



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Commission

FROM: Matt Chesmore – Building Official

DATE OF MEETING: April 7, 2026

ITEM TITLE: Rezoning application - McDonald

BACKGROUND:

Michael McDonald Construction has applied to rezone a parcel of ground he currently owns from M-2 (Heavy Manufacturing) to C-1 (Commercial). The parcel is located at 508-A 20th St Ave SW.

Mr. McDonald is proposing to remodel the existing building, adding a residential unit on the second story and above his existing commercial business.

The reason for this request is that residential units are prohibited in a M-1, heavy manufacturing zoning district, whereas C-1 Commercial districts allow for mixed uses.

Rezoning exhibit(s) have been included to facilitate the rezoning of this parcel.

RECOMMENDATION:

Staff recommends a motion to recommend approval of the rezoning of this parcel as submitted.