



Legislation Text

File #: 18-109, **Version:** 1

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission to ADOPT an ORDINANCE Approving a SPECIAL USE in a R3 (Single-Family Residential) District, which Amends Resolution 13-300 for a 12-Unit Apartment Building for the Property Located at 5605 WEST TIMBEREDGE DRIVE (Parcel Identification No 13-15-476-020) Peoria, IL. (Council District 4)

BACKGROUND: Petitioner Gary Zumwalt of Zumwalt and Associates, Inc, for Mark Wagner of Crossing Development, LLC, is requesting a Special Use in a Class R3 (Single-Family Residential) District to establish a 12-Unit Apartment Building at the subject location which is currently vacant. This Special Use request will amend a previously approved Resolution (13-300) for a multi-family plan which allowed seven total units on the property in 2013 (One Triplex and Two Duplexes).

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 6 to 0, to APPROVE, including Staff's conditions.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information regarding the requested Special Use.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS: One neighbor voiced concerns with loss of open area and increased traffic.

IMPACT IF APPROVED: The 12-Unit Apartment Building will be allowed to establish pursuant to the attached Ordinance.

IMPACT IF DENIED: The 12-Unit Apartment Building will not be allowed to establish.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Grow Peoria

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

1. Reinvest in neighborhoods.
2. Support sustainability.

DEPARTMENT: Community Development