



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

APPLICATION NUMBER	16-PZ-09-002
APPLICATION NAME:	Ameren-Collinsville Parcels
APPLICANT NAME:	Ameren Illinois Co. d/b/a Ameren Illinois
PROPERTY OWNER NAME(S):	<i>Under contract from:</i> AMC Theatres One AMC Way 11500 Ash St Shawnee Mission, KS 66211
APPLICANT'S REQUEST:	A request for rezoning to establish a new P-BP-1 Planned Business Park District for the purpose of developing a corporate office building.
SITE ADDRESS:	<i>No assigned addresses</i>
SITE LOCATION:	The northeast corner of Eastport Plaza Drive and Executive Drive.
PARCEL ID NUMBER(S)	132212903303001, 132212903303002, and 13221290330119.
EXISTING ZONING DISTRICT(S):	P-HP-1 & BP-1
TOTAL SITE AREA:	Approximately 11.3 acres
PUBLIC HEARING OPENED:	October 18, 2016
CASE MANAGER:	David B. Bookless, AICP
RECOMMENDATION:	APPROVAL WITH CONDITIONS



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 11.3 acre tract is located on the northeast corner of Eastport Plaza Drive and Executive Drive. The site is vacant and undeveloped.

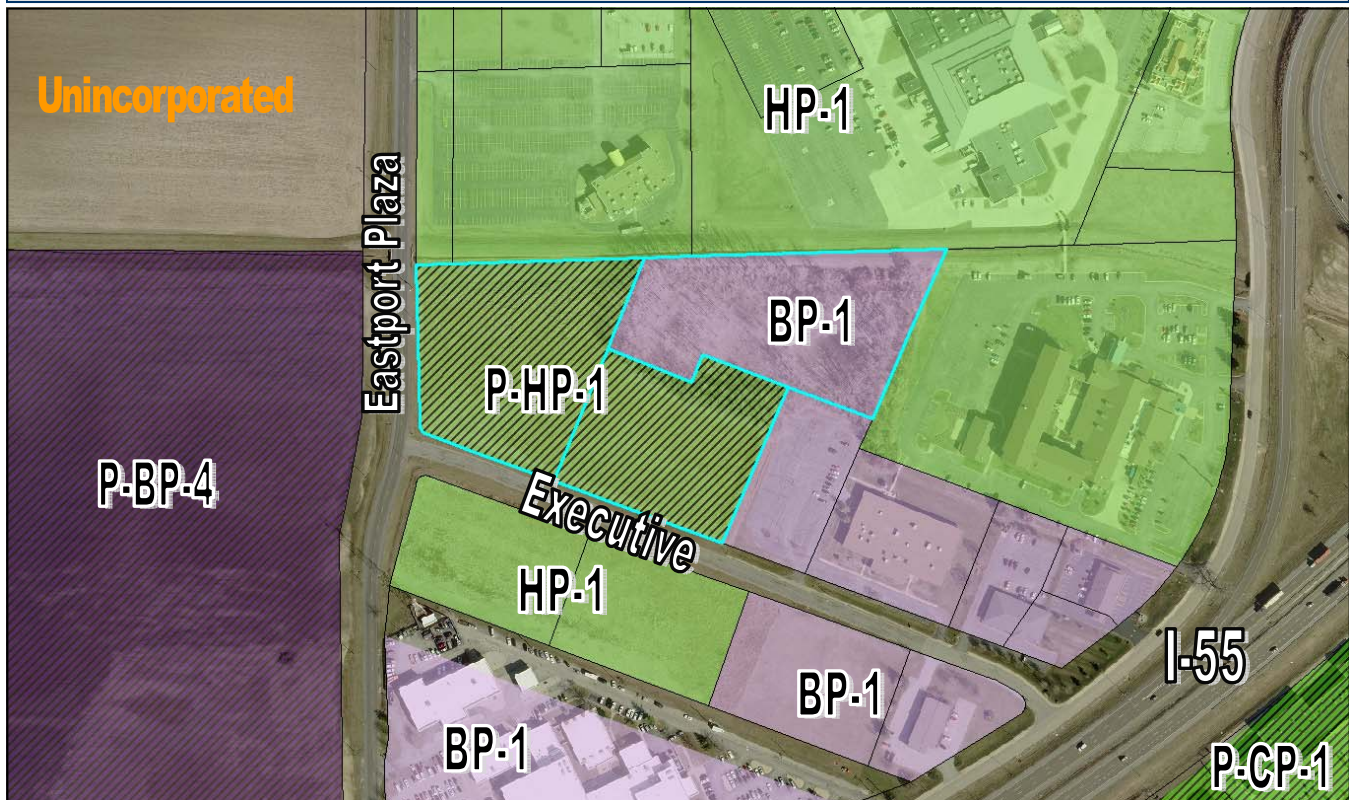
SITE HISTORY

The site was planned for in the Eastport Development Area Plan of 1994, and surrounding properties have developed, consistent with that plan, since that time. In 2004, the property was zoned P-HP-1 to permit the development of an indoor movie theater, however, the project was never realized.

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Commercial	HP-1	Wild Country, Gateway Center
East	Commercial	BP-1	Doubletree Hotel, office
South	Agriculture, undeveloped	HP-1	-
West	Agriculture, undeveloped	P-BP-4	-

ZONING MAP



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



ZONING REQUEST

