



## PROJECT BRIEF – PCRZ-25-2

Application Date: 03/24/2025

Meeting Date: 04/14/2025

### Application Description:

An application has been filed to Amend the Official Zoning Map. The applicant is requesting to rezone the property with the parcel ID: 39-08-34-334-113.000-007 from Heavy Industry(M-2) to Residential Medium Density(R-8).

<b>Current Zoning:</b> Heavy Industry(M-2)	<b>Project Location:</b> 1145 W SECOND ST
<b>Applicant:</b> David Joe Craig	<b>Owner:</b> David Joe Craig

### Preliminary Staff Recommendation: Approve

#### Conditions: NA

#### Reasoning:

Heavy manufacturing does not make sense in this area of town for future development. The home has existed prior to the zoning ordinance however the current owner wishes to improve the property.

### History, Relevant Information, & Prior Approvals:

#### History:

Home built around 1940-1950 per Jefferson County Property Card and Historic District Survey

#### Relevant Information:

In today's standard, heavy manufacturing would not be located on a property of this size. This would not be considered spot zoning since the proposed R-8 zoning is located around the street. Staff will also be looking into the potential of updating the zoning within this area during the ordinance update process.

#### Prior Approvals: NA

### Surrounding Zoning and Land Use:

<b>North:</b> Residential Medium Density(R-8)
<b>South:</b> Heavy Industry(M-2)
<b>East:</b> Heavy Industry(M-2)
<b>West:</b> Heavy Industry(M-2)



## Comprehensive Plan, Ordinances, & Finding of Fact

### Comprehensive Plan:

*Future Land Use Designations (Page 74-78)*

#### NEIGHBORHOOD MIXED-USE

Neighborhood Mixed-Use refers to traditional neighborhoods with a historic development pattern such as those in the southern section of Madison generally between the bluff and the Ohio River. It is primarily a mix of single and two-family homes and small multifamily buildings with minimal setback from the street. This land use also includes some mixed-use commercial/residential properties. Some are on alleys with rear-loaded garages and in some cases only on-street parking, but typically these homes do not have front-loading garages unless at the rear of the lot. This designation surrounds the core around Main Street and much lies within the Historic District. There is a continuous network of blocks connected by streets and sidewalks that lead to parks, the central business and civic area. Vacant lots should be redeveloped with compatible infill that reflects the desired character of the neighborhood. This designation can also serve as a transition between lower density residential and commercial or business activities. Development should be connected to City utilities and public services.

### Ordinance:

*SECTION 10.00 – NON-CONFORMING USE SPECIFICATIONS (Page 109)*

Within the districts established by this ordinance, or amendments that may later be adopted, there exists non-conforming uses of land or structures which were lawful before this ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this ordinance or future amendments thereto. It is the intent of this ordinance to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this ordinance that nonconformities shall not be enlarged upon, expanded, or extended, and not be used as grounds for adding other structures or uses which are prohibited elsewhere in the same district.

*SECTION 10.20 – EXTENSION (Page 109)*

Non-conformities are declared by this ordinance to be incompatible with permitted uses in the districts in which such use is located. A non-conforming use of a structure, a nonconforming use of land, or a non-conforming use of a structure and land in combination shall not be extended or enlarged after passage of this ordinance by attachment of a building, premises or additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be generally prohibited in the district in which such use is located.

*SECTION 12.02 – INITIATION OF ZONING AMENDMENTS (Page 130)*

Amendments to this ordinance may be initiated in one of the following ways:

1. By adoption of a motion by the Plan Commission.
2. By adoption of a resolution by the City Council.
3. By the filing of a petition with the Plan Commission by at least fifty percent (50%) of the owners of property within the area proposed to be changed by said amendment.

A majority of the property owners desiring to file a petition for a zoning amendment must first submit an application for an advisory hearing and meet with the Plan Commission for the purpose of ascertaining the location and capacity of streets, utilities, and other existing or planned community facilities which may affect the property being considered.



# MADISON

Indiana  
Planning, Preservation and Design

DOCKET ID ASSIGNED:

PC R2 - 25 - 2

101 W Main St  
Madison, IN 47250  
(812) 265-8324

## Application to Amend the Official Zoning Map (Rezoning)

Application Fee	\$ 100.00
Ad Fee (for Legal Notice)	\$ 15.00
<b>Total Due</b>	<b>\$ 115.00</b>

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at [www.madison-in.gov/reporting](http://www.madison-in.gov/reporting).

Purpose: Per the City of Madison Zoning Ordinance, whenever the public necessity, convenience, general welfare, or good zoning practices require, the City Council may by ordinance after receipt of recommendations thereon from the Plan Commission, and subject to procedures provided by law, amend, supplement, change, or repeal the regulations, restrictions, and boundaries or classification of property.

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

### APPLICANT INFORMATION

Name: David J. Craig  
Street: 1145 West Second Street  
City: MADISON State: IN Zip: 47250  
Phone (Preferred): 812-599-1678  
Phone (Alternate): 812-599-1679  
Email: djoecraig@gmail.com

### OWNER INFORMATION (IF DIFFERENT\*)

Name: David J. Craig  
Street: 494 Brentwood Dr  
City: MADISON State: IN Zip: 47250  
Phone (Preferred): 812-599-1678  
Phone (Alternate): 812-599-1679  
Email: djoecraig@gmail.com

\* If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.

### PROPERTY FOR WHICH REZONING IS PROPOSED

Address and/or Legal Description of Property: 1145 West Second Street, MADISON, IN  
See Attached

Parcel I.D. (can be obtained from the office): 39-08-34-334-113.000-007

Present Zoning Classification: M2

Description of Proposed Use: Residential

Approximate Cost of Work to be Done: \_\_\_\_\_

Proposed Zoning Classification: R8

Description of the rezoning request: UPDATE TO TRUE USAGE OF THE  
PROPERTY LOCATION

Submit property site plan detailing all requested setbacks. The site plan should also indicate structures, parking areas, adjoining streets and neighboring land uses.

Include any other documents/information which you feel will aid the Board in making its determination.

*Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, across streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information. Proof of the Certified Mail receipts and the corresponding returned green cards shall be given to the Planning Office at least one (1) working day prior to the scheduled meeting. The Board will not review the application unless these are received.*

I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations.

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Applicant

COMPLETED BY PLANNING OFFICE	Meeting Information: Plan Commission
Application Accepted on: _____	101 W Main St, Madison, IN 47250 – Council Chambers
Application Accepted by: _____	Meeting Date: _____ Time: 5:30PM

Documentation Review (Completed by Planning Office)

- \_\_\_\_ Owner Authorization provided (if req'd)
- \_\_\_\_ Site plan is adequate
- \_\_\_\_ Application is complete
- \_\_\_\_ GIS Information to applicant and attached
- \_\_\_\_ Certified Mail Receipts received (attach)
- \_\_\_\_ Certified Mail Green Cards received (attach)

Staff Notes



