

Z02-01



Peoria City Hall Campus Standards and Guidelines Report



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CITY HALL CAMPUS Planned Area Development
Z 02-01

SECTION I: INTRODUCTION

The Standard and Guidelines Report provides a comprehensive and integrated package of zoning and development standards for the Planned Area Development proposed to include the existing City Hall campus and the adjacent vacant parcel south of Cinnabar Avenue. The newly acquired site south of Cinnabar Avenue will contain the proposed Public Safety Administration Building and a future municipal annex facility.

Locational Context

The Peoria City Hall Campus site is located near the historic, mature core of the City known as 'Old Town' Peoria. This area encompasses the original town site and is largely characterized by small, "rural" town structures organized along small-block grid system. Land uses and developments outside Old Town are suburban in character and predominantly lower-density residential with neighborhood commercial centers located at major arterial intersections. There are several vacant, infill properties along the periphery of the Old Town core.

The existing campus consists of several municipal buildings (Courts, City Hall, Council Chambers, Library, Police Station and Annex) and two parking structures on a 20-acre rectangular shaped site. The existing campus, constructed in the late 1980's, is bounded by Monroe Street (north), Cinnabar Avenue (south), 83rd Avenue (east) and 85th Avenue (west).

The proposed expansion would extend the municipal campus south across Cinnabar Avenue to the Mountain View right-of-way. The proposed Public Safety Administration Building would be situated in this area. Overall, the proposed Planned Area Development would comprise approximately 40 acres in size.

Existing Zoning

The expanded site is currently split within two separate zoning districts. The existing City Hall campus is currently zoned General Agricultural (AG). Although municipal institutions are a permitted use, this District is largely intended to accommodate agricultural related activities and other large-lot rural scale uses.

The vacant site south of Cinnabar Avenue is currently zoned Single-Family Residential (R1-8, 8,000 square foot minimum lot size). Public and administration buildings are permitted with the issuance of a conditional use

permit in these districts. The development standards in this District are responsive to low-density, suburban style residential development.

Table 1

Existing Zoning	Parcel Number	Zoning
City Hall Campus	142-36-002A	General Agricultural (AG)
Expansion Site	142-36-002B	Single-Family Residential (R1-8)

SECTION II: CONFORMANCE WITH ADOPTED LAND USE PLANS

Peoria General Plan

The Peoria General Plan is the fundamental policy document guiding future growth and development in the City and its larger Planning Area. The latest update was developed in accordance with the recently enacted Growing Smarter legislation. The Peoria General Plan was the product of an extensive public outreach effort that involved hundreds of Peoria residents and other stakeholders. The Peoria General Plan update was brought to a successful conclusion with its ratification by the electorate on May 15, 2001.

The General Plan integrated the approved area and specific plans into its future land use configuration. These plans are intended to provide a focused and refined level of analysis within the General Plan's broad framework. The next subsection will discuss the PAD's conformance with the Central Peoria Revitalization Plan. This Plan provides for a greater level of detail in its implementation of the General Plan. The Central Peoria Revitalization Plan employs a wider and more specific range of land use designations than that contained in the General Plan.

Table 2

Future Land Use	General Plan	Central Peoria Plan
City Hall Campus	Public / Quasi Public	Community Facility
Expansion Site	Public / Quasi Public	Business / Service Center

The Public / Quasi Public designation denotes uses that are owned or operated by a governmental or other non-profit entity and provides community-level services. The proposed PAD will be consistent with this land use designation.

Central Peoria Revitalization Plan

With the adoption of the Downtown Peoria Redevelopment Plan (1997) and the Central Peoria Revitalization Plan (2000), Peoria continued its efforts to enhance and attract development into its city center. Together, these plans provide a specific action plan that promote economic growth through new and existing

businesses, pedestrian-friendly urban design and the integration of new residential development with its older, mature stock in the Old Town core.

A. City Hall: Community Facility.

This designation describes uses on land or in structures owned or operated by a governmental or non-profit entity. This designation clearly is in alignment with the City Hall campus use.

B. Expansion Area: Business / Service Center.

This designation generally describes areas accommodating a mix of office, retail or service uses. Developments in these areas are encouraged to utilize common access ways, interconnecting pedestrian ways, and to collaborate with on-site landscaping, signage and architectural elements. The proposed Public Safety Administration Building site plan will have consistent thematic elements with the intent of creating a seamless and unified campus.

SECTION III: PHASED DEVELOPMENT PLAN

Conceptual Development Plan

Phase I of the City Hall expansion site will include a multi-story, 77,000 square foot Public Safety Administration Building serving the administrative needs of the Police and Fire Departments. An adjunct municipal television studio ('Channel 11') is planned to provide for an expanded package of governmental and educational programs to Peoria residents. The facility will contain a parking structure containing approximately 300 spaces with surface parking constituting forty (40) spaces. The proposed Public Safety Administration Building will be located in the eastern one-third of the site.

A subsequent Phase II will include an additional municipal facility ('Annex') along the western one-third of the site. With future growth, it is anticipated that the administrative function of the City will expand to warrant the programming of this facility into the Capital Facility Plan.

Phasing

The City Hall PAD expansion area has been designed to be implemented as a multi-phased project. Phase I, encompassing the 77,000 square foot Public Safety Administration Building, is planned for design and construction over the 2002-2003 fiscal years. Phase II ('future Annex') is currently not programmed within the current 2001-2005 fiscal horizon.

