



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

APPLICATION NUMBER	RZ 24-05
APPLICATION NAME:	Shri Ram Enterprises Inc. DBA America's Best Value Inn
APPLICANT/OWNER:	Shri Ram Enterprises Inc. 552 Ramada Blvd. Collinsville, IL 62234
APPLICANT'S REQUEST:	A request by Shri Ram Enterprises Inc. to rezone property at 552 Ramada Blvd from B-3, Expressway Service Commercial, to Planned B-3, Expressway Service Commercial District to allow for the operation of a Neighborhood U-Haul Dealership within America's Best Value Inn's building.
SITE ADDRESS:	552 Ramada Blvd
PARCEL ID NUMBER(S)	13-1-21-29-15-401-001
EXISTING ZONING DISTRICT(S):	"B-3" Expressway Service Commercial
PROPOSED ZONING DISTRICT(S):	"P-B-3" Planned Expressway Service Commercial
TOTAL SITE AREA:	2.85 acres
COMMISSION MEETING DATE:	November 14, 2024
CASE MANAGER:	Joseph Williamson, Associate Planner
RECOMMENDATION:	APPROVAL



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SITE HISTORY AND EXISTING CONDITIONS

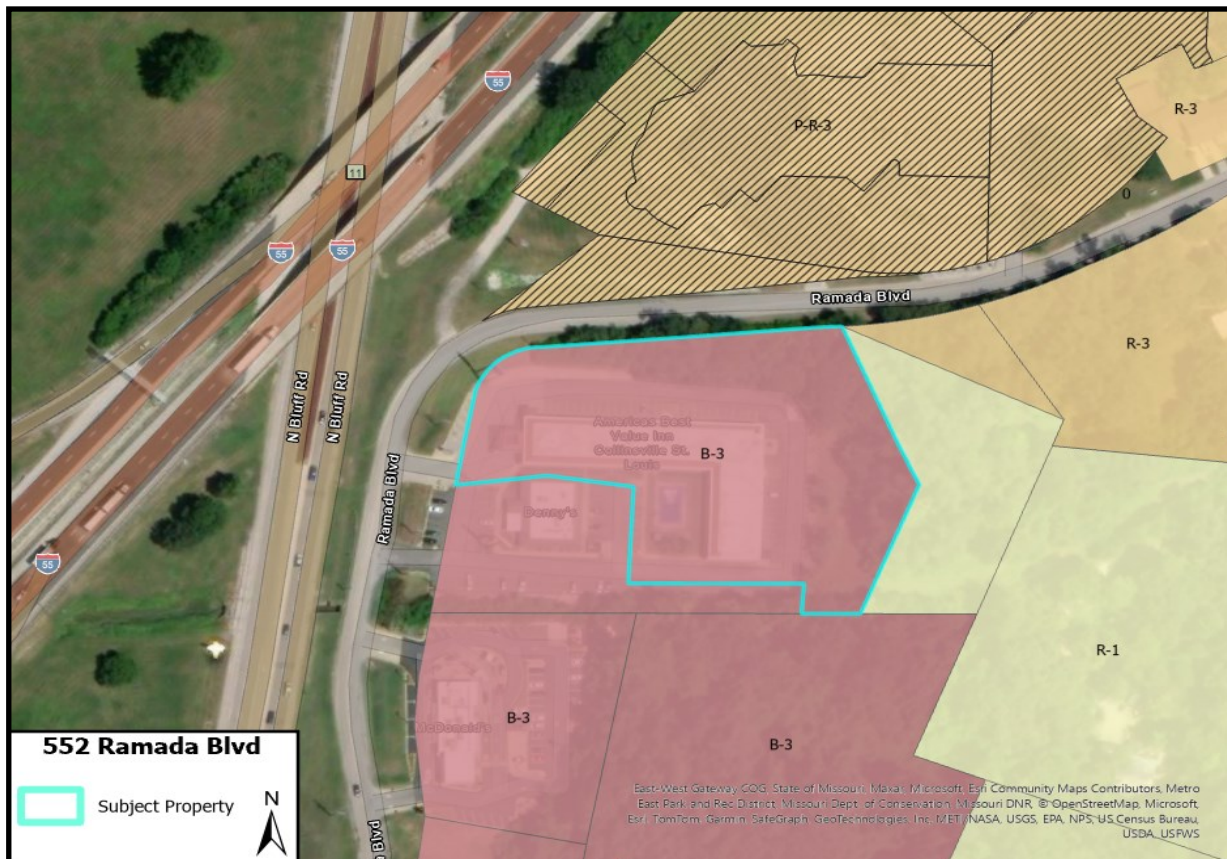
552 Ramada Blvd was originally constructed in the early 1970's and remodeled in 1977 to become a Drury Inn. The property has switched hands as early as 2005, when Patsha Hospitality LLC purchased the land, and then again in 2007 when the property switched hands to Tall Brothers Inc, and subsequently again in 2018 when the property was sold to the current owners - Shri Ram Enterprises Inc., of whom runs the now America's Best Value Inn.

