



Legislation Text

File #: 18-215, **Version:** 1

ACTION REQUESTED:

Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE REZONING Property from a Class R-3 (Single-Family Residential) District to a Class C-N (Neighborhood Commercial) District, for a Portion of the Property Located at 400 EAST WAR MEMORIAL DRIVE (Parcel Identification Number 14-28-276-001), and Commonly Known as PEORIA STADIUM, Peoria, Illinois (Council District 3). PZ 18-16

BACKGROUND:

The Petitioner is requesting to rezone a portion of the property, approximately .772 acres from R-3 (Single-Family Residential) to C-N (Neighborhood Commercial).

The intent of the C-N District is for commercial and office uses that primarily serve the immediate surrounding neighborhood. Typical uses occupy no more than 15,000 square feet of gross floor area. The district is not intended for use by major or large-scale commercial, sales, service or automotive-oriented activities. Uses in this district are intended to be located immediately abutting residential neighborhoods and should be within convenient walking distance from the neighborhoods they are designated to serve.

The attached subdivision plat shows the area to be rezoned. The subdivision process is an administrative process through the Development Review Board. The proposed plat is included with the rezoning request for reference only, to provide documentation of the area proposed to be rezoned.

The Planning and Zoning Commission voted **5- 0 to APPROVE** the request.

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

FINANCIAL IMPACT: N/A

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

IMPACT IF APPROVED: A portion of the Peoria Stadium property, approximately .772 acres of the 82.32 acre property, will be rezoned to C-N (Neighborhood Commercial) zoning.

IMPACT IF DENIED: The property would not be rezoned and would remain R-3 (Single-Family Residential) District.

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

DEPARTMENT: Community Development