



# STAFF REPORT

City of Arkansas City Neighborhood Services Division

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CASE NUMBER  
RZ-2024-120

APPLICANT/PROPERTY OWNER  
Warren McLeod

PUBLIC HEARING DATE  
September 10, 2024

PROPERTY ADDRESS/LOCATION  
800 & 824 West Madison Ave

### SUMMARY OF REQUEST

The subject property is located at 800 & 824 West Madison Ave. The surrounding area is comprised of residential, commercial and industrial uses. The property consists of approximately 0.75 acres. The project will be to utilize the existing building and expand onto the adjacent lot a wood manufacturing business that produces rollout boardwalks and other related products. The applicant is requesting a rezone from the C-3, General Commercial to District to an I-1, Light Industrial District. Staff recommend approval of the rezone.



Map data ©2024 Esri World Topographic map

EXISTING ZONING C-3, General Commercial District	EXISTING LAND USE Commercial/Vacant	SURROUNDING ZONING & LAND USE North: R-2; Residential South: I-2; Industrial East: C-2; Commercial (Restaurant) West: I-1; Vacant	SITE IMPROVEMENTS Office building	SIZE OF PROPERTY 0.75 acres
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### STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

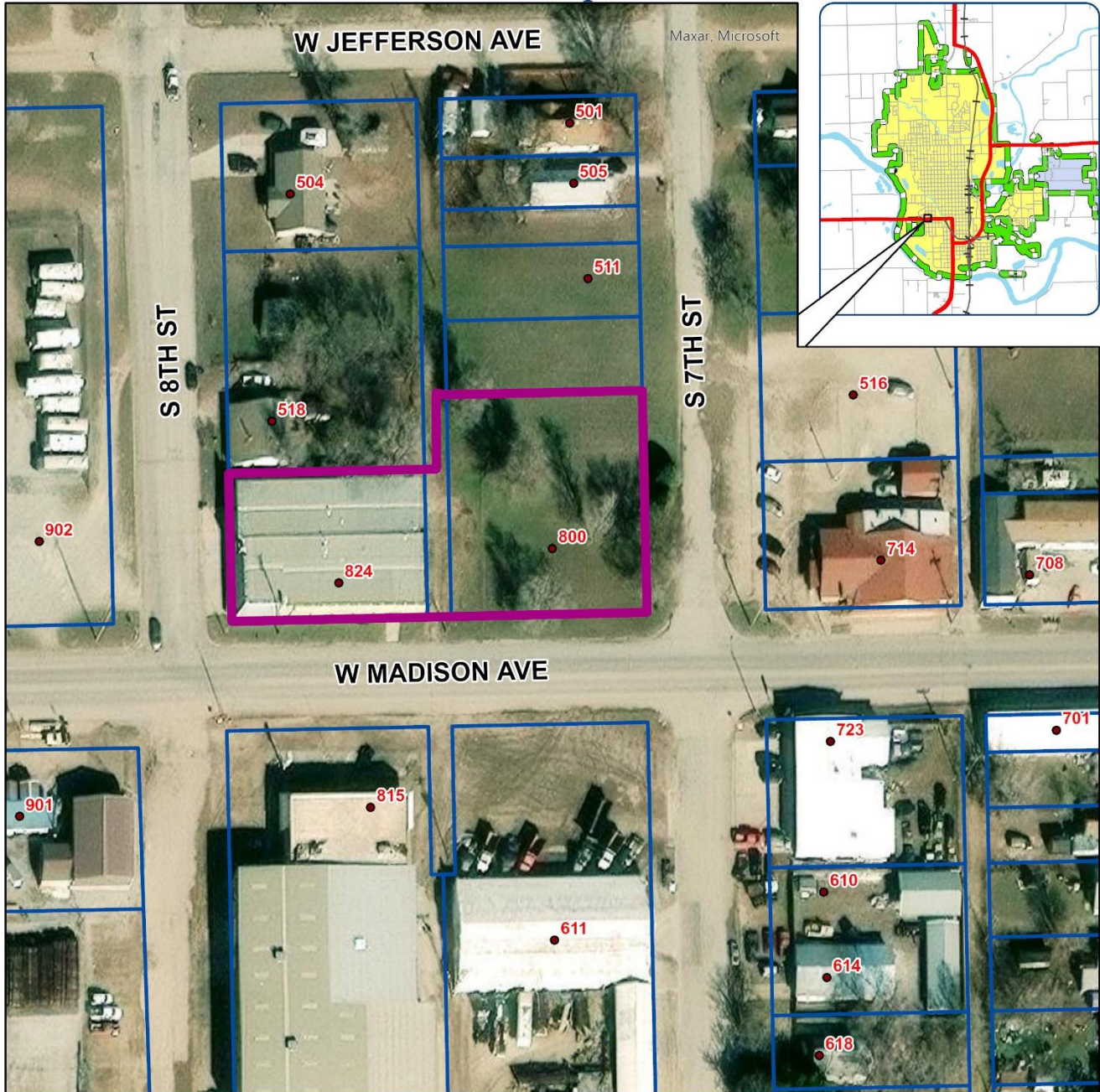
**COMPATIBILITY with the COMPREHENSIVE PLAN**  
The Future Land Use portion of the Comprehensive Plan designates this property as commercial as that was the use in 2014 when the maps were originally drawn. The use remained commercial in 2022 when the maps were updated. The properties to the south are industrial. The West Madison Ave Corridor is largely a mix of commercial and industrial. There is a goal in Chapter 4 of the Plan to "Attract new industries and businesses that complement our economy and labor force." This expansion will add 3-5 jobs to the local economy with a possibility for additional jobs in the future. There is also a goal in Chapter 8 of the Plan to "Provide adequate and appropriate areas for industrial land uses" with an action of "Industrial areas should have convenient access to highways and railroad facilities." This property is located along US-166 Highway.