The applicant, Ameren Illinois, seeks to establish a P-BP-1 Planned Business Park District containing the three (3) parcels located at northeast corner of Eastport Plaza Drive and Executive Drive with uses permitted in the "BP-1" Planned Commercial District and a planned use in order to construct an approximately 44,000 sq. ft. office building, two-story corporate office building.

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:

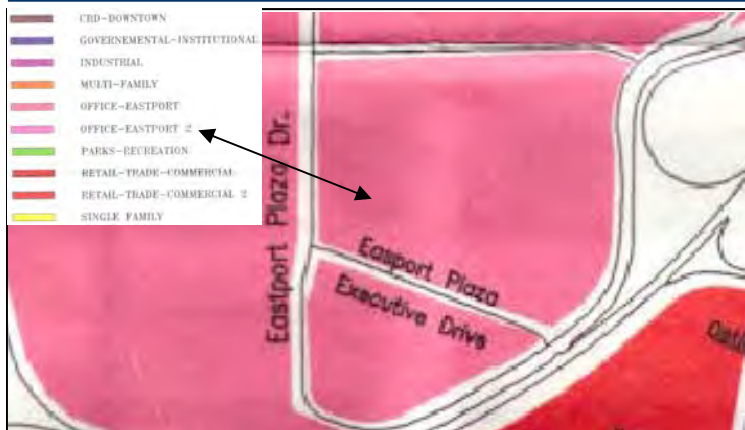
APPLICABLE GOALS, OBJECTIVES, AND POLICIES:

- **COMMUNITY IMPROVEMENT STRATEGIES**
 - "The Eastport Development Plan should be followed as produced by the Planning Commission."

CITY PLANNER'S COMMENTS

Satisfied: The Eastport Development Plan of 1994 identifies the site as being within the Eastport Corporate Meadows (Corporate Office) sub-area. The Plan calls for such possible tenants as bank headquarters, insurance company corporate offices, industrial corporate headquarters, and communication and utilities corporate offices. An office building for Ameren Illinois, a public utility, is consistent with these possible tenants and provides the flexibility for future use by other such tenants.

FUTURE LAND USE MAP (FLUM):



Satisfied: The proposed planned commercial district is consistent with the FLUM designation for the parcel.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

PLANNING AND 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.

The applicant, Ameren Illinois, seeks to establish a Planned Commercial District containing the three (3) parcels, to be consolidated, located at northeast corner of Eastport Plaza Drive and Executive Drive with uses permitted in the "BP-1" Planned Commercial District in order to construct an approximately 44,000 sq. ft. office building, two-story structure; and parking lot to serve approximately 225 employees.