The site has historically been used in the hospitality sector as a hotel to accompany the growing number of restaurants and interstate traffic from I-55 and Illinois Route 157 (Bluff Road). The B-3 Expressway Service Commercial underlying zoning district that adheres to the property is found to be an adequate zoning district tailored for the use and the area surrounding.

ZONING MAP

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Planned Multi-Family Residential	P-R-3	Storyboard on Ramada
East	Single Family Residential (Some Multi)	R-1 (Some R-3)	Mostly Foliage
South	Expressway Service Commercial	B-3	Denny's & McDonald's
West	Interstate	N/A	Overlooking I-55 and I-157





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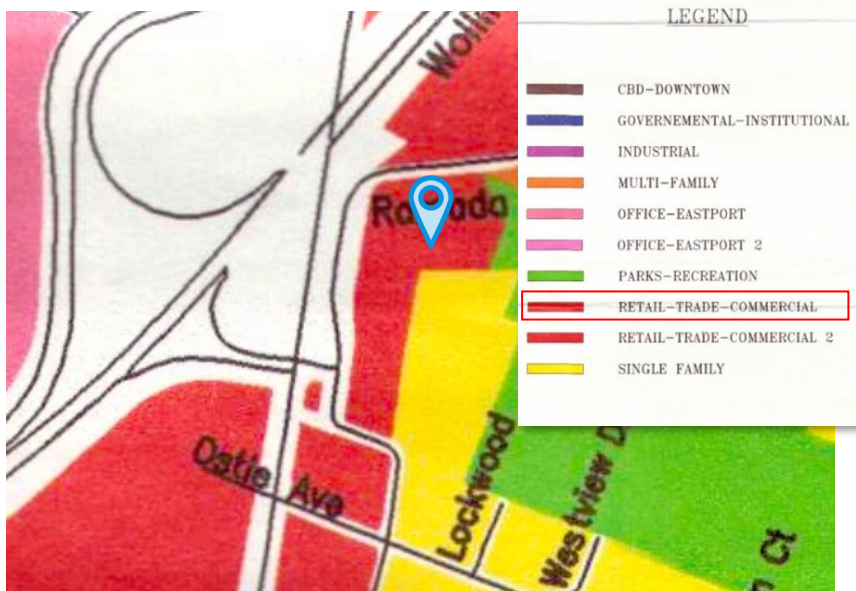
REQUEST

The applicant is requesting to rezone the property from its B-3 Expressway Service Commercial zoning district to a Planned B-3, Expressway Service Commercial zoning district. This rezoning is proposed to allow the applicant to the ability to operate a Neighborhood U-Haul service out of the existing America’s Best Value Inn. Automotive Equipment Rental and Leasing ([NAICS 5321](#)) is noted as “permitted by right” use in the City’s zoning land use table, but the changes to the parking requirements require this property to be a “planned” use to satisfy both uses as a hotel and automotive rental. The request is for a Planned B-3 district the property located at 552 Ramada Blvd. - PIN: 13-1-21-29-15-401-001