**PROPERTY HISTORY**  
According to County Records the original building was built in 1920 with additional improvements in 1986. In 1986 it was rezoned from I-1 to I-2 (both would be similar to today's I-1) for a U.S. Army. In 2007, the alley was vacated for a proposed daycare so that the adjoining lot could be used as a playground. The vacation was conditional on the development of that facility. In 2008, the daycare had still not been developed and the vacation was rescinded. In 2014, the property was rezoned to C-3 to match its use as an office building again.

**COMPATIBILITY with the ZONING ORDINANCE**  
The surrounding area is comprised of residential, commercial and industrial uses. It is the intent of the industrial districts to provide for areas of light and heavy industrial uses and for other compatible uses. Light Industrial (I-1) uses generate few effects felt off-site, such as smoke, noise or odor. Heavy Industrial (I-2) uses tend to be basic or primary industries which do often produce vibration, smoke, noise, odor, glare, dust and other effects that travel off-site. The change in classification would be consistent with the intent and purpose of these regulations.

Area map

# Rezone Request



A request to rezone 820 & 824 W Madison Avenue  
from an  
C-3 General Commercial District  
to an  
I-1 Light Industrial District

-  Rezone
-  Property Lines

Produced by the  
City of Arkansas City GIS  
using the best available  
data to date.  
Created: July 17, 2024



# Future Land Use map

## Rezone Request



A request to rezone 820 & 824 W Madison Avenue  
from an  
C-3 General Commercial District  
to an  
I-1 Light Industrial District

- Rezone
- Property Lines

- Future Land Use**
- Residential
  - Commercial
  - Industrial

Produced by the  
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# Zoning map

## Rezone Request



A request to rezone 820 & 824 W Madison Avenue

from an  
C-3 General Commercial District  
to an  
I-1 Light Industrial District

-  Rezone
-  Property Lines

-  Zoning Districts
-  R-2, Medium Density Residential District
-  C-2, Restricted Commercial District
-  C-3, General Commercial District

-  I-1, Light Industrial District
-  I-2, Heavy Industrial District

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## Site Plan

No site plan was provided and was not required for the application.

### Findings

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based, using the following guidelines. Note that all references to agriculture in this report also include associated residential uses.

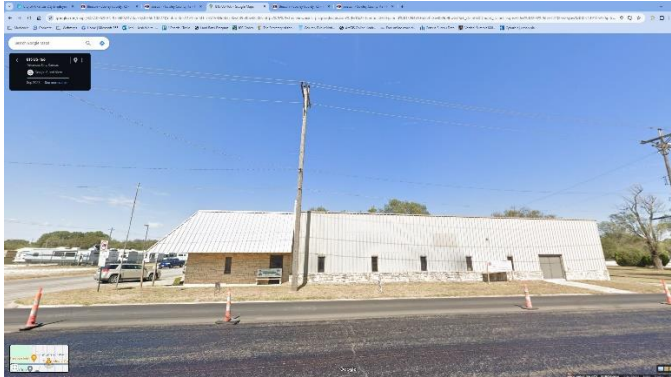
#### 1. Whether the change in classification would be consistent with the intent and purpose of these regulations.

