



City Commission Agenda Item

Meeting Date: 6/7/22
From: Josh White, Principal Planner
Item: 401 W Madison Rezone

Purpose: An ordinance authorizing the rezoning of 401 W Madison Avenue , from R-2 (Medium Density Residential District) to C-2 (Restricted Commercial District). (Roll Call Vote)

Background:

AAB Engineering has requested 401 W Madison Avenue be rezoned. 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. The Planning Commission held a public hearing on Tuesday, April 12, 2022. The item was tabled at the applicant's request. On May 10, 2022 the application returned to the Planning Commission with an alteration of the area to be rezoned. The Planning Commission discussed the changes and voted unanimously on Tuesday, May 10, 2022 to recommend that the City Commission approve the request.

Commission Options:

1. Approve ordinance on the first reading
2. Table and approve on second reading
3. Dissapprove ordinance with 2/3 majority
4. Table and send back to Planning Commission for further consideration

Fiscal Impact:

Amount: Cost of publication

Fund:

_____ Included in Budget

Department:

_____ Grant

_____ Bonds

Expense Code:

_____ Other (explain)

Attachments: Staff report, ordinance

Approved for Agenda by:

Randy Frazer, City Manager