



Item No. 32

MEMO

To: Mayor & City Council
From: Amelia Schoeneman, Planner
Date: January 13, 2026
Subject: Master Plan Zoning Agreement

The ordinance regarding rezoning (with Master Plan) from Intensive Industrial to General Industrial for 23959 580th Avenue is attached for the City Council's review and consideration for third reading and adoption.

The subject property is the former Caremoli food manufacturing facility. The owner believes the broader range of GI uses, including non-traditional industrial uses, is desirable for the site, and has therefore requested rezoning to GI. City staff requested the applicant propose an accompanying Master Plan to address the goals of the City for site improvements and appropriate uses at this gateway location.

City Council approved on first reading the rezoning with Master Plan on December 9, 2025. At this time, City Council required a Master Plan to be accompanied by a Zoning Agreement signed by the property owner prior to the third reading of the rezoning ordinance. The Zoning Agreement states the requirements of the Master Plan.

The applicant will deliver to staff the attached Zoning Agreement signed by the property owner in time for the third reading. This agreement should be approved by the City Council before approving the rezoning of third reading.

ATTACHMENT(S):

[23959 580th Ave - Rezoning.docx](#)
[Draft_RAWMP_Caremoli_Site_final.pdf](#)