The surrounding area is comprised of residential, commercial and industrial uses. It is the intent of the industrial districts to provide for areas of light and heavy industrial uses and for other compatible uses. Light Industrial (I-1) uses generate few effects felt off-site, such as smoke, noise or odor. Heavy Industrial (I-2) uses tend to be basic or primary industries which do often produce vibration, smoke, noise, odor, glare, dust and other effects that travel off-site. The change in classification would be consistent with the intent and purpose of these regulations.

#### 2. The character and condition of the surrounding neighborhood and its effect on the proposed change.

The surrounding area is comprised of residential, commercial and industrial uses.

#### Neighborhood Photos



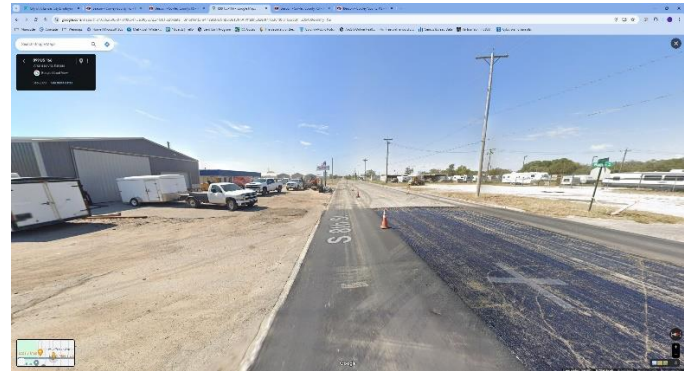
Subject Property 824 W Madison Ave. Google Streetview from September 2023



Subject Property 800 W Madison Ave. Google Streetview from September 2023.



Looking East along Madison Ave. Google Streetview from September 2023.



Looking West along Madison Ave. Google Streetview from September 2023.



Looking North along 7<sup>th</sup> Street. Los Cabos Mexican Restaurant is on the right. Google Streetview from September 2023.



Looking North along 8<sup>th</sup> Street. Subject property on the right. Google Streetview from September 2023.



Looking across the Madison Ave to the South. L.G. Pike Construction. Google Streetview from September 2023.

**3. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.**

The current General Commercial District does not allow the proposed use. The proposed I-1 district allows manufacturing uses as proposed. The conditions of the area are not changing outside of this property. This property was zoned industrial in the past as it was used as a U.S. Army Reserve Armory.

**4. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification.**

The properties surrounding the site are residential, commercial and industrial. The proposed use is generally the same intensity as the surrounding uses. The change in classification would be compatible with the nearby properties, especially to the south. The project will require screening for the residential properties to the north

**5. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity.**

The property has been zoned industrial in the past and with proper screening can remain compatible with the other nearby properties.

**6. The suitability of the applicant's property for the uses to which it has been restricted.**

The property is currently zoned for general commercial use. The site has long been an office building and an armory in the past. The most recent use was for office space but the business wishes to expand into a manufacturing facility.

**7. The length of time the subject property has remained vacant or undeveloped as zoned.**

The property at 800 W Madison Ave has been vacant for many years. This project would finally develop it.

**8. Whether adequate sewer and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on the property if it were reclassified.**

No additional infrastructure will be required.

**9. The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development.**

There is not much other land available with industrial zoning in this area. There is industrially zoned vacant property but it is either not readily available or is at the far north end of the City in Goff Industrial Park.

**10. Whether the proposed amendment would be in conformance to and further enhance the implementation of the City's Comprehensive Plan.**

The Future Land Use portion of the Comprehensive Plan designates this property as commercial as that was the use in 2014 when the maps were originally drawn. The use remained commercial in 2022 when the maps were updated. The properties to the south are industrial. The West Madison Ave Corridor is largely a mix of commercial and industrial. There is a goal in Chapter 4 of the Plan to "Attract new industries and businesses that complement our economy and labor force." This expansion will add 3-5 jobs to the local economy with a possibility for additional jobs in the future. There is also a goal in Chapter 8 of the Plan to "Provide adequate and appropriate areas for industrial land uses" with an action of "Industrial areas should have convenient access to highways and railroad facilities." This property is located along US-166 Highway.

**11. Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such reclassification; and,**

Public health, safety and general welfare should be able to be mitigated by providing screening along the residential properties to the north. All traffic should utilize Madison Avenue to prevent additional traffic along 7<sup>th</sup> Street.

**12. Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application.**

**13. The recommendations of professional staff.**

It is the recommendation of staff that the requested rezoning C-3 to I-1 be approved based on the following conclusions:

- The property was previously zoned for Industrial use.
  - No additional infrastructure will be needed.
  - The property is located along a highway for easy shipping and receiving of goods.
  - The project will add 3-5 manufacturing jobs to the local economy.
  - Negative impacts can be mitigated with proper site design.
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