



# Planning Commission Agenda Item

**Meeting Date:** 8/13/24  
**From:** Josh White, Principal Planner  
**Item:** 800 & 824 W Madison Ave Rezone

**Purpose:** Hold a public hearing to consider the advisability of rezoning 820 & 824 W Madison Ave from a C-3 (General Commercial District) to an I-1 (Light Industrial District).

**Background:**

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.

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.

**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 800 & 824 W Madison Ave from a C-3 (General Commercial District) to an I-1 (Light Industrial District).

**Attachments:**

Staff report

Presentation Link: <https://arcg.is/04rKiLO>