



Legislation Text

File #: 18-113, Version: 2

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Planning and Zoning Commission to ADOPT an ORDINANCE Amending Appendix A, the UNIFIED DEVELOPMENT CODE, of the City of Peoria Relating to VARIOUS TEXT AMENDMENTS.

BACKGROUND:

The Unified Development Code was adopted on October 24, 2016. After a year and a half of application of the Unified Development Code, some 'clean-up' items were identified, such as incorrect references, disconnects between sections, regulations that were inadvertently omitted, etc., which have been addressed in this proposed amendment. In addition, the follow in a summary of the primary changes in Unified Developments Code regulations:

ITEM	DESCRIPTION	APPENDIX A SECTION
Applicability Table Changes	Added footnotes: • Setbacks outside of the Heart of Peoria area must always comply with District requirements. • Use Performance standards, per Section 5.3.3, are always applicable, apart from those excepted out based on the threshold of work per the applicability table.	2.16 and 5.3
Shipping Containers	Changed the term 'portable storage' device to 'shipping container' and modified the definition to note that it shall not include portable on demand (POD) storage units, which are regulated by Section 13-37 of the City Code. If a shipping container is used for storage, it is regulated per Section 8.4.4. Outdoor Storage and Display. Shipping containers used for other than storage, are regulated as buildings and or building additions in all non- residential districts only, and are subject to applicability table requirements in Section 2.16 and building code requirements, including but not limited to fenestration requirements.	10.3
Transitional Buffer Yards	Added language to allow the option for the submittal of landscape plans through the alternative compliance process for transitional buffer yards.	8.2.9

Subdivision Definition	Modified the definition to remove the following: • The term shall also apply to any development, whether an actual division of property is required or not, and regardless of whether the same is labeled a subdivision or not, it being the intent of this ordinance to apply to all types of development, within the City of Peoria.	10.3
Approvals Issued in Error	Added that any permit or certificate issued in conflict with the provisions of this ordinance, shall be null and void.	2.2.1
Home Occupations	Included scrapping/junking/salvaging operations as prohibited home occupations	5.4.7.B.

The Planning and Zoning Commission **VOTED 6 - 0 TO APPROVE** the request.

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

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS: Bill Ordaz requested that a text amendment be considered for the use of needle exchange and other similar harm reduction uses.

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

IMPACT IF DENIED: The Unified Development Code will not be amended.

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. Beautiful Peoria

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

1. Reinvest in neighborhoods.
2. Grow employers and jobs.
3. Have an efficient government.

DEPARTMENT: Community Development