



**CITY OF MARSHALL
AGENDA ITEM REPORT
PC 6/12/24**

Presenter:	Ilya Gutman
Meeting Date:	Wednesday, June 12, 2024
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Conduct a Public Hearing on a Conditional Use Permit for a Triplex in a B-1 Limited Business District.
Background Information:	<p>This is a request by the owner for a Conditional Use Permit to allow creating a third apartment in a building out of existing commercial space. This building is located in a B-1 Limited Business District and within the limits of the Downtown District. Apartment buildings are a Conditional Use in a Limited Business District.</p> <p>There used to be a License bureau in this building along with two apartments. The bureau has moved, and the owner wants to replace it with another apartment, bringing the total number of apartments in the building to three. This building is in downtown, so yards, parking, and lot coverage regulations are not applicable. This lot was rezoned to B-1 Limited Business district in 1986 to allow business use.</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>
Fiscal Impact:	None known
Alternative/ Variations:	None recommended
Recommendations:	<ol style="list-style-type: none"> 1. Motion to close public hearing. 2. Staff recommends a motion to recommend to City Council an approval of the request to grant a Conditional Use Permit for a triplex in a B-1 Limited Business District.