



Legislation Text

File #: 22-083, **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 Approving a SPECIAL USE in a Class C-2 (Large Scale Commercial) District, for Manufactured/Modular Building Sales, for the Property Located at 1501 W. PIONEER PARKWAY (Parcel Identification No. 14-05-353-007), Peoria, IL (Council District 5)

BACKGROUND: Petitioner Rick Ellis is requesting a special use for the sale of manufactured/modular buildings. Such use requires a special use in the C-2 (Large Scale Commercial) zoning district. The buildings will be placed on a hard surface, in an orderly and uniform manner, and will not exceed a building height of 12 feet. The petitioner intends to construct a new 380 sq. ft. office building in place of the existing commercial building on the site.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 6 to 0 with 1 abstention to approve subject to the following conditions:

- 1) Provide a scaled site plan with striping for parking spaces at least 8½ feet in width and at least 18½ feet in length. Handicap parking space must be 16 feet in width, including either an eight-foot or five-foot diagonally striped access aisle, by 18½ feet in length.
- 2) Install the R 7/8 and \$350 fine identification signs for the handicap parking.
- 3) Provide for one bicycle parking space.
- 4) Compliance with performance standards:
 - a. Buildings displayed for sale cannot exceed 150 sq. ft. in size
 - b. On-site staff is required during standard business hours

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

FINANCIAL IMPACT: None

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

IMPACT IF APPROVED: A special use will be granted allowing for the sale of manufactured/modular buildings at the property.

IMPACT IF DENIED: A special use will not be granted and the sale of manufactured/modular buildings will not be allowed.

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