



# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

**APPLICATION NUMBER** RZ 24-07

**APPLICATION NAME:** Plaza Tire Rezoning

**APPLICANT/OWNER:** Rhodes Development Company, LLC  
1650 N. Kingshighway Suite 303  
Cape Girardeau, MO 63701

**APPLICANT’S REQUEST:** A request by Rhodes Development Company, LLC to rezone property at 1501 Golfview Drive from B-4, Commercial District, to Planned B-4, Commercial District to allow for the operation of an automotive repair shop and maintenance facility.

**SITE ADDRESS:** 1501 Golfview Dr. Collinsville, IL 62234

**PARCEL ID NUMBER(S)** 13-2-21-22-14-301-011

**EXISTING ZONING DISTRICT(S):** “B-4” Commercial District

**PROPOSED ZONING DISTRICT(S):** “P-B-4” Planned Commercial District

**TOTAL SITE AREA:** 1 Acre

**COMMISSION MEETING DATE:** January 9, 2025

**CASE MANAGER:** Joseph Williamson, Associate Planner

**RECOMMENDATION:** **APPROVAL**



# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



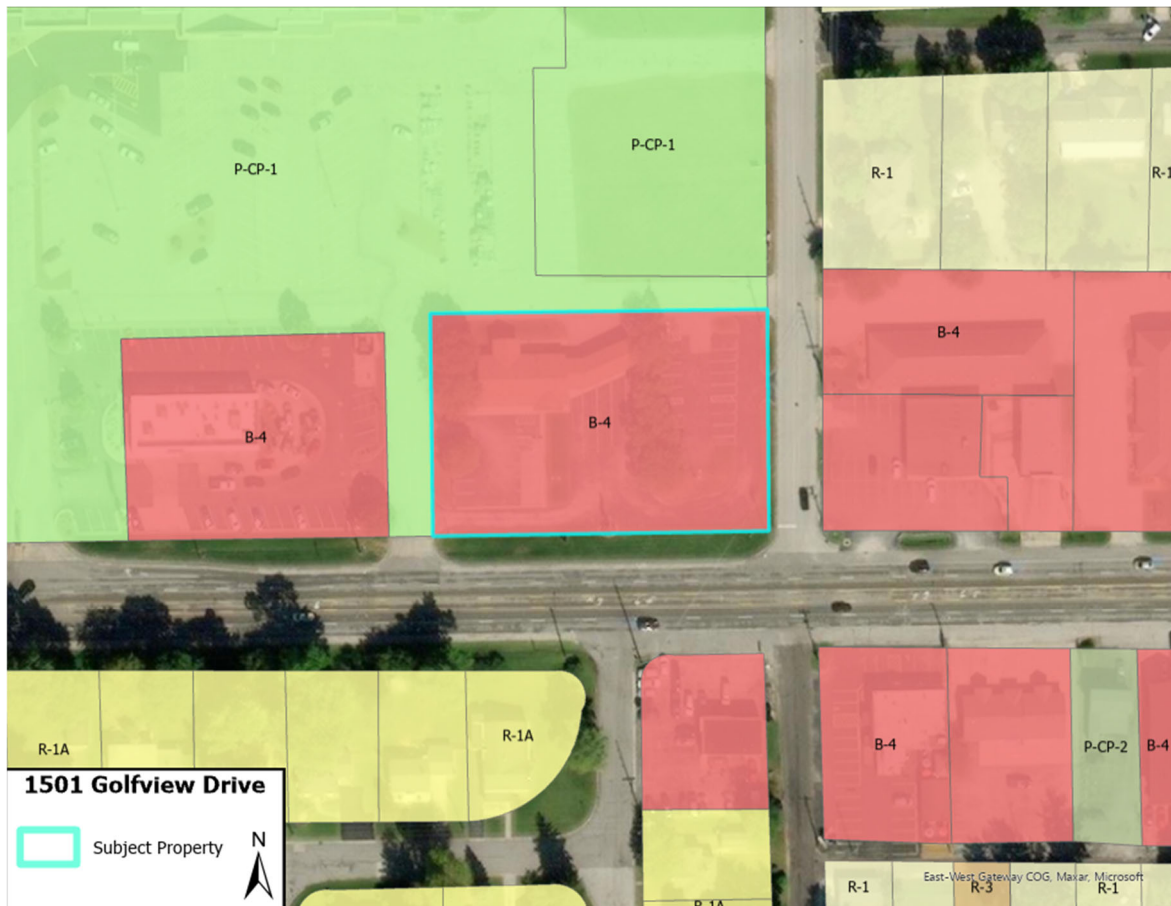
### SITE HISTORY AND EXISTING CONDITIONS

1501 Golfview Drive was originally constructed in 1978 for use as a bank building. U.S. Bank occupied the building for a number of years. The furthest point of ownership history that was obtainable on the building is 2009, when it was still under U.S. Bank’s ownership. U.S. Bank Corp Properties owned the parcel until October of 2021, when it was sold to Lemonade MM Collinsville LLC. The building has since been vacant. The subject property is currently zoned B-4, Commercial, as are properties to the east and west.

### ZONING MAP

#### LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Planned Commercial Park	P-CP-1	Schnucks, Ace Hardware
East	Commercial with Residential to the North	B-4/R-1	Subway, Meineke, Residences
South	Residential/Commercial	R-1A/B-4	Single Family/Commercial (LaDrew Automotive)
West	Planned Commercial Park	P-CP-1/B-4	Schnucks, McDonald’s





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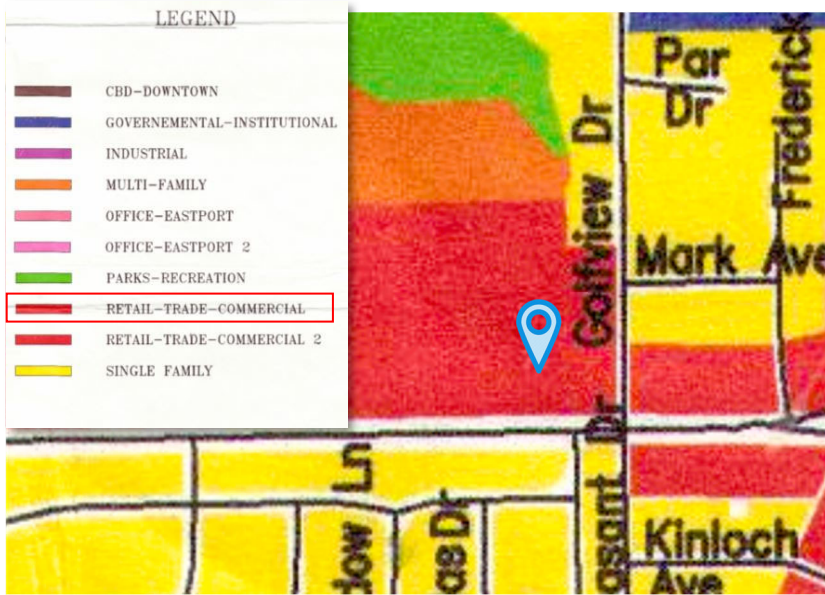
