



**CITY OF MARSHALL
AGENDA ITEM REPORT
COUNCIL 8/12/25**

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, August 12, 2025
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Adoption of Ordinance for the Request to Rezone Property Located at 201 Legion Field Road from R-1 Low Density Residence District to R-4 Higher Density, Multiple-Family Residence District
Background Information:	<p>This is a request by the City of Marshall to rezone this property as shown on the attached map from R-1 Low density residential District to R-4 Higher density multiple family residence District for potential future residential development. The new Comprehensive Plan shows this entire area as a high density residential use, meaning over 12 dwelling units per acre.</p> <p>Rezoning procedures are described in Section 86-30 Amendments. A rezoning map is attached.</p> <p>At the July 9, 2025, Planning Commission meeting, a public hearing was held, and a motion was made by Muchlinski, seconded by Pieper to recommend approval to the City Council of the request to rezone the property located at 201 Legion Field Road from R-1 Low Density Residence District to R-4 Higher Density, Multiple-Family Residence District. All voted in favor.</p> <p>The rezone was introduced at the City Council Meeting on July 22, 2025.</p>
Fiscal Impact:	None
Alternative/ Variations:	None recommended
Recommendations:	Planning Commission and staff recommend that the Council adopt Ordinance Number 25-009 to Rezone Property Located at 201 Legion Field Road from R-1 Low Density Residence District to R-4 Higher Density, Multiple-Family Residence District.