COMPREHENSIVE PLAN CONSISTENCY REVIEW

A consistency review of the goals, objectives, and policies of the Comprehensive Plan, as they relate to the current request, follows:

FUTURE LAND USE MAP (FLUM):



Future Land Use Map (FLUM)
 The FLUM serves as a guideline for growth and development within the City. The proposed zoning amendment is located within the Comprehensive Plan 2020 Future Land Use category “Retail-Trade-Commercial.” This category of zoning works well here, as the B-3 zoning district was made specifically to accommodate this bustling area next to the interstate corridor.

COMPREHENSIVE PLAN:

Comprehensive Plan: Applicable Goals, Objectives, and Policies:

“Economic Development - Enhancing economic development opportunities with the City, promoting the concept of mixed-use development, & encouraging small business development .

- ⇒ Mixed-Use Development
- ⇒ Encouraging ease of moving to Collinsville with support from the leased trucks

Satisfied: America’s Best Value Inn along with the U-Haul mixed-use is consistent with the surrounding neighborhood; helping people move to Collinsville and surrounding area by providing a place to stay close to the Interstate as well as providing leased trucks for ease of moving. This will all lead to more economic development and population in the City.

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ZONING ANALYSIS

When reviewing applications for changes in zoning, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council.

Matters to be Considered for Zoning District Amendments (Section 17.150.080)

In order to recommend approval or disapproval of a proposed zoning district amendment the Planning Commission shall consider the following matters:

A. Character of the Neighborhood.

The subject property is located on Ramada Boulevard off of Illinois Route 157 and Interstate 55, a prominent corridor in Collinsville. The 157/Bluff Road corridor is a mix of commercial, residential, and hospitality uses, with established single family homes closer on the bluff side, and higher intensity commercial/hospitality uses on both the bluff side to the east where this property is located as well as the western side that hosts shopping centers and outlet type stores. The subject property is located in a bit of a transitional area, where commercial uses and residential meet. It is in the best area for service to the interstate without traffic being an issue in the residential neighborhoods. Staff finds the proposed use fits the character of the neighborhood.

B. Whether the proposed amendment promotes the health, safety, quality of life, comfort, and general welfare of the City and its planning area.

The proposed amendment is not expected to create any substantial changes which would negatively impact the health, safety, quality of life, comfort, or general welfare of the surrounding neighborhood or the City generally. The proposed U-Haul expansion of the currently existing hotel are two compatible uses that will benefit the people using the services as well as the neighborhood surrounding.

C. Consistency with the comprehensive plan and regulations of the City of Collinsville.

Staff believes that this use will stay consistent to the Comprehensive Plan by encouraging economic development within the City as is one of the main goals of the Comprehensive Plan (2020).

D. Adequacy of public utilities and other needed public services.

As an existing development, the site has adequate access to public utilities.

E. Suitability of the uses to which the property has been restricted under its existing zoning.

The subject property is currently zoned "B-3" which permits Automotive Rental (NAICS 5231) such as a Neighborhood U-Haul by right.

F. Compatibility of the proposed district classification with nearby properties.

The proposed development is located within a developed area of the City along the I-55/I-157 corridor. The proposed zoning district classification complements the adjacent facilities such as the other restaurants and hotels in the area, being able to service not just America's Best Value Inn, but other hotel patrons in the nearby area that are in the process of moving and need assistance with leasing a truck to assist their move.



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ZONING ANALYSIS

G. The extent to which the zoning amendment may detrimentally affect nearby property.

As this is an existing development, primary concerns for the proposed use are parking requirements. The provided plan for the automotive rental use, proposes utilizing existing parking areas for the leased trucks in the rear of the lot, and staging three (3) trucks in the front (north side) of the building (as shown in Exhibit B).

