



Legislation Text

File #: 17-117, Version: 2

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to ADOPT an ORDINANCE Amending Appendix A, the Unified Development Code, of the City of Peoria Relating to VARIOUS TEXT AMENDMENTS.

BACKGROUND:

NOTE: *This item was deferred to allow for the City Council strategic planning sessions to occur. As the sessions have now been concluded, staff would recommend that the changes included in this item be approved. We understand that the strategic planning sessions will result in future changes to the Unified Development Code, but we believe that it is important to complete the approval and adoption process on this first batch of modifications independent of any future amendments.*

The Unified Development Code was adopted on October 11, 2016. Implementation of the code has been successful with positive feedback from the public. However, as expected, there are amendments needed to correct and clarify the code regulations.

The following table provides a summary of some of the amendments:

Code Section	Topic	Comments
2.1.3	Development Review Board	Clarified authority to add conditions to approval.
2.16	Applicability Table	Building and parking expansions cumulative for a 10-year period.
3.5.7	Permitted Obstructions	Allow generators as obstruction in all yards. Other similar obstructions review on case by case basis.
5.2.2	Permitted Use Table	Restructured column order and added missing categories.
5.3.3	Use Standards	Removed some use standards for convenience store with gas pumps to make it easier to redevelop
5.3.3	Use Standards	Added use standards for vehicle sales
5.4.7	Fences	Limited the number of fence materials to 2 types per property
8.2.9	Landscape Requirements	Removed requirement to provide both wall and TBY adjacent to parking lots - now it's one or the other in all districts.

The Planning and Zoning Commission **VOTED 6 - 0 TO APPROVE** the request, with minor changes per discussion by the Commission.

For additional background information, please refer to the Planning and Zoning Commission minutes.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS: None expressed at the Planning and Zoning Commission meeting.

IMPACT IF APPROVED: The Unified Development Code will be amended as proposed.

IMPACT IF DENIED: The Unified Development Code will remain unchanged.

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. Financially Sound City Government, Effective City Organization
2. Grow Peoria: Businesses, Jobs, and Population
3. Attractive Neighborhoods with Character: Safe and Livable

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

1. Have an efficient government.

DEPARTMENT: Community Development