



**CITY OF MARSHALL
AGENDA ITEM REPORT
COUNCIL 4/23/24**

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, April 23, 2024
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Consider the request of Karen Owen for a Conditional Use Permit for a duplex in an R-1 district
Background Information:	<p>This is a request to have a single ownership duplex in an R-1 One Family Residence District.</p> <p>The lot size is adequate for a duplex 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>Please see attached Finding of Facts for more detailed information.</p> <p>The Planning Commission conducted a public hearing on April 10, 2024, and unanimously recommended approval</p>
Fiscal Impact:	None Known
Alternative/ Variations:	None recommended.
Recommendations:	Planning Commission recommends a motion to recommend approval of the request to grant a Conditional Use Permit for a single ownership duplex in an R-1 One Family Residence District with the following condition: The outside appearance is uniform and masks evidence of two dwellings in the building with unit front entrances facing different streets.