Due to time constraints relative to the purchase of the property, and the public utility's administrative requirements needed to proceed with the development, Ameren is seeking to establish zoning for the properties with a Site Plan to follow in a subsequent application.

The City of Collinsville Municipal Code Section 17.110 requires that a planned district ordinance contain, at least, language establishing all permitted uses, density requirements, setbacks, and any other appropriate site development requirements. *It is the determination of the Director of Community Development that the City can proceed without a Site Plan at this time provided the ordinance establishing the district is conditioned as to ensure a Site Plan is submitted in a timely manner.*

With a change of zoning it is important to make such decisions based primarily on land use issues and not entirely on issues specific to the applicant. The Commission should bear in mind that once new uses are established in this planned commercial district, future businesses utilizing the site may not be the same as those included in the applicant's proposal, and may have different operational plans.

PURPOSE OF THE "P-BP-1" BUSINESS PARK DISTRICT

The "BP-1" Business Park District provides for the development of corporate office centers, large regional offices, and data centers in a planned setting. The intent of this district is to accommodate a variety of corporate business-related businesses and their related activities at a scale and intensity of use that is compatible with high quality development. The location factors of the formation of this district relate to present and past land use and development trends, proximity to the interstate highway system, and the position and influence of the Eastport Development Park and other regional offices. However, it is recognized that there are certain uses that, because of their scope, location or specific characteristics, give rise 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.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



PERMITTED USES

The designated permitted uses in a "P-BP-1" Business Park District may potentially be any uses delineated as "permitted" (by-right) or as "planned" in Table 5 (Section 17.050.010.) in the "BP-1", however, as such districts are created by ordinance, the actual permitted uses are those specifically delineated in the governing ordinance as approved by City Council. In addition to those uses permitted by-right within the "BP-1", the applicant has requested one use that is designated as planned to allow a corporate office:

- 1) NAICS Code 551 Management of Companies and Enterprises

CHARACTER OF THE NEIGHBORHOOD

As much of the neighborhood is either developed in accordance with the Eastport Development Plan or still undeveloped, the proposed corporate office building is in-keeping with the character of the neighborhood.

PROMOTION OF THE HEALTH, SAFETY, QUALITY OF LIFE, COMFORT AND GENERAL WELFARE OF THE CITY AND ITS PLANNING AREA

The application was provided to the Fire Department, Department of Public Works, City Engineer, and Department of Community Development for review. No comments relative to substantial adverse effects on the health, safety, quality of life, comfort and general welfare of the City and its planning area were provided.

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND REGULATIONS OF THE CITY OF COLLINSVILLE

As discussed under the heading "Comprehensive Plan Consistency Review", the proposed office building for Ameren Illinois, a public utility, is consistent with identified uses for the Eastport Corporate Meadows (Corporate Office) sub-area of the Eastport Development Plan.

ADEQUACY OF PUBLIC UTILITIES AND OTHER NEEDED PUBLIC SERVICES

The site is located within the Eastport Development Planning Area where public utilities have already been installed in a manner consistent with anticipated needs. Site utility connections, sizing, etc. will be addressed during Site Plan and Improvement Plan review.

SUITABILITY OF THE USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED UNDER ITS EXISTING ZONING

The site falls within the "P-HP-1" and "BP-1" zoning district classifications. While the "BP-1" classification permits uses that are consistent with the Comprehensive Plan, and by reference the Eastport Development Plan, the uses permitted within the "P-HP-1" are not entirely consistent with the Eastport Corporate Meadows (Corporate Office) sub-area delineated in the Plan.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

COMPATIBILITY OF THE PROPOSED DISTRICT CLASSIFICATION WITH NEARBY PROPERTIES

As discussed above, the proposed office building for Ameren Illinois, a public utility, is consistent with identified uses for the Eastport Corporate Meadows (Corporate Office) sub-area of the Eastport Development Plan. Further, nearby properties have been developed in a manner consistent with the Plan.

EXTENT TO WHICH THE ZONING AMENDMENT MAY DETRIMENTALLY AFFECT NEARBY PROPERTY

As the property is presently undeveloped, any change to the site will engender issues relative to increases in traffic to and from the site. However, as discussed above, the proposal is in accordance with the Eastport Development Plan, and therefor anticipated.