The current hotel use requires at least 99 parking spaces (1 for each room), as well as one space per employee. The automotive rental use requires 3.5 spaces per 1,000 square feet of floor area and one space for each vehicle customarily used for the business. The hotel currently maintains just over 80 parking spaces, making this site legally nonconforming. Any additional uses which require additional parking, further expand the nonconforming parking area, necessitating accommodations with the planned district.

Should the Planning Commission determine the parking area is sufficient for the proposed use, City staff recommends including the following language within the Planned District Ordinance:

In the instance of the combined land use involving a Hotel use and Automotive Rental use, the property will be required to maintain up to at least eighty (80) parking spaces on site; available for both uses.

H. Whether the proposed amendment provides a disproportionately great loss to the individual landowner nearby relative to the public gain.

Staff finds that the combination of a Neighborhood U-Haul facility along with the existing America's Best Value Inn does not provide any loss to neither the landowner nor the public. The only loss to the property owners will be that of parking space for patrons which will be taken up by the U-Haul brand trucks.

Zoning Regulation Consistency

The applicant is requesting a zoning map amendment to rezone the subject property to "P-B-3". This request requires the Planning Commission to review and analyze both the existing and proposed zoning district designations as they relate to the proposed land use.

Existing Zoning District: 'B-3' Expressway Service Commercial District

This district is only intended for pre-existing "B-3" properties. This district is used for primarily along North Bluff Road (157) south of Beltline Road. Retail, Service, hospitality, office use etc. with a regional market area.

Proposed Zoning District: "P-B-3" Planned Expressway Service Commercial District

This district is the same as "B-3" above, but with regulation to parking requirements. Only intended for pre-existing "B-3" properties. This district is used for primarily along North Bluff Road (157) south of Beltline Road. Retail, Service, hospitality, office use etc. with a regional market area.

The proposed mixed-use as an Automotive Leasing Facility/Hotel is considered a commercial use in the City's land use table. The proposed use and proposed district compliments the adjacent development and is located on a mixed use corridor. Staff finds the proposed zoning district is consistent and compatible with the surrounding area.

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PLANNED DISTRICT ANALYSIS

Purpose of the Planned Development District (Section 17.040.230)

Intent. One of the principal objectives of the Zoning Ordinance is to provide for a compatible arrangement of uses of land and buildings that is consistent with the requirements and welfare of the City. To accomplish this objective, most uses are classified as permitted or special uses in one (1) or more of the districts established by the Zoning Ordinance. However, it is recognized that there are certain uses that, because of their scope, location or specific characteristics, give raise to a need for a more comprehensive consideration of their impact, both with regard to the neighboring land and the City in general. Such uses fall within the provisions of this section and shall only be permitted if authorized as a planned development.

Objective: *The objective of the Planned District Procedure is to enable the granting of certain allowances or modifications from the basic provisions of the Zoning Ordinance to achieve attractive and timely development in furtherance of the City of Collinsville's objectives and proposed land uses as stated in the*

Comprehensive Plan. *Through the flexibility of the planned development process, the City seeks to achieve one (1) or more of the following specific objectives:*

- 1. Creation of a more desirable environment than may be possible through the strict application of other City land use regulations.*
- 2. Promotion of a creative approach to the use of and related physical facilities resulting in better design and development implementation, including aesthetic amenities.*
- 3. Combination and coordination of the character, the form and the relationship of structures to one another.*
- 4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features.*
- 5. The beneficial use of open space.*
- 6. Encouragement of land use or combination of uses that maintain the existing character and property values of the City and promote the public health, safety, comfort, and general welfare of its residents.*
- 7. Promotion of long-term planning pursuant to a site plan that will allow harmonious and compatible land uses or combination of uses with surrounding areas.*
- 8. Promotion of economic development within the City.*

The proposed rezoning of an existing hotel to add a U-Haul facility meets the needs of any person looking to move to the City that may need lodging/moving assistance. This mixed-use meets several of the objectives a Planned District including encouraging compatible land use environment and promoting economic development in the community.

