

Peoria Residential Multi-Family

NEC of 87th Avenue and Northern Avenue

Case Z24-07



The rezoning of the above mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. The Developer shall comply with all City of Peoria engineering design standards, policies, codes, and requirements at time of development and final engineering submittal.
2. The Developer shall dedicate 40-feet of right-of-way (R/W) and 8-feet of Public Utility Easement (PUE) along the subject site frontage of Northern Avenue and 35-feet of R/W and 8-feet of PUE along the subject site frontage of 87th Avenue. All dedications and easements shall be provided on the civil plan submittal, and any final plat or replat.
3. The Developer shall dedicate a 30-foot by 30-foot chamfer at the northeast corner of the intersection of 87th Avenue and Northern Avenue. All dedications shall be provided on the civil plan submittal, and any final plat or replat.
4. The Developer shall provide a Final Traffic Impact Analysis for review and approval with the civil improvement plan submittal.
5. Maximum building height is limited to thirty-four (34) feet.