



**CITY OF MARSHALL  
AGENDA ITEM REPORT  
COUNCIL 7/22/25**

<b>Presenter:</b>	Ilya Gutman
<b>Meeting Date:</b>	Tuesday, July 22, 2025
<b>Category:</b>	CONSENT AGENDA
<b>Type:</b>	ACTION
<b>Subject:</b>	Introduction of Ordinance for 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
<b>Background Information:</b>	<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>
<b>Fiscal Impact:</b>	None
<b>Alternative/ Variations:</b>	None recommended
<b>Recommendations:</b>	Planning Commission and staff recommend that the Council introduce the attached ordinance to rezone area as shown on the map at 201 Legion Field Road from R-1 Low Density Residence District to R-4 Higher Density, Multiple-Family Residence District