SECTION IV: DEVELOPMENT STANDARDS

Permitted Uses

This District permits the following principal uses:

- Public buildings providing cultural, recreational, educational, administrative and fire and police protection services.
- Automobile parking lot or garage.
- Publicly-owned and operated parks and recreation areas and centers.
- Uses which are typically ancillary to an office building, including but not limited to, copy centers, coffee shops, delis and cafeterias.
- Radio and wireless facilities and T.V studios providing that any mast, towers or antennas used for transmission or broadcasting purposes be subject to the requirements set forth in Section 14-3-23 provided however, that the spacing requirements between such towers is specifically exempted.

Site Development Standards

- A. **Maximum lot coverage:** Determined by the aggregate of buildings, required yards, off-street parking and loading and other requirements applicable to the permitted use.
- B. **Maximum building height – Existing Campus:** Three stories or forty (40) feet, whichever is greater.
- C. **Maximum building height – Expansion Area:** Three stories or sixty (60) feet, whichever is greater except as modified in subsection E.
- D. **Minimum setbacks – Existing Campus:**
- | | | |
|-------------------------|---|------------------------|
| 85 th Avenue | - | 10' from property line |
| 83 rd Avenue | - | 10' from property line |
| Monroe Street | - | 10' from property line |
| Cinnabar Avenue | - | No minimum setback |
- E. **Minimum setbacks – Expansion Area:**
- | | | |
|-----------------|---|------------------------|
| Cinnabar Avenue | - | 20' from property line |
|-----------------|---|------------------------|

85 th Avenue	-	20' to maximum height of 20' 40' to maximum height of 60'
83 rd Avenue	-	20' to maximum height of 20' 40' to maximum height of 60'
Mountain View Road	-	20' to maximum height of 20' 40' to maximum height of 60'

Parking Requirements

All parking area requirements shall meet Article 14-23 (Parking and Loading Requirements) as modified in this section.

A. Spaces Required:

Pursuant to Article 14-23 (Parking and Loading Requirements). Except that areas for uses which are typically ancillary to a municipal office building such as copy centers, coffee shops, delis and cafeterias shall be determined as support uses and shall not figure into this calculation.

B. Parking Stall Dimensions:

Standard	-	9' (width) x 19' (length)
Compact	-	8' (width) x 16' (length)
ADA Stalls	-	16' (width) x 20' (length)

Landscaping Standards

As generally depicted on the City's General Plan map, the future alignment of 83rd will flair out (near the Mountain View Road alignment) to Grand Avenue allowing traffic to bypass the Old Town area. This change in alignment will ultimately impact the completed Site Plan by potentially adding area to the Campus. In terms of landscaping, the Site Plan will include temporary landscaping along 83rd Avenue until at such point permanent landscaped can be included to correspond with the new alignment. Additionally, as this Site will be built in phases, the Phase I tree/shrub count may not meet the Ordinance initially but will be completed in accordance as the overall Site Plan is completed.

With the desire to provide shade coverage to the parking structures and provide for streetscape plantings, the following has been incorporated into the landscaping requirements for this project.

- A. The overall completed Site Plan shall conform to the Landscape Ordinance except as modified below (B).

- B. **Street Frontage Plantings:** The required plantings shall be located in the street right-of-way landscaped area, or within the front thirty (30) feet of the required on-site landscape areas, and shall be designed and located to enhance the proposed development projects and the streetscape.

Open Space

As required by the Zoning Ordinance, a minimum of 5% of open space will be provided for the PAD area. The existing City Hall campus includes landscaped grounds containing pedestrian linkages, covered refuge stations, bike racks, an entry water feature and an outdoor amphitheater used for City Hall and community-wide events. Conceptually, the overall site plan is envisioned to continue the park-like setting providing for a "seamless" extension of open space areas into the expansion site.

Lighting

All off-street parking area lighting shall not exceed a maximum height of twenty-five (25) feet above the surface of the parking lot. All such lighting shall be shielded and so arranged as to reflect the light down and/or away from adjoining properties and public rights-of-way.

All on-site lighting shall be in accordance with the City of Peoria Dark Sky Ordinance with all lighting levels no more than one (1) candlefoot at the property line.

Architectural Design

The Public Safety Administration Building and future annex shall match the existing design, materials, color and other architectural elements of the existing City Hall buildings. The buildings and site plan shall conform with the City's Design Review Manual.

Refuse Collection Areas

All refuse collection areas shall be visually screened in an architecturally compatible manner so that materials stored within these areas shall not be visible from the street and adjacent property.

Mechanical Equipment

- A. When mechanical equipment is ground-mounted in a location visible from adjacent streets or properties, it must be screened by landscaping or a wall that is of the same finish and texture as the building served.
- B. When mechanical equipment is roof-mounted, it must be screened from view of the public right-of-way and adjacent property by a wall or parapet that is integrated with the building.

Signage

All signage shall be developed in accordance with Article 14-34 of the Peoria Zoning Ordinance. Permanent off-site directional signs which includes copy offering pertinent directional information for the purposes of assisting in the flow of vehicular or pedestrian traffic are specifically authorized herein. Said signs shall conform to the requirements for *Directional Signs* as provided in the Peoria Zoning Ordinance.