REZONING RECOMMENDATION

Staff finds that the proposed rezoning request meets or exceeds the review criteria and advances the intent of the Comprehensive Plan, Future Land Use Map (FLUM), Zoning Ordinance and other City Plans. **Based on this finding, staff recommends that the Planning Commission 'Approve' the Rezoning Application RZ 24-05 Planned "B-3" Expressway Service Commercial District.**



EXHIBITS

- A. APPLICATION NARRATIVE**
- B. SITE PHOTOS/MAP**
- C. PLANNED DISTRICT ORDINANCE**

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EXHIBIT A: APPLICATION NARRATIVE

Narrative to Accessory Use

The accessory use we are requesting is approval to operate a U-Haul neighborhood dealership, which will include truck & trailer sharing, the retail sales of moving boxes & packing supplies, along with cargo management gear.

We do not anticipate any negative impact to our neighbors, as we do not perform any maintenance of the rental equipment on the property, the trucks all run on gasoline fuel & are not loud when running, and we do not intend to display a large quantity of vehicles along Ramada Blvd causing a visibility restriction to our neighbors.

U-Haul neighborhood dealerships are an agreement-based relationship between U-Haul & small business owners, with the intent to offer the residents of local communities a low-cost way to move items that they are unable to move with their personal vehicle.

U-Haul customers have the option to rent from us either in person during business hours at our leasing counter or via the Uhaul App, which is a contactless transaction available to perform anytime the customer prefers.

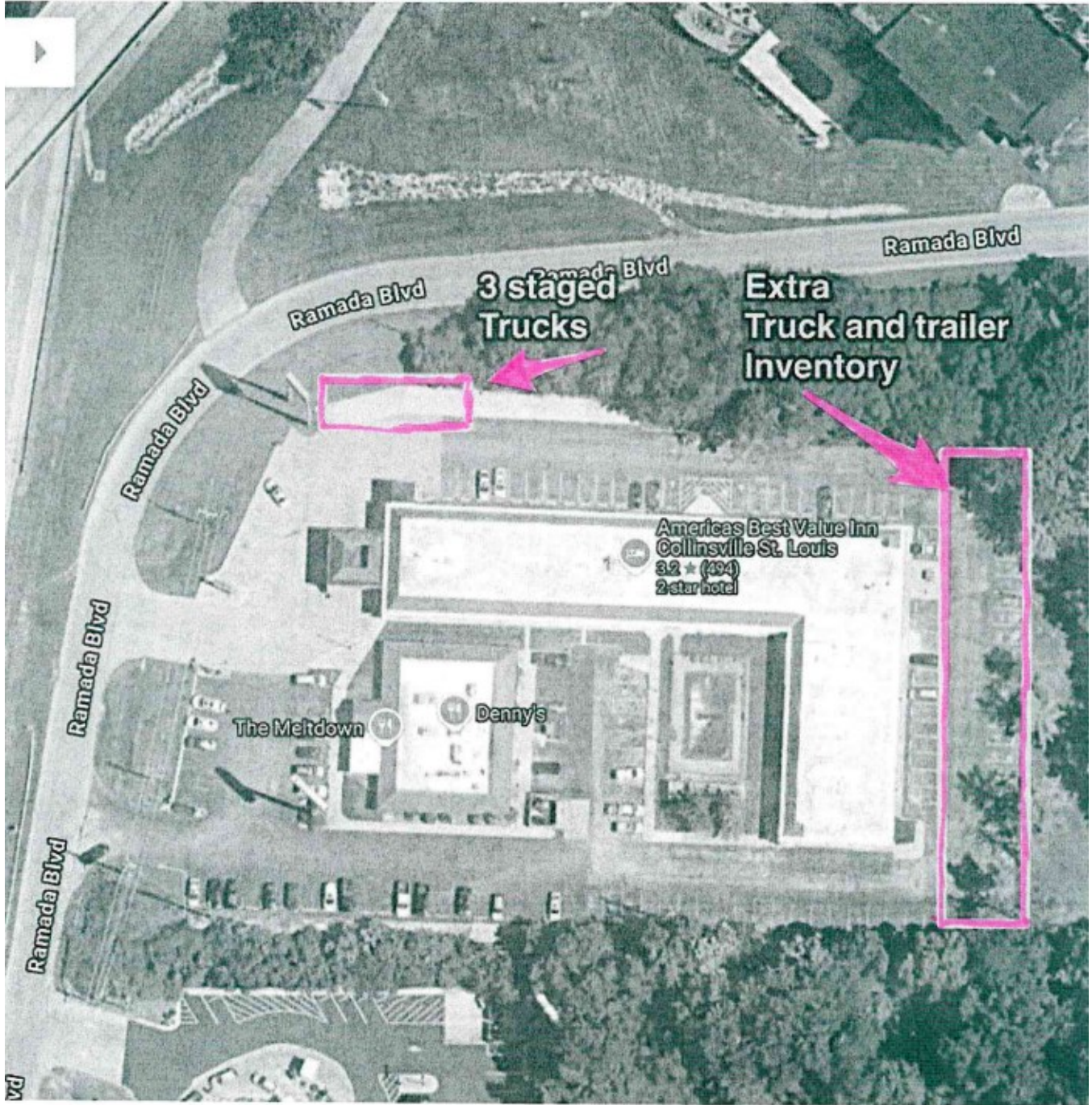
We also intend to offer various sizes of moving boxes and packing supplies, such as wrapping paper, bubble wrap, wardrobe boxes, & packing tape to name a few. In addition, we offer cargo management gear for customers who need to secure their belongings inside the truck or trailer during travel.

