



CITY OF MARSHALL AGENDA ITEM REPORT COUNCIL 9/10/24

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, September 10, 2024
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Adoption of Ordinance for the request of Turkey Valley Farms to rezone two lots from R-1 One Family District to R-2 One to Four Family District and a Conditional Use Permit for a parking lot in an R-2 District.
Background Information:	<p>This is a request to, first, rezone this area from R-1 One-Family District to R-2 One-to-Four Family District, and then, to approve a Conditional Use Permit for a parking lot in an R-2 District. Turkey Valley Farms is looking for a way to provide more off-street parking for its workforce 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. Parking lot is a conditional use in R-2.</p> <p>One to Four Family Residence District regulations are in Section 86-98. The Conditional Use Permit regulations are found in Section 86-46 and the Standards for Hearing are found in Section 86-49.</p> <p>The Planning Commission conducted a public hearing for rezoning and conditional use permit on August 14, 2024, and the motion for recommend rezoning passed by a vote of 4:2. A separate motion to recommend approval of a conditional use permit also passes by a vote of 4:2.</p> <p>Rezoning was introduced at the Council meeting on August 27, 2024.</p>
Fiscal Impact:	None known
Alternative/Variations:	None recommended.
Recommendations:	<p>Planning Commission and staff recommend two motions:</p> <ol style="list-style-type: none"> 1. Adopt attached ordinance to rezone the area from R-1 Single Family Residence to R-2 One to Four Family Residence. 2. Grant a Conditional Use Permit for a parking lot in an R-2 One to Four Family Residence District with the following conditions: <ol style="list-style-type: none"> a. The only parking access shall be from South 6th Street; b. Ten-foot landscaped setbacks are required on all four sides; c. A buffer planting screen or fence shall separate parking from adjacent residential lots; d. At least four trees shall be planted; e. Parking shall be paved and not used for commercial vehicles; f. A drawing/layout of parking development shall be presented to the City for approval.