vacation and dedication.

Rezone and Add Property to Special Use

Three parcels owned by RLI Insurance are currently zoned class I-1 (Industrial/Business Park) and I-2 (Railroad/Warehouse Industrial). The petitioner seeks to rezone these parcels to class C-2 (Large Scale Commercial) and add these parcels, along with six other parcels owned by RLI Insurance and already zoned class C-2 (Large Scale Commercial), to the existing Special Use area. This will increase the area of the Special Use to 29.4 acres.

Development Site Plan

The proposed site plan is intended to allow for the expansion of RLI Insurance headquarters into a cohesive campus-like setting. The site plan includes the construction of a two-story building located at the west end of Bird Blvd, parking lot expansions, and a realignment of a portion of Lindbergh Dr.

The proposed building is 40,600 sq. ft. in size and situated in close proximity to the rear lot line. An access easement is proposed through Mt. Hawley Airport and a waiver has been requested to reduce the rear yard setback from 20 feet to 0 feet.

Parking & Access

The proposed site plan adds more than 200 parking spaces to the RLI campus and additional parking adjacent to AmericInn. The total parking provided exceeds the minimum required parking spaces.

A portion of Lindbergh Dr is proposed to be re-aligned and design with a reduced street width and reduced front yard setback to create a walkable environment. This will require portions of Lindbergh Dr to be vacated and a new street to be dedicated through a separate review process and approval by City Council.

Requested Waivers:

	Requested Waiver	Planning & Zoning Commission Supported	Staff Supported
1	Reduce the side and rear yard setback from 20 feet to 0 feet for all new buildings	Yes for proposed building at west end of Bird Blvd only.	Yes for proposed building at west end of Bird Blvd only.
2	Decrease the front yard setback along Bird Blvd, due to existing conditions, from 20 feet to 10 feet, except for the building setback which will remain 20 feet.	Yes	Yes
3	Decrease the front yard setback from 20 feet to 0 feet along the re-aligned portion of Lindbergh Dr	Yes	Yes
4	Decrease freestanding sign setbacks from 10 feet to 0 feet.	No	No
5	Reduce street right-of-way width to 50 feet with a 24-foot wide street pavement for the re-aligned Lindbergh Dr	Yes	Yes
6	Allow for an alternative sidewalk for the south and west sides of the re-aligned portion of Lindbergh Drive	Yes	No objection
7	Increase the maximum allowed time to establish the amended special use from 2 years to 4 years	Yes	Yes

Analysis and Recommendation:

Staff recommends approval of the request, including certain waivers noted above, and subject to the following conditions:

- 1) All roof, wall, and ground level mechanical equipment must be screened from street view and residentially zoned districts per the Zoning Ordinance.
- 2) All proposed refuse disposal areas must be screened on all four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet.
- 3) A lighting plan must be submitted for review prior to issuance of a zoning certificate to ensure that exterior lighting does not exceed three foot candles when measured at the property line.
- 4) A Landscape Plan, in compliance with the Zoning Ordinance, must be submitted for review prior to issuance of a zoning certificate.
- 5) Allow for administrative modifications and approval of the final alignment of the new Lindbergh Dr.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): None

PLANNING & ZONING COMMISSION ACTION: The Planning & Zoning Commission found that the request met the Findings of Fact requirements and **VOTED 7 TO 0 TO APPROVE** including waivers and conditions of approval.

IMPACT IF APPROVED: Properties will be rezoned to C-2 Large Scale Commercial and added to the existing Special Use for a shopping center. The Special Use will be further amended pursuant to a site plan which includes a proposed building, expansion of parking lots, and re-alignment of a portion of Lindbergh

Drive. The end result is a campus style development for RLI Insurance Company.

IMPACT IF DENIED: Properties will not be rezoned or added to the existing Special Use. A portion of Lindbergh Dr will not be vacated or re-aligned and RLI Services will not complete a redevelopment of their property.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2014 - 2029 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Grow Peoria: Businesses, Jobs, and Population

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

1. Grow employers and jobs.
2. Reinvest in neighborhoods.

DEPARTMENT: Community Development