Our hours of operation for in-person service are Monday - Sunday from 9am-3pm, then from 5pm-7pm. The Uhaul App allows customers to rent from us 24/7, based on their desired time to rent from us.



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EXHIBIT B: SITE MAP (FROM APPLICANT)



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EXHIBIT C: PLANNED DISTRICT ORDINANCE

ORDINANCE NO. _____

**AN ORDINANCE ZONING REAL ESTATE
OWNED BY SHRI RAM ENTERPRISES INC FOR PROPERTY LOCATED AT 552
RAMADA BOULEVARD IN COLLINSVILLE, ILLINOIS TO "P-B-3" PLANNED
EXPRESSWAY SERVICE COMMERCIAL DISTRICT
(PIN: 13-1-21-29-15-401-001)**

WHEREAS, has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for rezoning of real estate located PIN: 13-1-21-29-15-401-001 to "P-B-3" Planned Expressway Service Commercial District; and

WHEREAS, prior to the presentation of this ordinance to the City Council, all hearings required to be held before agencies of the city took place pursuant to proper legal notice and all petitions, documents and other necessary legal requirements were fulfilled in compliance with the law in such cases made and provided, including Title 17 of the Collinsville Municipal Code and Section 5/11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COLLINSVILLE AS FOLLOWS:

SECTION 1: That the following legally described land located in the City of Collinsville, Illinois will be zoned "P-B-3" Planned Expressway Service Commercial District, to wit:

**Parcel ID #: 13-1-21-29-15-401-001
Current Owner: SHRI RAM ENTERPRISES INC**

PARCEL 1:
A TRACT OF LAND IN U.S. SURVEY 653, CLAIM 599 AND 600 AND IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THIRD PRINCIPAL MERIDIAN, CITY OF COLLINSVILLE, MADISON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF "DRURY SUBDIVISION" AS RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS, IN PLAT BOOK 47 PAGE 127, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 157; THENCE NORTH 9 DEGREES 26 MINUTES 14 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE OF ROUTE 157 A DISTANCE OF 116.21 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING NORTH 14 DEGREES 23 MINUTES 14 SECONDS EAST, AN ARC DISTANCE OF 11.71 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF RAMADA BOULEVARD 50 FEET IN WIDTH; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF RAMADA BOULEVARD BEING A CURVE TO THE RIGHT AND HAVING A RADIUS OF 159.00 FEET AND A CHORD BEARING NORTH 66 DEGREES 11 MINUTES 49 SECONDS EAST. AN ARC DISTANCE OF 106.39 FEET; THENCE NORTH 85 DEGREES 21 MINUTES 50 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF



