

## 14. PLAN ADMINISTRATION

*The successful preparation of the Peoria General Plan was a prodigious effort requiring months of extensive community involvement, the engagement of all levels of government, the coordinated efforts of numerous City departments, the review and support of adjacent communities, the State Department of Commerce and the local business community. However, much work remains to be done. More specifically, an outstanding plan will do the community little good if relegated to “sitting on the shelf.” To obtain the most out of the Peoria General Plan, a major focus needs to be placed on plan administration.*

The Plan Administration section is organized in the following manner:

- 14.a. General Plan Implementation
- 14.b. General Plan Update
- 14.c. General Plan Amendments
- 14.d. Official Public Notice
- 14.e. Public Participation Process
- 14.f. Adoption
- 14.g. Classifying General Plan Amendments**
- 14.h. Implementation Program

### 14.G. CLASSIFYING GENERAL PLAN AMENDMENTS

A major amendment is triggered when a development proposal submitted for consideration by the City results in a change to the land use plan that would substantially alter the City’s planned mixture or balance of land uses. Proposals that do not meet the substantiality test are either (a) Minor General Plan Amendments; or (b) do not require any General Plan Amendment. The City has identified the following variables to determine whether a development proposal necessitates an amendment and to delineate the type, if applicable.

#### MAJOR GENERAL PLAN AMENDMENTS

TABLE 14.2 -- Major General Plan Amendments

| Number | Major Amendment Criteria  |
|--------|---|
| 1.     | A change in <del>residential</del> land use designation exceeding 80 acres AND <u>one or more of the following</u> : <ul style="list-style-type: none"> <li>● Two-step change in residential land use category <del>OR</del></li> <li>● Change to a non-residential or mixed-use land use designation except Park/Open Space and Public/Quasi Public.</li> <li>● Park/Open Space land use designation changes to land use designations other than Residential 0-2 dwelling units per acre or Public/Quasi-Public land use designations.</li> <li>● Changes to Specific Area Plans or other Area Plans that increase the total number of dwelling units or non-residential intensity (GFA or FAR) by more than 10%.</li> </ul> |
| 2.     | A change in non-residential or mixed-use land use designation exceeding 80 acres.   |
| 3.     | Any material alteration, deletion or change to the functional classification of any roadway identified on the Circulation Plan, except that amendments to the Circulation Plan resulting from an amended Specific Area Plan shall be deemed a minor amendment to the General Plan.  |

|    |   |
|----|---|
| 4. | Any proposal that in aggregate includes changes in land use designations exceeding 320 acres.   |
| 5. | Planning Area Boundary changes.   |
| 6. | Text changes to the General Plan that conflict with or alter the intent of any goal, objective or policy as determined by the Community Development Director or designee. |

**MINOR GENERAL PLAN AMENDMENTS**

- i) All other changes not expressly classified as a Major General Plan Amendment and/or exempt (“No General Plan Amendment required”).

**NO GENERAL PLAN AMENDMENT REQUIRED**

- i) No amendment is required if the zoning change results in a correlative district within the underlying land use category as illustrated in Table 14.3 (General Plan / Zoning Correlation); and

*For example, if a proposal seeks to rezone a site from R1-35 to R1-18, no amendment would be required. Both zoning districts result in a density and character that advances the Residential Estate designation as described in the Land Use Element. Secondly, it should be noted that the Plan encourages a diversity of housing types to meet the needs of all income and age segments.*

- ii) Projects requesting a change of land use density from Residential Medium (5-8 du/ac) to Residential Low (2-5 du/ac) or Residential Low (2-5 du/ac) to Residential Estate (0-2 du/ac) may be processed without the requirement for a General Plan amendment and shall be deemed compliant with the Land Use Element of the General Plan; and
- iii) Any minor shift in alignment to any roadway without change in functional classification, as determined by the Engineering Director.

**TABLE 14.3 -- General Plan / Zoning Correlation**

| General plan land use designation | Density (du/ac)        | Existing Zoning district <sup>1</sup> |
|-----------------------------------|------------------------|---------------------------------------|
| Residential Estate                | 0-2                    | SR-43/35, R1-43, R1-35, R1-18         |
| Residential Low                   | 2-5                    | R1-12, R1-10, R1-8                    |
| Residential Medium                | 5-8                    | R1-6, RM-1                            |
| Residential Medium High           | 8-15                   | RM-1                                  |
| Residential High                  | 15+                    | RM-1                                  |
| Office Commercial                 | n/a                    | O-1, C-1                              |
| Neighborhood Commercial           | n/a                    | PC-1, C-2                             |
| Community Commercial              | n/a                    | PC-2, C-3, C-4                        |
| Regional Commercial               | 15+                    | C-4, C-5                              |
| Business Park                     | n/a                    | BPI                                   |
| Business Park / Industrial        | n/a                    | BPI, PI-1, I-1                        |
| Industrial                        | n/a                    | PI-1, I-1, I-2                        |
| Park / Open Space <sup>2</sup>    | 0-1                    | SR-43/35, R1-43, R1-35                |
| Public / Quasi-Public             | n/a                    | All Zones                             |
| Mixed-Use Designations            | See Below <sup>3</sup> | OTMU, PAD, PCD                        |

1 A PAD (10-600 acres) or PCD (600+ acres) may be used to implement any of the land use designations identified above.

2 Parks and other open space may be located in any zoning district.

3 Refer to the relevant sections in the Loop 303 Specific Area Plan, Central Peoria Revitalization Plan or General Plan Mixed-Use Guidelines (Land Use Element) for the density prescriptions.