



Legislation Text

File #: 19-214, **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 and Staff to ADOPT an ORDINANCE Amending APPENDIX A, the Unified Development Code, Relating to PARKING OF VEHICLES IN RESIDENTIAL DISTRICTS.

BACKGROUND: The proposed text amendment for parking of vehicles in residential districts is to correct a discrepancy between two sections of the city code to uniformly require vehicles, specifically trailers, to be stored on a hard surface.

Currently, Chapter 13 of the City Code requires vehicles, including trailers, to be parked on a paved surface. Section 8.1.7 of the Unified Development Code does not require trailers to be stored on a hard surface. This text amendment will require trailers to be stored on a hard surface, providing consistency with Chapter 13.

The Planning & Zoning Commission voted 4 to 0 to approve the text amendment. See the attached Planning & Zoning Commission meeting minutes.

Note that the Land Development Code currently allows for alternative parking surfaces per the section below.

"The intent of the City is to allow and encourage innovative parking surfaces that promote sustainability and utilize effective on-site storm water management techniques. This may include but not limited to permeable pavers and porous paving systems. This alternative system must be contained within the designated parking area, able to support commercial vehicles, and have the ability to be striped to define individual parking spaces. A gravel parking surface is prohibited unless approved as part of porous paving system which achieves the intent of this section.

Off-street parking facilities, including access, may be surfaced with asphalt, Portland cement, interlocking concrete paver or brick, or bituminous cement binder pavement.

All parking surfaces must be treated in such a manner as to provide a durable and dustless surface, and shall be graded and drained to dispose of all surface water and to provide effective drainage without allowing the water to cross the sidewalk or driveway. Parking area and access shall be constructed and maintained in a manner to provide an evenly paved surface, free from potholes, ruts, channels, growth of weeds, and other similar obstructions."

We are open to considering any alternative surface solution. However, in every case the standards of the IL Accessibility Code and American Disabilities Act must be met.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): None

IMPACT IF APPROVED: Appendix A will agree with Chapter 13 to require vehicles to be parked on a hard surface.

IMPACT IF DENIED: Regulations in Appendix A will allow vehicles to be parked on an unpaved surface while regulations in Chapter 13 will require a paved surface. This will further the conflicting regulations.

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. Have an efficient government.

DEPARTMENT: Community Development