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EXHIBIT C: PLANNED DISTRICT ORDINANCE

WAY LINE A DISTANCE OF 391.11 FEET TO THE NORTHWEST CORNER OF A TRACT, OF LAND CONVEYED TO KISHORE AND KATANJI PATEL AND RECORDED IN BOOK 3804 ON PAGE 49; THENCE SOUTH 25 DEGREES 07 MINUTES 40 SECONDS EAST ALONG, THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 226.09 FEET; THENCE SOUTH 22 DEGREES 19 MINUTES 50 SECONDS WEST; CONTINUING ALONG SAID WESTERLY LINE A DISTANCE OF 172.00 FEET TO THE SOUTHWEST CORNER OF SAID PA TEL TRACT, SAID POINT BEING ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO DRUCO, INC. AND RECORDED IN BOOK 3549 ON PAGES 756 AND 758, THENCE SOUTH 89 DEGREES 51 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 137.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 51 MINUTES 20 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET, THENCE NORTH 00 DEGREES 51 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 125.00 FEET; THENCE NORTH 84 DEGREES 08 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 100.00 FEET; THENCE SOUTH 84 DEGREES 19 MINUTES 51 SECONDS WEST CONTINUING ALONG THE NORTH LINE, A DISTANCE OF 103.59 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND IN U.S. SURVEY 653, CLAIM 599 AND 600 AND IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLLINSVILLE MADISON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 157 AND THE NORTHERLY LINE OF U.S. SURVEY 653, CLAIM 599 AND 600; THENCE SOUTH 67 DEGREES 51 MINUTES 30 SECONDS EAST ALONG SAID NORTHERLY LINE, ALSO BEING THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO COHO INVESTMENTS, INC. AND RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS, IN BOOK 3702 ON PAGE 860, A DISTANCE OF 17.81 FEET; THENCE SOUTH 77 DEGREES 21 MINUTES 30 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID COHO INVESTMENTS, INC., A DISTANCE OF 149.41 FEET; THENCE CONTINUING ALONG SAID LINE, BEING A CURVE TO THE LEFT AND HAVING A RADIUS OF 871 .58 FEET, AND A CHORD BEARING SOUTH 84 DEGREES 38 MINUTES 20 SECONDS EAST, AN DISTANCE OF 220.37 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD; THENCE SOUTH 4 DEGREES 38 MINUTES 10 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1.06 FEET; THENCE SOUTH 85 DEGREES 21 MINUTES 50 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 436.25 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE BEING A CURVE TO THE LEFT AND HA YING A RADIUS OF 209.00 FEET. AND A CHORD BEARING SOUTH 79 DEGREES 59 MINUTES 14 SECONDS WEST, AN ARC DISTANCE OF 39.76 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 157, THENCE NORTH 41 DEGREES 57 MINUTES 07 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 138.72 FEET TO THE POINT OF BEGINNING.

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EXHIBIT C: PLANNED DISTRICT ORDINANCE

PARCEL 3:

EASEMENT DATED MARCH 7, 1978, AND RECORDED APRIL 11, 1978 IN BOOK 3091 PAGE 158 MADE BY DRURY INNS, INC. TO DENNY'S INC., A CALIFORNIA CORPORATION, FOR PERPETUAL NON-EXCLUSIVE USE IN COMMON WITH GRANTOR AND OTHERS OF THE LAND DESIGN A TED DRIVE EASEMENT "A" AND DRIVE AND UTILITY EASEMENT "B" FOR VEHICULAR INGRESS AND EGRESS; PERPETUAL NON-EXCLUSIVE USE IN COMMON WITH GRANTOR AND OTHERS OF THE LAND DESIGNATED DRIVE AND UTILITY EASEMENT "B" FOR PRIVATE AND PUBLIC UTILITY SERVICE; AND PERPETUAL NON-EXCLUSIVE USE, IN COMMON WITH GRANTORS AND OTHERS, OF THE DESIGNATED COMMON PARKING EASEMENT FOR VEHICULAR PARKING; ALL AS THE SAME APPEARS IN A PLAT RECORDED IN PLAT BOOK 47 AT PAGE 127 IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS.