## REQUEST

The applicant is requesting to rezone the property from its B-4 Commercial zoning district to a Planned B-4, Commercial zoning district. This rezoning is proposed to allow the applicant the ability to operate an automotive repair shop ([NAICS 8111](#)) which is a “Planned Use” in the B-4 district. The applicant intends to demolish the existing structure and construct an approximate 6,500 square foot building for use as an automotive repair shop offering tire sales, services, and other light mechanical services. Further, the applicant is requesting a deviation from the City’s parking requirements. The applicant is proposing development of the site to accommodate 2 fewer parking spots than is required by Collinsville Municipal Code.

## 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-4 zoning district allows for multiple kinds of commercial uses, including restaurants and shopping opportunities. This is also the same land use designation of Meineke and LaDrew Automotive.

## 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 .*

- ⇒ Reusing vacant building space in a prominent part of Collinsville
- ⇒ More businesses in the Northeast Business District

**Satisfied:** Plaza Tire’s Store is consistent with the surrounding neighborhood; with more automotive repair and body shops at the Eastern end of Belt Line Road with Meineke Repair Shop and LaDrew Automotive as neighbors. This will all lead to more economic development within 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 Golfview Drive off of Belt Line Road and close to Illinois Route 159, a prominent corridor in Collinsville. The Belt Line/159 corridor is a mix of commercial and residential uses, with established single family homes to the north and the south of the business parks. A tire store on this side of town would service the surrounding residents and all of the local and regional traffic that flows through Belt Line/159. This use is consistent with other similar uses in the area. Specifically, this use is comparable to those of Meineke and LaDrew Automotive. 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 Plaza Tire Store is a use that will benefit the people in the neighborhood surrounding and not impact and traffic or residences in the process. In fact, the proposed site plan is proposing a reduction in access points to the site, reducing the risk of vehicular accidents.

