



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	February 24 th , 2026
TITLE:	<i>An Ordinance Rezoning Property Owned by Starns Properties, LLC, 206 Vandalia Street, from "B-2" Limited Commercial District to "P-UCD" Planned Uptown Collinsville District (Master Auto, PIN: 13-2-21-34-05-101-002; 13-2-21-34-05-101-001; 13-2-21-27-17-301-020).</i>
DEPARTMENT:	<i>Community Development</i>
PROJECT MANAGER:	<i>Caitlin Rice, AICP, Senior Planner</i>
REQUESTED ACTION:	<i>Approval</i>
STRATEGIC PLAN GOALS:	<i>#1 Encourage Tourism and Economic Development</i>
ATTACHMENTS:	<i>Ordinance, Staff Report to Planning Commission, Planned Development Narrative, Site Plan, Stormwater Management Report, Minor Subdivision Plat, Draft Planning Commission Minutes</i>

SUMMARY RECOMMENDATION

Starns Properties LLC, owner, has submitted an application requesting that property located at 206 Vandalia Street (PIN: 13-2-21-34-05-101-002; 13-2-21-34-05-101-001; 13-2-21-27-17-301-020) be rezoned from "B-2" Limited Commercial District to "P-UCD" Planned Uptown Collinsville District to permit the legal nonconforming use as an automotive repair facility and parking lot expansion.

EXECUTIVE SUMMARY

Starns Properties, LLC, owner, is requesting to rezone 206 Vandalia from "B-2" Limited Commercial District to "P-UCD" Planned Uptown Collinsville District. The proposed eleven (11) space parking lot expansion triggered rezoning to a Planned District as the property is located with the Uptown Planning Area. The Uptown Planning Area requires any development, redevelopment or change of use to rezone to the "UCD" Uptown Collinsville District. The existing use as an automotive repair facility is not permitted in the "UCD" Uptown Collinsville District, requiring rezoning to a 'Planned District' to permit the legal nonconforming use.

The attached PC Staff report outlines the history of the property, use and area, the existing the development and proposed parking lot expansion to the relation to the surrounding area, related review criteria, the Uptown Master Plan and the Comprehensive Plan. Ultimately, staff finds that the existing use and proposed parking lot expansion will not have a negative impact on the character, safety, and general welfare of the community and in line with the Comprehensive Plan and Uptown Master Plan.

PLANNING COMMISSION REVIEW

The zoning request was considered by the Planning Commission during a public hearing on February 12th, 2026. The engineering firm for the project, Oates Associates, responded to questions from the Planning Commission regarding the stormwater detention basin for the parking lot expansion.

The Planning Commission voted (5-0) to approve the proposed rezoning from "B-2" Limited Commercial District to "P-UCD" Planned Uptown Collinsville District and voted (5-0) to approve

February 24th, 2026

Hunziker Properties Inc./ Rezoning "R-2" to "P-R-2"

the proposed Site Plan with the condition that the design and aesthetics of the basin reflect the landscaping treatments in the Uptown area.

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 26-01 Starns Properties, LLC (Master Auto).*, requesting to rezone property located at 206 Vandalia Street(PIN: 13-2-21-34-05-101-002; 13-2-21-34-05-101-001; 13-2-21-27-17-301-020) from "B-2" Limited Commercial District to "P-UCD" Planned Uptown Collinsville District.

RECOMMENDATION

Staff recommends approval of the ordinance rezoning property 206 Vandalia Street, owned by Starns Properties, LLC, to "P-UCD" Planned Uptown Collinsville District.