



PROJECT BRIEF – NEW BUSINESS: Resolution 2025-PC1

Meeting Date: 05/12/2025

Application Description:

City of Madison – Application to Amend the Zoning Ordinance, Official Zoning Map, and Schedule of Uses. The applicant is requesting to create a Riverfront District (RF) within the zoning ordinance. This requires an amendment to the Zoning Ordinance, Official Zoning Map, and Schedule of Uses.

Preliminary Staff Recommendation: Recommend to Council

Conditions:

Reasoning:

A recent housing study showed that we have a significant need for housing within our community. The City of Madison has determined that some parts of the city zoned Open Space (OS) are buildable and should be allowed to be developed with a focus on housing. This request will also take several non-conforming historic properties and return them to conforming uses.

History, Relevant Information, & Prior Approvals:

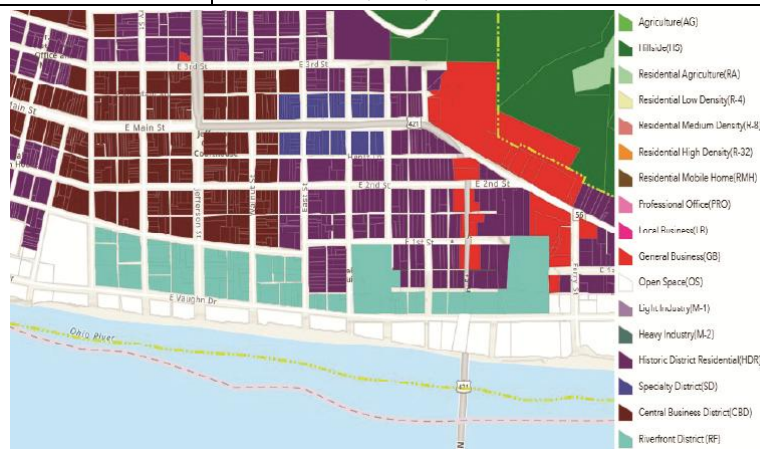
History:

Relevant Information:

Prior Approvals:

Surrounding Zoning and Land Use:

| | |
|--|---|
| North: Central Business District(CBD) and Historic District Residential (HDR) | East: Historic District Residential (HDR) |
| South: Open Space(OS) | West: General Business(GB), Open Space(OS) and Historic District Residential (HDR) |



Comprehensive Plan, Ordinances, & Finding of Fact

Future Land Use Goals and Recommendations (Page 81-84)

Goal 1: Balance & Diversity

Continue to provide a balance of land uses to ensure a diverse tax base.

RECOMMENDATION 1

- Use the Future Land Use Plan for making decisions regarding future development. Ensure adequate land is maintained for suitable industrial and commercial development.
- Encourage intra-governmental collaboration using the Future Land Use Plan as a guide to ensure viability and success of economic development, redevelopment, and housing endeavors.
- Ensure property owners, developers, and other private entities are familiar with the plan as they make investment decisions.

Goal 2: Right-size Madison

Understand the realities of growth and development.

RECOMMENDATION 1

Reduce the current extents of Extra-Territorial Jurisdiction (ETJ) to align with utility extensions and staff capacity to serve. Managed growth within the ETJ is essential to right-sizing the community, keeping infrastructure costs under control, and emphasizing the importance of redevelopment in the core.

RECOMMENDATION 2

Encourage development in areas with existing infrastructure. Preserve agricultural areas. Assess the capacity and extents of existing infrastructure and use the information to guide new development. In order to determine how much growth can occur rather than building new infrastructure. Encourage development and redevelopment within or adjacent to the City limits. Focusing on infill development will allow the city to realize a more vibrant core while managing the costs of providing services.

Economic Development Goals and Recommendations (Page 139-145)

Goal 5: Bold Moves for Change

Task the Redevelopment Commission with establishing methods to implement significant projects and reduce the focus on utility and infrastructure extension and maintenance.

RECOMMENDATION 1

Promote infill development by marketing vacant properties owned by the City and investigating forming a land bank. The City, along with neighborhood stakeholders and local banks, should review how a land bank could be used to establish a group of parcels for future infill housing needs. This would also provide a set of properties that could be designated for affordable housing infill projects. These projects may assist in maintaining and stabilizing housing needs especially within the City's eastern neighborhoods.

Ordinance:

SECTION 3.20 – MAINTENANCE OF THE OFFICIAL ZONING MAP (Page 24)

If, in accordance with the provisions of this ordinance and IC 36-7-4-600, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council with an entry on the Official Zoning Map as follows: "On (Day, Month & Year) by the official action of the City Council, the following changes were made on the Official Zoning Map": _____ Which entry shall be signed by the President of the Plan Commission and the President of the Common Council and attested by the City Clerk. No changes of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change of any kind by a person or persons shall be considered a violation of this ordinance and punishable as provided under Section 11.50 of this ordinance.

SECTION 3.40 – REPLACEMENT OF THE OFFICIAL ZONING MAP (Page 25)

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the City Council may by resolution adopt a new Official Zoning Map, which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The Official Zoning Map shall be identified by the signature of the President of the City Plan Commission and the President of the Common Council and attested by the City Clerk and bearing the seal of the City under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted _____ as part of Ordinance Number _____ of the City of Madison, Indiana." Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment in the office of the Clerk-Treasurer.

SECTION 11.21 – DUTIES OF THE PLAN COMMISSION (Pages 116-117)

- A. Initiate proposed amendments to this ordinance.
- B. Review all proposed amendments to this ordinance and make recommendations to the City Council.
- C. Review all Planned Unit Development plans and make recommendations to the City Council.