PPN: 13-1-21-29-15-401-001

SECTION 2: That the authority and approval provided in this Ordinance is granted subject to all ordinances, rules, and regulations of the city of Collinsville and the following conditions:

A. PERMITTED USES

Permitted Uses for this planned development district shall be in accordance with the corresponding use permissibility of the B-3 Expressway Service Commercial Zoning District per Section 17.050, *Use Regulations* of the City of Collinsville Zoning Ordinance with the following exception(s):

1. NAICS 5321 - Automotive Equipment Rental and Leasing

defined as establishments that are renting or leasing farm tractors, industrial equipment, light duty and industrial trucks, such as forklifts and other material handling equipment--are classified in Industry 532490, Other Commercial and Industrial Machinery and Equipment Rental and Leasing.

B. SPECIAL USES

Special Uses for this planned development district shall be in accordance with the corresponding use permissibility of the B-3 Expressway Service Commercial Zoning District per Section 17.050, *Use Regulations* and 17.100, *Special Uses* of the City of Collinsville Zoning Ordinance.

C. ACCESSORY USES

Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land shall be permitted in accordance with Section 17.050, *Use Regulations*, and per the requirements contained in Section 17.060, *Supplementary District Regulations*.



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EXHIBIT C: PLANNED DISTRICT ORDINANCE

D. PLANNED USES

This planned development district shall comply with the planned development district requirements in Section 17.040.230, Planned Development Districts, as well as the requirements of Section 17.120, Site Plan Review.

E. INTENSITY OF USE REGULATIONS

Intensity of Use for this planned district shall comply with the corresponding Intensity of Use Regulations in the B-3 Expressway Service Commercial Zoning District per Section 17.040.120.F

F. YARD REGULATIONS

Yard Regulations for this planned district shall be in accordance with the corresponding Yard Regulations in the B-3 Expressway Service Zoning District per Section 17.040.120.G.

G. HEIGHT REGULATIONS

All development plans shall be in accordance with Section 17.120, *Site Plan Review*.

H. USE LIMITATIONS

This planned development district shall comply with the provisions set forth in Section 17.040.120.F, *Use Limitations* of the City of Collinsville Zoning Ordinance.

I. SITE PLAN REVIEW

All development plans shall be in accordance with Section 17.120, *Site Plan Review*.

J. PARKING REGULATIONS

Parking shall be in accordance with Section 17.050.010, *Use Table* of the City of Collinsville Zoning Ordinance, with the following exception(s):

In the instance of the combined land use involving a Hotel|use and Automotive Rental use, the property will be required to maintain up to at least eighty (80) parking spaces on site; available for both uses.

K. LANDSCAPE REGULATIONS

Landscaping shall be in accordance with Section 17.080, *Landscaping, Screening and Buffering*.

L. STREET AND ROADWAY STANDARDS

All streets and roads shall comply with the City's Subdivision Control Ordinance except where established roads are provided, any road improvements or right-of-way widths shall be approved by the City's Engineer.

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EXHIBIT C: PLANNED DISTRICT ORDINANCE

SECTION 3: That the City Clerk is hereby authorized to note the zoning grant made by this Ordinance upon the official map of the City.

SECTION 4: That this ordinance shall take effect upon its passage, approval, and publication in pamphlet form, as provided by law.

PASSED by the Council and Approved by the Mayor on __, 2024.

Ayes:

Nays:

Absent:

Approved: _____, 2024.

Jeff Stehman, Mayor

ATTEST:

Kimberly Wasser, City Clerk