



Planning Commission Agenda Item

Meeting

Date: 12/09/2025

From: Josh White, Principal Planner

Item: 706 E Madison Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 706 E Madison Ave from an R-2 (Medium Density Residential District) to a C-3 (General Commercial District).

Background:

The subject property is located at 706 E Madison Ave. The surrounding area is comprised of commercial uses. The property consists of approximately 0.71 acres. The project will involve the construction of a new building to park equipment for the neighboring business at 708 also owned by the applicants. The applicant is requesting a rezone from the R-2, Medium Density Residential District to a C-3, General Commercial District.

It is the recommendation of staff that the requested rezoning R-2 to C-3 be approved based on the following conclusions:

- The property has not been developed as residential since 1999.
- No additional infrastructure will be needed.
- The property is within a commercial neighborhood and adjacent to the railroad.
- The project will allow a local business to expand.
- The public health, safety and general welfare of the community will not be negatively affected.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to rezone 706 E Madison Ave from an R-2 (Medium Density Residential District) to a C-3 (General Commercial District).

Attachments:

Staff report

Presentation Link: <https://arcg.is/unju8>