



Planning Commission Agenda Item

Meeting Date: 12/09/2025

From: Josh White, Principal Planner

Item: 2200 E Chestnut Ave Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 2200 E Chestnut Ave from an R-1 (Low Density Residential District) to a P (Public Use District).

Background:

The subject property is located at 2200 E Madison Ave. The surrounding area is comprised of residential uses. The property consists of approximately 0.54 acres. The project will be to erect a water tower. This will enhance water pressure and quality across the East Pressure Zone which includes the city east of the Walnut River. The applicant is requesting a rezone from an R-1, Low Density Residential District to a P, Public Use District. Staff recommend approval of the rezone.

It is the recommendation of staff that the requested rezoning R-1 to P be approved based on the following conclusions:

- The proposed project directly meets a goal from the Comprehensive Plan
- The proposed project enhances the water infrastructure of the neighborhood.
- Public uses are generally compatible with residential neighborhoods.

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 2200 East Chestnut Ave from an R-1 (Low Density Residential District) to a P (Public Use District).

Attachments:

Staff report

Presentation Link: <https://arcg.is/1GLemD>