



CITY OF MARSHALL AGENDA ITEM REPORT PC 11/08/23

Presenter:	Ilya Gutman
Meeting Date:	Wednesday, November 8, 2023
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Consider Ordinance amending Section 86-106 I-1 Limited Industrial District.
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>
Fiscal Impact:	None.
Alternative/ Variations:	None.
Recommendations:	Staff recommends the recommendation to the City Council approving the revisions amending Section 86-106 I-1 – Limited industrial District by adding business offices as a permitted use in this district as proposed by staff.