



**CITY OF MARSHALL
AGENDA ITEM REPORT
PC 8/14/24**

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| Presenter: | Ilya Gutman |
| Meeting Date: | Wednesday, August 14, 2024 |
| Category: | PUBLIC HEARING |
| Type: | ACTION |
| Subject: | Consider the request of the Turkey Valley Farms to rezone these two lots from R-1 One Family District to R-2 One to Four Family District and a Conditional Use Permit for a parking lot in an R-2 District |
| Background Information: | <p>This is a request to, first, rezone this area from R-1 One-Family District to R-2 One-to-Four Family District, and then, to approve a Conditional Use Permit for a parking lot in an R-2 District. Turkey Valley Farms is looking for a way to provide more off-street parking for its workforce.</p> <p>This area is shown as medium density residential use on the Future Use Map in the Marshall 2040 Comprehensive Plan. Consequently, rezoning to R-2 will be in compliance with the new Comprehensive Plan. Parking lots are conditional uses in R-2.</p> <p>One to Four Family Residence District regulations are in Section 86-98. The Conditional Use Permit regulations are found in Section 86-46 and the Standards for Hearing are found in Section 86-49.</p> <p>Please see attached Finding of Facts for more detailed information.</p> |
| Fiscal Impact: | None Known |
| Alternative/Variations: | None recommended but additional reasonable conditions as proposed by the Planning Commission may be added to a conditional use permit. |
| Recommendations: | <ol style="list-style-type: none"> 1. Close public hearing. 2. Recommend to City Council an approval of the request to rezone the area from R-1 Single Family Residence to R-2 One to Four Family Residence. 3. Recommend to City Council an approval of the request to grant a Conditional Use Permit for a parking lot in an R-2 One to Four Family Residence District with the following conditions: <ol style="list-style-type: none"> a. The only parking access shall be from South 6th Street; b. Ten-foot landscaped setbacks are required on all four sides; c. A buffer planting screen or fence shall separate parking from adjacent residential lots d. At least four trees shall be planted; e. Parking shall be paved and not used for commercial vehicles f. A drawing/layout of parking development shall be presented to the City for approval. |