



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	MARCH 24, 2026
TITLE:	AN ORDINANCE AMENDING SECTION 17.050.140.- MULTIFAMILY DESIGN GUIDELINES AS IT RELATES TO EXTERIOR BUILDING MATERIALS.
DEPARTMENT:	COMMUNITY DEVELOPMENT
PROJECT MANAGER:	CAITLIN RICE, AICP, SENIOR PLANNER
REQUESTED ACTION:	APPROVAL
STRATEGIC PLAN GOAL(S):	#1: PRESERVE AND IMPROVE EXISTING NEIGHBORHOODS #7: SUPPORT EXCELLENT MUNICIPAL SERVICES
ATTACHMENTS:	STAFF REPORT TO PLANNING COMMISSION, DRAFT PC MINUTES, DRAFT ORDINANCE

SUMMARY RECOMMENDATION

Staff recommends approval of the *Ordinance Amending Section 17.050.140. – Multifamily design guidelines of Title 17 (Zoning) of the City of Collinsville as it relates to exterior building materials*. The proposed amendment will reduce the required brick percentage from one hundred (100) percent to fifty (50) percent and identify other permitted building materials.

EXECUTIVE SUMMARY

The City is seeking an amendment that will revise the zoning ordinance for exterior building materials for multifamily development. The request is spurred due to several requests and approvals for deviations from the one hundred (100) percent masonry requirement in recent years. Staff's research of peer communities shows that Collinsville is the only municipality with a strict masonry requirement for multifamily development. As outlined in the attached Staff Report to Planning Commission, other municipalities focus instead on a variety of materials, design features, massing elements, pedestrian scale and compatibility with the surrounding neighborhood, similar to other design standards in Collinsville. Multifamily buildings are also the only building type that requires one hundred percent masonry in Collinsville, with the historic main street only requiring seventy-five (75) percent on street facing facades. Based on recent precedent, research of surrounding communities, and the ever-changing architectural landscape, staff recommends reducing the masonry requirements to fifty (50) percent and identifying other quality and durable materials for the remainder of the structure.

PLANNING COMMISSION REVIEW

The Planning Commission heard the city-initiated request for recommendation of approval for proposed ordinance during a public hearing on March 12, 2026. The Planning Commission voted 6-0 to recommend approval, finding the proposed text amendment meets or exceeds the established review criteria for zoning text amendments, and advances the intent of the Zoning Ordinance and City Plans.

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TA 26-03 Multifamily design guidelines (Text Amendment)

Based on this finding, the Planning Commission requests favorable consideration of the Text Amendment Application *TA 26-03 Amending Section 17.050.140. – Multifamily design guidelines as it relates to exterior building materials.*

RECOMMENDATION

Staff recommends approval of text amendment application TA 26-03 Multifamily design guidelines.