



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson – Director of Planning and Community Development
Date: June 7th 2023
Re: Business District – Ordinance - Repeal and Replace

Staff is proposing removing Central Business District and replacing it with Business District. Central Business District is currently not in use on any property, nor does it appear on our official City zoning map. The new district would be a hybrid of industrial and commercial uses but disallows many of the harsher uses in existing industrial district. Uses like mini-storage and chemical manufacturers, among others, would not be allowed within the new district.

As the City looks to expand northward and along Highway 41 (represented as blue circles on the attached map), We need to be cognizant of the need for industrial land but also the need to ensure that the value of adjacent uses is not affected by industrial growth. No existing land within the City is intended for this district, rather annexations adjacent to our industrial parks and commercial centers may benefit from the flexibility of this new zone. The Central Land Company, looking to build two large facilities adjacent to Commerce Crossing (starred on attached map) will be requesting to rezone to Business District. No other rezones are planned at this time.

Recommendation:

Approval of the proposed ordinance, repealing and replacing section 17.21 Central Business District with Section 17.21 Business District.