



Legislation Text

File #: 17-322, **Version:** 1

ACTION REQUESTED:

Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from Staff to:

- A. APPROVE a RESOLUTION Approving an ANNEXATION AGREEMENT for the Property Located at WEST GRANGE HALL ROAD, (Parcel Identification No. 08-35-100-033);
- B. ADOPT an ORDINANCE Annexing Territory Located at WEST GRANGE HALL ROAD, (Parcel Identification No. 08-35-100-033);
- C. ADOPT an ORDINANCE REZONING Property from a Class R-3 (Peoria County Single Family Residential) to C-1 (General Commercial) Located at WEST GRANGE HALL ROAD (Parcel Identification No. 08-35-100-033);
- D. APPROVE a RESOLUTION Approving a PRELIMINARY SUBDIVISION PLAT for the Property Located at WEST GRANGE HALL ROAD, (Parcel Identification No. 08-35-100-033);
- E. ADOPT an ORDINANCE Approving a SPECIAL USE for Outdoor Recreation with Conditions for the Property Located at WEST GRANGE HALL ROAD, (Parcel Identification No. 08-35-100-033) (Council District 5);

OR

- F. APPROVE the Recommendation from the Planning & Zoning Commission to DENY the Above-Mentioned Requests.

BACKGROUND: Petitioner Ted Clark is requesting to annex 9.3 acres of property with the following terms:

- 1) Property (front 620 feet of even width from Orange Prairie Road - approx. 5 Acres) shall be zoned Class C-1 (General Commercial) District. The remainder shall remain the default Class R-3 (Single-Family Residential) District.
- 2) Property (front 620 feet of even width from Orange Prairie Road - approx. 5 Acres) shall be subdivided into a one lot commercial subdivision
- 3) Property (front 620 feet of even width from Orange Prairie Road - approx. 5 Acres) may establish a special use for outdoor recreation which will include the following attractions: Miniature Golf, Batting Cages, Go-Kart and Dune Buggy Tracks, Bumper Boats, and a Playground. The attractions, site and building materials are subject to change with administrative review before implementation. The Petitioner has the ability to appeal to the City Council if there is disagreement with the Zoning Administrator's determination.

FINANCIAL IMPACT: Additional property and sales tax once annexed and developed.

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission meeting): Three neighboring property owners voiced opposition to the go-karts due to possible adverse noise generation.

IMPACT IF APPROVED: The subject property will be annexed to the City of Peoria and the front 5 acres will be subdivided and rezoned to the Class C-1 (General Commercial) District to accommodate a special use for outdoor recreation.

IMPACT IF DENIED: The property will not be annexed to the City of Peoria.

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.

DEPARTMENT: Community Development