



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	January 28, 2025
TITLE:	Ordinance Rezoning 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
DEPARTMENT:	Community Development
PROJECT MANAGER:	Travis Taylor, AICP, Community Development Director
REQUESTED ACTION:	Approval
STRATEGIC PLAN GOALS:	#1 Preserve and Improve Existing Neighborhoods #3 Encourage Tourism and Economic Development
ATTACHMENTS:	Ordinance, Staff Report to Planning Commission, Unapproved Site Plan (1/20/2024), Draft Planning Commission Minutes

SUMMARY RECOMMENDATION

Rhodes Development Company LLA, on behalf of the property owner, has submitted an application requesting 1501 Golfview Drive be rezoned “P-B-4” Planned Commercial District to permit an automotive repair land use and certain design deviations from the municipal code for a potential Plaza Tire. Collinsville Staff and the Collinsville Planning Commission recommend approval of this request.

EXECUTIVE SUMMARY

Rhodes Development Company, LLC, is requesting to rezone property located at 1501 Golfview Drive from “B-4” Commercial to Planned “B-4” commercial. Said rezoning would permit the automotive repair land use (NAICS 8111) which is only permitted in the “B-4” district via “planned use” approval and allow the development to deviate from minimum parking requirements by two (2) parking spaces. The attached PC Staff report outlines details of the request alongside a proposed site plan for the development. staff recommended approval of most deviations with some minor conditions due to the unique nature of the development and site layout. Below is a table summarizing staff’s recommendations. After review, both staff and the Commission found the use suitable for the area and the site development adequate for the proposed use.

PLANNING COMMISSION REVIEW

The subject zoning request was considered by the Planning Commission during a public hearing on January 9th, 2025. The applicant was present, with no further comments from the public. The Planning Commission voted unanimously (6-0) to approve the proposed zoning with accommodations for the proposed use and parking deviation, requiring a minimum thirty (30) spaces for the development, 2 spaces short of the code requirements.

The Community Development Director finds that the proposed rezoning request meets or exceeds the review criteria and advances the intent of the Comprehensive Plan, Future Land Use Map, and Zoning Ordinance. Based on this finding, the Planning Commission has submitted to the City Council a ‘Recommendation of Approval’ of Rezoning Application RZ 24-07 a requesting to rezone property located at 1501 Golfview from “B-4” to “P-B-4” Planned Commercial District.

RECOMMENDATION

Staff recommends approval of the ordinance rezoning real estate at 1501 Golfview Drive to "P-B-4" Planned Commercial District.