



## CITY OF MARSHALL AGENDA ITEM REPORT COUNCIL 8/27/24

<b>Presenter:</b>	Ilya Gutman
<b>Meeting Date:</b>	Tuesday, August 27, 2024
<b>Category:</b>	CONSENT AGENDA
<b>Type:</b>	ACTION
<b>Subject:</b>	Consider the request of the Turkey Valley Farms to rezone two lots from R-1 One Family District to R-2 One to Four Family District
<b>Background Information:</b>	<p>This is a request to rezone this area from R-1 One-Family District to R-2 One-to-Four Family District.</p> <p>The owner wants to build a parking lot on these two lots to reduce the need for street parking. Parking is a Conditional use permit in R-2 zoning district but not in R-1, so this plan needs a rezoning. Rezoning, as an Ordinance change, requires two Council meeting: introduction and adoption.</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.</p> <p>The Planning Commission conducted a public hearing on August 14, 2024, and the motion passed by a vote of 4:2</p>
<b>Fiscal Impact:</b>	None known
<b>Alternative/ Variations:</b>	None recommended.
<b>Recommendations:</b>	Planning Commission and staff recommend introducing attached ordinance to rezone the area from R-1 Single Family Residence to R-2 One to Four Family Residence.