



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Tuesday, April 9, 2019
Category:	NEW BUSINESS
Type:	INFO/ACTION
Subject:	REQUEST FOR A VARIANCE ADJUSTMENT PERMIT BY L2A, LLC, AT 501 Village Drive
Background Information:	<p>Several apartment complexes in Marshall have recently been purchased by Suite Liv'n Company. They want to add a new apartment building at the back of the 501-517 Village Drive development. There are already 6 buildings there so the options for new building location are limited. Zoning Ordinance requires a rear yard to be 25% of the entire lot depth, which in this case will be about a hundred feet. The owner is asking to reduce it to 30 feet.</p> <p>An apartment building on the property directly south is located within 10 feet from the rear property line, based on a variance approved in 1992. Considering this information and the fact that adjacent property to the west is zoned A – Agricultural District and used as a cemetery, this request seems reasonable.</p> <p>The variance regulations and procedures are found in Section 86-29 https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86ZO_ARTIIADEN_DIVIGE_S86-29VA. A property aerial photo and a proposed site plan is attached for reference.</p> <p>At the Planning Commission meeting on March 28, 2019, a motion was made by Fox, second by Knieff to recommend approval to the City Council of the request by L2A, LLC for a Variance Adjustment Permit for reduction of the required rear yard from 25% of the lot depth, or about 100 feet, to 30 feet as recommended by staff. All voted in favor of the motion.</p>
Fiscal Impact:	None known.
Alternative/Variations:	None recommended.
Recommendations:	that the Council approve the request by L2A, LLC for a Variance Adjustment Permit for reduction of the required rear yard from 25% of the lot depth, or about 100 feet, to 30 feet.