



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Presenter:</b>	Ilya Gutman
<b>Meeting Date:</b>	Tuesday, March 14, 2023
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	ACTION
<b>Subject:</b>	Request for Conditional Use Permit at 522 Jaguar Court.
<b>Background Information:</b>	<p>This is a request to have a single ownership duplex in an R-1 One Family Residence District.</p> <p>The lot size meets the minimum size requirements for a duplex as listed in the Ordinance and all yard regulations will be complied with.</p> <p>One Family Residence District regulations are in Section 86-97. The Conditional Use Permit regulations are found in Section 86-46 and the Standards for Hearing are found in Section 86-49.</p> <p>Findings of Fact are being prepared and will provide more information on applicable criteria for granting the Conditional Use permit and Planning Commission discussion.</p> <p>At the Planning Commission meeting on March 8, 2023, a motion was made by Pieper, seconded by Deutz, to recommend denial, to City Council. MOTION PASSED with 4 to 1. Doom voting against.</p>
<b>Fiscal Impact:</b>	None known.
<b>Alternative/ Variations:</b>	Follow staff recommendation to approve the request with the following condition: The outside appearance is uniform and masks evidence of two dwellings in the building by having units face different streets, having two car garage for each unit, and having finishes compatible to single-family houses in the neighborhood.
<b>Recommendations:</b>	that the Council deny the Conditional Use Permit (CUP) for a single ownership duplex in an R-1 One Family Residence District at 522 Jaguar Court.