WHETHER THE PROPOSED AMENDMENT PROVIDES A DISPROPORTIONATELY GREAT LOSS TO THE INDIVIDUAL LANDOWNERS NEARBY RELATIVE TO THE PUBLIC GAIN

The probability of the amendment resulting in a disproportionately great loss to nearby landowners relative to the public gain is low as the proposal strengthens and enhances the planning area by enabling its development in a manner consistent with what was anticipated.

OTHER ISSUES

The Planning Commission previously recommended approval of a similar facility to the east for Laura Buick GMC. The conditions recommended herein are identical to those contained in the ordinance approved by Council for that facility.

[THIS SECTION INTENTIONALLY LEFT BLANK]

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



FINDINGS AND RECOMMENDATION

CHARACTER OF THE NEIGHBORHOOD

The Director of Community Development finds the proposed planned district is substantially consistent with the character of the Eastport Corporate Meadows neighborhood.

PROMOTION OF THE HEALTH, SAFETY, QUALITY OF LIFE, COMFORT AND GENERAL WELFARE OF THE CITY AND ITS PLANNING AREA

The Director of Community Development finds that the proposed planned district will have no substantial adverse impact on promotion of the health, safety, quality of life, comfort and general welfare of the city and its planning area.

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND REGULATIONS OF THE CITY OF COLLINSVILLE

The Director of Community Development finds that the planned district is consistent with the Comprehensive Plan and Regulations of the City of Collinsville subject to conditions contained in "Attachment A."

ADEQUACY OF PUBLIC UTILITIES AND OTHER NEEDED PUBLIC SERVICES

The Director of Community Development finds that public utilities and other public services are adequate subject to conditions contained in "Attachment A."

SUITABILITY OF THE USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED UNDER ITS EXISTING ZONING

The Director of Community Development finds that the site is moderately suitable for the uses to which is currently restricted

COMPATIBILITY OF THE PROPOSED DISTRICT CLASSIFICATION WITH NEARBY PROPERTIES

The Director of Community Development finds that the proposed district classification is substantially compatible with nearby properties within Eastport Corporate Meadows.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

FINDINGS AND RECOMMENDATION

EXTENT TO WHICH THE ZONING AMENDMENT MAY DETRIMENTALLY AFFECT NEARBY PROPERTY

The Director of Community Development finds that the proposed planned district will not substantially affect nearby property adversely.

WHETHER THE PROPOSED AMENDMENT PROVIDES A DISPROPORTIONATELY GREAT LOSS TO THE INDIVIDUAL LANDOWNERS NEARBY RELATIVE TO THE PUBLIC GAIN

The Director of Community Development finds that the proposed planned district will not result in a disproportionately great loss to the individual landowners nearby relative to the public gain.

RECOMMENDATION

The Director of Community Development finds that the establishment of a "P-BP-1" Planned Business Park District meets or exceeds the review criteria and further advances the intent of both the Comprehensive Plan and Zoning Ordinance. Based on this finding the Director of Community Development requests favorable consideration of the application subject to the conditions included in "Attachment A."

David B. Bookless, AICP

Director of Community Development



ATTACHMENTS

SUPPLEMENTAL LETTERS, MAPS, PLANS, ETC.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

The Ameren Illinois Company (AIC) is proposing a new corporate office building in the Collinsville, Illinois area. The office building is to be an approximately 44,000 SF, two-story structure that will accommodate as many as 225 people. The building will be utilized for general office use by management employees. No field workers or related equipment. Additionally no major controls, control rooms or extensive server rooms will be located in the building. Just standard office support type rooms.

The proposed on-site parking would be at grade and able to accommodate 225 vehicles while adhering to all code requirements in regards to ADA space count and accessibility. A portion of the site would be utilized for storm water detention, and sized to accommodate all site run-off.

