



Legislation Text

File #: 20-050, **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 Rezoning Property from the Present Class R-6 (Multi-Family Residential) District to a Class R-3 (Single Family Residential) District for the Property Located at 6847 N ALLEN ROAD (Part of Parcel Identification No. 14-07-376-003), Peoria, IL (Council District 5)

BACKGROUND:

Petitioner, Mark Davis of Woodland Baptist, is requesting to rezone 0.568 acres, which is developed as a parking lot and part of a larger 3.5-acre parcel owned by Peoria Rescue Ministries.

Woodland Baptist Church is located at 6915 N Allen Road, immediately north of Peoria Rescue Ministries located at 6847 N Allen Road. Each property has a Special Use approval. In 2008, Ordinance No. 16,275 modified the special use boundaries of both properties to remove/add 0.568 acres respectively. See attached ordinance no. 16,275. The current request to rezone aligns with the special use boundary amendments approved in 2008. Upon approval of this rezoning, a survey plat will be recorded to transfer ownership of the 0.568 acres and amend the property line.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 6 to 0 to APPROVE the request.

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

FINANCIAL IMPACT: N/A

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

IMPACT IF APPROVED: 0.568 acres of land will be rezoned from class R-6 (Multi-Family Residential) to class R-3 (Single Family Residential) to align with the previously amended special use and facilitate a transfer of ownership.

IMPACT IF DENIED: The 0.568 acres of land will not be rezoned and will remain class R-6 (Multi-Family Residential). If ownership is transferred without the rezoning, the subject parcel will have split zoning of R-3 (Single Family Residential) and R-6 (Multi-Family Residential).

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.

DEPARTMENT: Community Development