



April 8, 2026 Planning Commission Meeting

Title

Consider a request to rezone 919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane (Collicello North) (Master Plan Amendment) — Meg Rupkey, Community Development

Summary

Project name	Collicello North
Address/Location	919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane
Tax Map Parcels	40-H-1, 11, 17 through 30 & 40-I-16
Total Land Area	+/- 2.96 acres
Property Owner	Collicello North LLC
Owner's Representative	Cottonwood Commercial, Litten and Sipe, and Propst Family Development LLC
Present Zoning	R-7, Medium Density Mixed Residential Planned Community
Proposed Zoning	R-7, Medium Density Mixed Residential Planned Community (Master Plan Amendment)
Planning Commission	April 8, 2026 (Public Hearing)
City Council	Anticipated May 12, 2026 (First Reading/Public Hearing) Anticipated May 26, 2026 (Second Reading)

Recommendation

Option 1. Recommend approval of the rezoning request.

Context & Analysis

The following land uses are located on and adjacent to the property:

Site: Vacant building and partially developed property, zoned R-7

North: Illegal junk yard, commercial use, and presumed nonconforming residential dwelling unit, zoned M-1

East: Presumed conforming and nonconforming residential dwelling units, zoned M-1 and R-2 and automobile repair shop, zoned M-1

South: Single-family detached dwellings, and across 5th Street, single-family detached dwelling units, zoned R-2

West: Across Virginia Avenue, repair shop and non-conforming single-family homes, zoned M-1, and a duplex structure, zoned R-2

Collicello North LLC is requesting to amend the 2013 approved master development plan for a development known as Collicello North. The +/- 2.96-acre site is zoned R-7, Medium Density Mixed Residential Planned Community District, is addressed as 919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane and are designated as tax map parcels 40-H-1, 11, 17 through 30 & 40-I-16.

This site was rezoned to R-7 in July 2013. The R-7 district is not a conventional zoning district as it requires a master plan. A document titled *What is an R-7 Development? Information Sheet* is attached herein for a reminder as to how R-7 zoning is implemented. If an approved Master Plan is to be modified, a rezoning to amend the Master Plan is required. A copy of the 2013 staff report and 2013 Collicello North Master Plan are attached.

Following the approval of the Collicello North Master Plan, the property owner received approval for variances to the Subdivision Ordinance (SO) Section 10-2-41(a) for right-of-way (ROW) width requirements, dedication of the sidewalk in the public ROW, the centerline radius and curves, curb radii, street K value, and intersection design. Additionally, a variance to SO Section 10-2-42(c) to provide lots without public street frontage was approved. Along with the SO variance requests, the property owner received approval of a preliminary plat that showed how the site would be subdivided. The Final Plat for Phase 1 was approved and recorded in early 2015. That plat included the dedication to public use of the extension of Collicello Street from 5th Street to Virginia Avenue. It also included the division of a portion of the overall property into Lots 1-14, Lot 35, and a Common Area parcel. An engineered comprehensive site plan (ECSP) was approved in 2014 and updated in 2015.

Following the approval of the ECSP, construction of infrastructure to serve a portion of the development began. At this time, some components of the infrastructure have been completed, while others have not. The public water and sewer lines to serve Phase 1 of the development have been completed and have been accepted by the City. Work to construct Collicello Street has not been completed. While not an exhaustive list, the street still lacks areas of sidewalk, curbing, handicap ramping, final surface paving, and final storm drainage work. Though the street right-of-way was dedicated to public use, the City does not assume responsibility for the street until it is complete and then the street is accepted for public maintenance.

Master Plan Amendments

The applicant is now requesting amendments to the approved Master Plan to allow greater flexibility in the final design and implementation of the development. Specifically, the request includes modifications to language related to solar requirements, final building designs, project phasing, the Property Owners' Association declaration, and transit facilities. The applicant has also removed references to previously identified aspirational elements and instead included those items in a new separate document to distinguish between required and optional features.

The 2013 Master Plan was approved for a mix of single-family detached dwellings, townhomes, and one duplex unit. The original Master Plan identified specific building design types. In the updated Master Plan, the applicant is requesting to remove the design types for the dwellings to provide flexibility in the overall construction of the dwelling units.

The original Master Plan required that all dwelling units be constructed with solar panels on each dwelling unit. The applicant is requesting to remove the requirement for solar panel installation and would instead construct all the dwelling units to be solar ready. At the time of construction, home buyers would have the option to have solar panels installed on the units. If a home buyer does not want to install solar panels at the time of purchase, the units would be solar ready if a future owner wanted to install panels.

Additionally, the 2013 Master Plan included a goal of providing a transit stop near the intersection of Collicello Street and 5th Street. At that time, the Department of Public Transportation indicated that such a stop would likely not be supported due to the proximity of an existing stop near 3rd and Collicello Streets. This assessment remains unchanged, and the applicant has removed this element from the Master Plan.

The applicant has also amended the Master Plan to remove the proposed phasing of the project to allow for flexibility of the construction process. Additionally, the Property Owners' Association declaration has been removed from the Master Plan to allow for future modifications by the community, should updates be necessary after project completion. The applicant has also removed Regulation #6 from the Master Plan section Zoning Regulations for Collicello North. Staff supports this removal, as Regulation #5, Table A, and the overall layout provide sufficient guidance for development.

Land Use

The Comprehensive Plan designates this site as Neighborhood Residential and states:

These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill

development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the rezoning request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested rezoning regarding water and sanitary sewer matters.

Housing Study

The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type A. Among other things, this Market Type is characterized by high population growth. The study notes that Market Type A has "above median overall access to amenities such as public transit within walking distance, full-service grocery stores, and multiple parks and recreation facilities." The study also notes that "policies that are appropriate to Market type A areas include an emphasis on increasing density through zoning changes, infill development and housing rehabilitation to maintain the quality of housing."

Public Schools

The proposed rezoning and planned subdivision do not change the existing buildable potential of the subject property and thus does not impact the calculated student generation.

Conclusion

Staff believes that the amendments to the Master Plan do not change the overall intent of the approved Master Plan and would allow for flexibility for the final development. Staff recommends approval of the Master Plan amendments.

Options

1. Recommend approval of the rezoning request.
2. Recommend denial of the rezoning request.

Attachments

- Site maps
- Application and supporting documents
- 2013 staff report for the Collicello North Master Plan
- 2013 Collicello North Approved Master Plan
- *What is an R-7 Development?* Information Sheet