



## **CITY COUNCIL**

### **AGENDA ITEM STAFF REPORT**

<b>MEETING DATE:</b>	April 22 <sup>nd</sup> , 2025
<b>TITLE:</b>	An Ordinance Rezoning Certain Property Owned by Lavern James Fournie from “BP-3” Business Park District to a “P-BP-3” Planned Business Park District (1001 & 1003 McDonough Lake Road).
<b>DEPARTMENT:</b>	Community Development
<b>PROJECT MANAGER:</b>	Caitlin Rice, AICP, Senior Planner
<b>REQUESTED ACTION:</b>	Approval
<b>STRATEGIC PLAN GOALS:</b>	#3 Encourage Tourism and Economic Development
<b>ATTACHMENTS:</b>	Ordinance, Staff Report to Planning Commission, Draft Planning Commission Minutes, Site Plan, Planned District Narrative (Includes Architectural Elevations).

#### **SUMMARY RECOMMENDATION**

Tom Helmkamp with ZGSX, LLC, on behalf of property owner, has submitted an application requesting that 1001 & 1003 McDonough Lake Road be rezoned to “P-BP-3” Planned Business Park District to the proposed development of office/warehousing buildings. Staff recommends approval of this request.

#### **EXECUTIVE SUMMARY**

Tom Helmkamp, on behalf of property owner, is requesting to rezone property located at 1001 & 1003 McDonough Lake Road to be rezoned from “BP-3” Business Park District to “P-BP-3” Planned Business Park District. The proposed development triggered rezoning to a Planned District for the request of two (2) principal structures and outdoor storage as an accessory use. The request includes a few deviations from the underlying zoning district as follows:

1. Total lot coverage of buildings and parking areas shall not exceed 71.9%. The maximum for the underlying zoning district is 65%.
2. The west façade of Building 1 (1001 McDonough Lake Road) and east façade of Building 2 (1003 McDonough Lake Road) shall be exempt from the full design requirements of Section 17.060.260 and are permitted as per approved site plan.
3. Increase graphic area allowance for a 120 sq. ft. office park monument sign and eighty (80) square feet of graphic area per tenant. With the ten (10) tenants, the total graphic area for the entire site will be eligible for up to 920 sq. ft. instead of a maximum of 300 square feet.

The attached PC Staff report outlines the development and the relation of the proposed deviations with the surrounding area and Comprehensive Plan. Ultimately, staff finds that the proposed deviations requests will not have a negative impact on stormwater mitigation, is in character with the surrounding area, and is suitable and complementary for the proposed district and Eastport Industrial Campus of Collinsville.

April 22<sup>nd</sup>, 2025

MHSC/ Rezoning "BP-3" to "P-BP-3"

**PLANNING COMMISSION REVIEW**

The zoning request was considered by the Planning Commission during a public hearing on April 3<sup>rd</sup>, 2025. The applicant, Tom Helmkampf provided an overview of the project, deviation request reasoning and answered questions from the Planning Commission during a public hearing. The original request included a request for 29 gauge galvanized corrugated metal panel fence to screen the outdoor storage area and dumpster enclosure. Mr. Helmkampf retracted the request for the fence deviation as his design and aesthetics for the building has changed and will instead install a fence within the City's requirements. The Planning Commission added a condition to ensure that the proposed signage will be limited to eighty (80) square feet per tenant, therefore if a tenant combines suites, they will still have the same amount of signage as other tenants. The Planning Commission voted unanimously (8-0) to approve the proposed rezoning from "BP-3" Business Park District to "P-BP-3" Planned Business Park District with proposed conditions and removal of the fence request.

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 25-02 McDonough Horseshoe Service Center requesting to rezone property located at 1001 & 1003 McDonough Lake Road from "BP-3" to "P-BP-3" Planned Business Park District.

**RECOMMENDATION**

Staff recommends approval of the ordinance rezoning real estate at 1001 & 1003 McDonough Lake Road owned by Lavern James Fournie to "P-BP-3" Planned Business Park District.