



# CITY COUNCIL AGENDA ITEM STAFF REPORT

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<b>MEETING DATE:</b>	January 27 <sup>th</sup> , 2026
<b>TITLE:</b>	An Ordinance Rezoning Property Owned by Osborn Development LLC from “R-3” Multi-Family Residential District to “P-R-3” Planned Multi-Family Residential District for the Haven Hills Development (PIN: 13-1-21-29-12-201-006; 13-1-21-29-12-201-006.002; 13-2-21-29-12-201-002).
<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, Minutes Exhibit 1 – Letter from James Spagna, Site Plan, Preliminary Plat, Petition of Surrounding Property Owners,

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## SUMMARY RECOMMENDATION

James Mundloch, with support of property owner, has submitted an application requesting that property located along Reese and Ramada Boulevard, (PIN: 13-1-21-29-12-201-006; 13-1-21-29-12-201-006.002; 13-2-21-29-12-201-002) be rezoned from “R-3” Multi-Family Residential to “P-R-3” Planned Multi-Family Residential to permit the development of three (3) multi-family buildings with a total of sixty (60) units. The request includes a Preliminary Plat to subdivide the property from three (3) parcels into two (2) and to construct a new public road connection between Reese and Ramada and dedicate right-of-way for future City improvements to Reese Drive. The Preliminary Plat approval will be requested under a separate item on this agenda. Staff recommends approval of the rezoning request.

## EXECUTIVE SUMMARY

James Mundloch is requesting to rezone the subject property from “R-3” Multi-Family Residential to “P-R-3” Planned Multi-Family Residential. The proposed development triggered rezoning to a Planned District as the City’s Land Use Table classifies any new multi-family uses in the “R-3” Multi-Family zoning district as a ‘Planned Use’, requiring rezoning to a ‘Planned District’. The Planned District rezoning request also includes two (2) deviations from the Zoning Ordinance. The deviation requests are as follows:

1. Reduce required parking spaces per unit from 2.5/per unit to 2/per unit.
2. Reduce required 100% masonry building materials to 50% masonry.

The attached PC Staff report outlines the development and the relation of the proposed deviations with the related review criteria, past precedent and the Comprehensive Plan. Ultimately, staff finds that the proposed use and deviation requests will not have a negative impact on the character, safety, and general welfare of the community and in line with the Future Land Use Map and Comprehensive Plan.

**PLANNING COMMISSION REVIEW**

The zoning and site plan request was initially considered by the Planning Commission during a public hearing on July 10, 2025. After hearing public comment from 23, different speakers and discussing the proposal, the Planning Commission requested additional studies and revisions to the plans. A detailed recap of this public hearing can be found in the minutes of the meeting or summarized in Staff's report to the Planning Commission for the December 11, 2025, meeting.

Upon receiving the requested revisions and studies, the Planning Commission held a second public hearing on December 11<sup>th</sup>, 2025. The Commission heard from 13, different speakers, with the applicant also present providing an overview of the project.

The Planning Commission voted (4-1) to approve the proposed rezoning from "R-3" Multi-Family Residential District to "P-R-3" Planned Multi-Family Residential District with one (1) condition:

1. The stormwater detention area shall meet the City of Collinsville's regulations, specifically the location being on the same lot as the development.

The Planning Commission voted (4-1) to approve the Site Plan contingent upon the proposed rezoning, with one (1) condition:

1. The buildings shall meet all requirements in relation to height and adjacent grade elevations, the maximum height at average grade being thirty-five (35) feet to peak of roof.

Staff finds the revised plans, attached to this report, satisfy the conditions of approval established by the Planning Commission. 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 25-023 Haven Hills requesting to rezone property located at 13-1-21-29-12-201-006; 13-1-21-29-12-201-006.002; 13-2-21-29-12-201-002 from "R-3" to "P-R-3" Planned Multi-Family Residential District.*

**RECOMMENDATION**

Staff recommends approval of the ordinance rezoning real estate at *13-1-21-29-12-201-006; 13-1-21-29-12-201-006.002; 13-2-21-29-12-201-002* owned by Osborn Development LLC to "P-R-3" Planned Multi-Family Residential District.