##### *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, particularly infill development, within the City.

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

As an existing developed site, the property has adequate access to public utilities. The site will be demoed to place a new building upon the vacant land, but will take advantage of existing utilities serving the property.

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

The subject property is currently zoned "B-4" which does not permit Automotive Rental ([NAICS 8111](#)) such as a Plaza Tire by right. While B-4 allows a myriad of uses in this area, to which the property would be suitable, staff finds automotive repair consistent and suitable with the surrounding area as the neighbors of Plaza Tire will be Meineke Repair Shop and LaDrew Automotive.

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

The proposed development is located within a developed area of the City along the Belt Line Road/ Illinois Route 159 corridor. The proposed zoning district classification complements the adjacent facilities such as restaurants and shopping centers. The zoning classification "B-4" allows this proposed automotive repair use as a Planned Use in the City's Land Use Table.



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### ZONING ANALYSIS

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

Staff finds that the potential automotive repair use ([NAICS 8111](#)) will not detrimentally affect any nearby property. The property is located on a main commercial corridor but is away from any other adjacent properties enough to not cause any adverse traffic conditions, and has private drives to defer traffic through Golfview or the next private road to use as ingress/egress for the business. This site design for this location meets all city requirements except for the parking space requirements, which are covered in Section J of the ordinance (found in Exhibit B).

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

Staff finds that the automotive service facility will not provide any loss to neither the landowner nor the public.

#### Zoning Regulation Consistency

The applicant is requesting a zoning map amendment to rezone the subject property to “P-B-4” from “B-4”. 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-4’ Commercial District

This district is only intended for pre-existing “B-4” properties. This district is used for primarily along commercial corridors such as Vandalia, Belt Line, St. Louis Rd., and Collinsville Ave. Retail and neighborhood-scale services.

#### Proposed Zoning District: “P-B-4” Planned Commercial District

This district is the same as “B-4” above, but used to regulate the use of an automotive repair store ([NAICS 8111](#)). Only intended for pre-existing “B-4” properties. This district is used for primarily along commercial corridors such as Vandalia, Belt Line, St. Louis Rd., and Collinsville Ave. Retail and neighborhood-scale services.

**The proposed use as an Automotive Repair Store is considered a commercial use in the City’s land use table, and is permitted as a Planned Use in this district. The proposed use and proposed district compliments the adjacent development such as Meineke and LaDrew Automotive; two, other automotive repair businesses. Staff finds the proposed zoning district is consistent and compatible with the surrounding area.**

### ZONING ANALYSIS—PARKING DEVIATIONS

Staff would also like to call attention to the parking deviation requested by the applicant in their Narrative (found in Exhibit A). The Site Plan for Plaza Tire shows that all parking spaces (including ADA Spaces) total thirty (30) for the entire lot (Site Plan shown in Exhibit C.) This would be a deviation from the minimum number of thirty-two (32) spaces needed to fulfill the use at this site per the City’s Code of Ordinances (Sec. 17.050.010. - Use table). Staff believes that the proposed deviation is a reasonable accommodation to permit a new commercial development on an existing site, and will not be of any detriment to the business itself nor the surrounding businesses.

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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 vacant land to meet the needs of a Plaza Tire Store (Automotive Repair [\(NAICS 8111\)](#)). This 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 24-07 Planned "B-4" Commercial District.**



# **EXHIBITS**

- A. APPLICATION NARRATIVE**
- B. PLANNED DISTRICT ORDINANCE**
- C. SITE PLAN LAYOUT**

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**EXHIBIT A: APPLICATION NARRATIVE**

**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 West Nifong Boulevard, Building 1  
Columbia, Missouri 65203  
(573) 447-0292

PROJECT NARRATIVE  
PLAZA TIRE  
501 GOLFVIEW DRIVE  
COLLINSVILLE, IL 62234  
NOVEMBER 26, 2024

The proposed project consists of a Plaza Tire store with associated parking and utilities. The proposed building will be approximately 6,560 square feet with approximately 30 parking spaces (including handicap facilities). Per the City's Parking requirements 32 parking spaces are required. Plaza Tire would like to request a reduction of 2 parking spaces due to site constraints.

