



# Planning Commission Agenda Item

**Meeting Date:** 5/10/22  
**From:** Josh White, Principal Planner  
**Item:** 401 W Madison Rezone

**Purpose:** Consider the advisability of rezoning 401 W Madison Avenue from an R-2 (Medium Density Residential District) to a C-2 (Restricted Commercial District).

**Background:**

The subject property is located at 401 W Madison Avenue. The surrounding area is comprised of public, industrial, commercial and residential uses. The City Water Treatment Facility is to the north, Former Railroad Right of way and the ADM Mill are east of the site. A restaurant is the west of the site and residential uses are south of the site. The property consists of approximately 1.34 acres. The project will be to develop a retail store. The applicants are requesting a rezone from R-2, Medium Density Residential District to a C-2, Restricted Commercial District. There is also an area that was formerly railroad right of way and unzoned that would also be zoned C-2. A portion of the subject property is already zoned C-2. A sale of the property to Rupe Helmer Group LLC dba Arkansas City 23987 LLC is contingent upon approval of this request. It is the recommendation of staff that the requested rezoning R-2/Unzoned to C-2 be approved based on the following conclusions:

- The development appears compatible with the area.
- The property has remained vacant since 2017.
- The use is similar to the previous use in intensity
- The project should not adversely affect the neighboring properties.
- The project brings retail services to the south end of town that is lacking in this area
- The public health, safety and general welfare should not be negatively impacted by this rezoning.

At the April 12 meeting, this item was tabled. The applicant requested that the rezoning be extended to the entire 3<sup>rd</sup> Street (10<sup>th</sup> Street) right of way instead of just the west 35 feet. This matches discussion from last month's meeting. Since that area is currently "unzoned" anyways, staff feels that we can proceed with this request.

**Action:**

Hold further discussion, make a motion to recommend the City Commission approve/disapprove the request to 401 West Madison Ave from a R-2 Medium Density Residential District to a C-2 Restricted Commercial District.

**Attachments:**

Staff report, Area maps, Preliminary site plan

Presentation Link: <https://arcg.is/PeS0z0>