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT B: AERIAL PHOTOGRAPH



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT C: SITE PHOTOGRAPHS

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



ATTACHMENT A

All provisions of the City of Collinsville Code of Ordinances shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. Permitted uses for this planned district shall be in accordance with the corresponding use permissibility of the "BP-1" Business Park District per Section 17.050, Use Regulations (Table 5) of the City of Collinsville Zoning Code.

B. SPECIAL USES

1. Special uses for this planned district shall be allowed in accordance with Section 17.050, Use Regulations (Table 5) of the City of Collinsville Zoning Code. Special Use permits may be authorized in accordance with Section 17.100, Special Use Permits.

C. ACCESSORY USES

1. 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. The accessory use for this development shall be limited to the use of drive-through facilities as associated with the principal use of the property.

D. PLANNED USES

1. Planned uses expressly authorized for this planned district shall be that of "Management of Companies and Enterprises", NAICS 551.

E. INTENSITY OF USE

1. A maximum of two-story, 44,000 sq. ft. building shall be authorized in this district subject to the provisions set forth in Section 17.040.190 Subsection F, Intensity of Use Regulations.

F. YARD REGULATIONS

1. The district shall comply with the provisions set forth in Section 17.040.190, Subsection G, Yard Regulations.

G. PARKING REGULATIONS

1. Parking shall comply with the provisions set forth in Section 17.070, Off Street Parking and Loading Requirements.

H. SIGNAGE

1. Signage shall comply with the provisions set forth in Section 17.190.

I. LANDSCAPING, BUFFERING & SCREENING

1. Landscaping shall comply with the provisions set forth in Section 17.080, Landscaping, Screening & Buffering.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

J. SITE PLAN SUBMITTAL AND REVIEW

1. A Preliminary Site Plan shall be required to be submitted for review by the Planning Commission subsequent to City Council approval of the change of zoning and shall comply with the provisions set forth in Section 17.120, Site Plan Review.
2. Site Improvement Plans shall be required to be submitted for review by the City of Collinsville subsequent to Planning Commission approval of the Preliminary Site Plan and shall comply with the provisions set forth in Section 17.120, Site Plan Review.

II. TIME PERIOD FOR THE SUBMITTAL OF SITE PLAN

- a. The developer shall submit a Preliminary Site Plan for review by the Planning Commission within twelve (12) months of City Council approval of the change of zoning, unless such time period is extended through appeal to and approval by the Planning Commission. If no extension of time is received or granted within three (3) months subsequent to the twelve (12) month period following the effective date of the Planned District, the Planning Commission shall review any changes in the Zoning Map brought by the proposed development. If the Commission finds said changes to be inappropriate, the commission shall recommend to the City Council that the map be revised in accordance with the procedures for changes and amendments.
- b. The developer shall submit Improvement Plans for review by the City of Collinsville within six (6) months of Planning Commission approval of the Preliminary Site Plan, unless such time period is extended by a maximum of three (3) months through appeal to and approval by the Director of Community Development. If no extension of time is received or granted within six (6) weeks subsequent to the six (6) month period following the approval of the Preliminary Site Plan, the Planning Commission shall review its approval of the Preliminary Site Plan and act to re-consider the approval in accordance with the procedures for Site Plan review.

III. FAILURE TO COMMENCE CONSTRUCTION

- a. Unless otherwise stated in the Commissions' approval of the Preliminary Site Plan, substantial work or construction shall commence within three (3) years of the effective date of the Planned District, unless such time period is extended through appeal to and approval by the Planning Commission. If no extension of time is received or granted within six (6) months subsequent to the three (3) year period following the effective date of the Planned District, the Planning Commission shall review any changes in the Zoning Map brought by the proposed development. If the commission finds said changes to be inappropriate, the commission shall recommend to the City Council that the map be revised in accordance with the procedures for changes and amendments. As used in this section, substantial work or construction shall include final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary and storm sewers as applicable.



IV. ENFORCEMENT

- a. The City of Collinsville, Illinois will enforce the conditions of this ordinance in accordance with the terms of this Attachment A.
- b. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- c. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Collinsville shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Collinsville Code.
- d. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A