



PLANNING & ZONING COMMISSION

STAFF MEMORANDUM

Meeting Date: 11/14/2024

Agenda Item: 6R

TO: Planning and Zoning Commission

THROUGH: Chris M. Jacques, AICP, Planning Director

FROM: Lorie Dever, Deputy Director
Sarah Dircks, Senior Planner

SUBJECT: PROJECT UPDATE – Downtown Code Amendment

Background:

In alignment with the City's Economic Development and Revitalization Strategies, Peoria's Downtown has long been identified as an important revitalization and redevelopment priority. Over the last several years, the City has continued to make meaningful investments and improvements to reposition Downtown for redevelopment by strategically assembling land and refining redevelopment concepts. These efforts have been informed through community input and have helped shape the development opportunities on the horizon within the Downtown. To this end, it is important to ensure the associated land use matrix and sign regulations for Downtown Peoria are recalibrated and restructured appropriately in support of these efforts.

Previous Actions:

- April 18, 2024 – Staff presented initial methodologies utilized in evaluating the potential code changes during a study session to the Planning and Zoning Commission.
- May 8, 2024 – Staff provided a similar presentation to the Historic Preservation Commission and sought feedback on the proposed code changes.
- June 6, 2024 – Staff provided Planning and Zoning Commission an overview on comments received from the Historic Preservation Commission regarding the proposed code amendment and summarized potential refinements being considered.
- November 7, 2024 – Open House Meeting held to discuss proposed code changes.

Discussion:

Provide the Planning and Zoning Commission with an update on input received from the open house meeting, along with discussion regarding next steps in the code amendment process.