The building will be centered on the site with parking and drive aisles around the entire building for access purposes. This site is a redevelopment of an existing lot that has existing utilities located on site. The lot has one access to public street (Golfview Drive) and two additional access points to private drives. The original site had one access point to Golfview Drive and four access points to private drives. The access points to the private drives will now be reduced to two access points.

The size of the lot is similar to the other commercial lots in this area. The proposed size of the building is similar to what one would expect on a lot of this size. The exterior materials are similar to new construction that one would expect on the surrounding properties. The quality of the exterior materials and good site planning will enhance the neighborhood character.

Tires and light vehicle maintenance is a needed service for the surrounding residences.

Traffic generated by this type of use complies with the design and circulation pattern of this area. The site will be constructed in accordance with Collinsville construction standards.

The proposed use is in line with the land use patterns of Collinsville and will be visibly compatible with the surrounding uses.

Plaza Tire offers complete tire sales and care. In addition, Plaza Tire offers "Light" mechanical services and vehicle maintenance services.

The building consists of decorative masonry, façade and concrete block. The front portion of the building will be the customer service area and the rear area will be where the work on the vehicles is performed. There will be eight (8) service bays.

Normal business hours are 7:30 a.m. to 6:00 p.m. Monday thru Friday and Saturday from 7:30 a.m. to 4:30 p.m. Currently there are no business operations on Sundays.

We would like to proceed with the permitting processes and begin construction in the near future.

Sincerely,

Crockett Engineering Consultants, LLC

Tim Crockett, PE

[www.crockettengineering.com](http://www.crockettengineering.com)

City of Collinsville  
Building Department

DEC 02 2024

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**REPORT TO PLANNING COMMISSION  
CITY OF COLLINSVILLE**

**EXHIBIT B: PLANNED DISTRICT ORDINANCE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ZONING REAL ESTATE  
OWNED BY LEMONADE MM COLLINSVILLE LLC FOR PROPERTY LOCATED AT  
1501 GOLFVIEW DRIVE IN COLLINSVILLE, ILLINOIS TO "P-B-4" PLANNED  
COMMERCIAL DISTRICT  
(PIN: 13-2-21-22-14-301-011)**

WHEREAS, has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for rezoning of real estate located PIN: 13-2-21-22-14-301-011 to "P-B-4" Planned 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-4" Planned Expressway Service Commercial District, to wit:

**Parcel ID #: 13-2-21-22-14-301-011**

**Current Owner: LEMONADE MM COLLINSVILLE LLC**

Lot 1 in Lakeside Plaza Shopping Center, Third Addition, a subdivision of that part of the Southwest quarter of Section 22, Township 3 North, Range 8 West, recorded June 7, 2002, in Plat Cabinet 63, Page 38 in the Recorder's Office of Madison County, Illinois.

PPN: 13-2-21-22-14-301-011

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-4 Commercial Zoning District per Section 17.050, *Use Regulations* of the City of Collinsville Zoning Ordinance. This Planned "P-B-4" Planned Commercial District shall authorize the following use(s):

1. Automotive Repair and Maintenance Services (NAICS 8111)

**B. SPECIAL USES**

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### EXHIBIT B: PLANNED DISTRICT ORDINANCE

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Special Uses for this planned development district shall be in accordance with the corresponding use permissibility of the B-4 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.

#### **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-4 Commercial Zoning District per Section 17.040.130.F

#### **F. YARD REGULATIONS**

Yard Regulations for this planned district shall be in accordance with the corresponding Yard Regulations in the B-4 Commercial Zoning District per Section 17.040.130.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 17.040.130.E, *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 exceptions:

- A minimum of thirty (30) parking spaces (including ADA spaces) shall be required on the property for use as an Automotive Repair and Maintenance Facility (NAICS 8111)



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**EXHIBIT B: PLANNED DISTRICT ORDINANCE**

**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.

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 \_\_, 2025.

Ayes:

Nays:

Absent:

Approved: \_\_\_\_\_, 2025.

\_\_\_\_\_  
Jeff Stehman, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Wasser, City Clerk

