



**CITY OF MARSHALL
AGENDA ITEM REPORT
COUNCIL 11/14/23**

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, November 14, 2023
Category:	CONSENT AGENDA
Type:	ACTION
Subject:	Introduction of Ordinance – Amending Section 86-106 I-1 Limited Industrial District and Call for Public Hearing
Background Information:	<p>The new Comprehensive Plan has introduced a new land use: Commercial/Industrial Mix use, with the intent to allow both commercial and light industrial uses. This mixed-use district ordinance with associated requirements has not been developed yet. However, the current I-1 Limited industrial district description will serve as the basis for the new district requirements.</p> <p>Based on potential economic development in an area marked as Commercial/industrial use on the Land use map, a rezoning has become necessary, and the most reasonable way for the time being is to rezone this area to an I-1 limited industrial district, while also adding an office use to this district, in line with the future Commercial/Industrial zoning district.</p> <p>At the meeting on October 31, 2023, Legislative and Ordinance Committee voted to recommend to council the approval of revisions to City Ordinance Section 86-106 I-1 Limited Industrial District.</p> <p>At the November 8, 2023, regular Planning Commission meeting, Doom made a motion, seconded by Deutz to recommend to City Council an approval as recommend by staff. All voted in favor of the motion.</p>
Fiscal Impact:	None.
Alternative/ Variations:	None.
Recommendations:	Planning Commission and staff recommend that the Council introduce the Ordinance Amending Section 86-106 I-1 Limited Industrial District by adding business offices as a permitted use and Call for Public Hearing to be held on November 28, 2023.