



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Tuesday, July 14, 2020
Category:	NEW BUSINESS
Type:	INFO/ACTION
Subject:	Request for Map Amendment (rezone) James R Swenson and Teah Swenson at 1111 Canoga Park Drive
Background Information:	<p>This is a request by James R Swenson and Teah Swenson Marshall, MN to rezone 1111 Canoga Park Drive from R-2 One to Four Family Residential District to B-3 General Business District. The owner wants to use this lot for parking, together with two lots to the north, which are already zoned B-3 General Business District. Parking lot is a permitted use in a B-3 General Business District. Based on the Parking and Landscaping Ordinance, a fence or planting screen will be required along the south side of the property since it borders residential district.</p> <p>Rezoning procedures are described in Section 86-30 Amendments https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86ZO_ARTIADEN_DIVIGE_S86-30AM. Attached are an aerial photo, and rezoned area extent for your reference.</p> <p>At the June 10, 2020, Planning Commission meeting, a public hearing was held, and a motion was made by Carstens, second by Lee to recommend approval to City Council to rezone the property as recommended by staff. All voted in favor.</p> <p>The Ordinance Amendment to rezone 1111 Canoga Park Drive from R-2 One to Four Family Residential District to B-3 General Business District was introduced at the June 23, 2020, City Council meeting</p>
Fiscal Impact:	Costs are to be billed to applicant
Alternative/ Variations:	None recommended
Recommendations:	that the Council adopt Ordinance Number XXX, Second Series to rezone 1111 Canoga Park Drive from R-2 One to Four Family Residential District to B-3 General Business District