

**Marshall Planning Commission  
Report to City Council – Request for Rezoning  
1301 Canoga Park Circle, City of Marshall, Lyon County, Minnesota**

**WHEREAS**, the office of the City of Marshall Zoning Administrator received an application dated March 21, 2025, for rezoning from B-3 General business district to R-3 low to medium density residence district for properties located at 1301 Canoga Park Circle, and

**WHEREAS**, the applicant for the rezoning is the property owner Greg Taylor, and

**WHEREAS**, notice required pursuant to Minnesota Statutes Section 462.357 including the time, place and purpose of the hearing was published in the official newspaper at least ten days prior to the day of the hearing; and

**WHEREAS**, notice required pursuant to Minnesota Statutes Section 462.357 was mailed at least ten days before the day of the hearing to each owner of affected property and property situated wholly or partly within 350 feet of the property to which the variance adjustment permit relates; and

**WHEREAS**, City staff representatives from the Community Planning Department reviewed the application for the rezoning; and

**WHEREAS**, the 2040 Comprehensive Plan shows medium density residential use for this area, meaning 6 to 12 dwelling units per acre; this proposed development will be within this density range; and

**WHEREAS**, the public hearing was scheduled for April 9, 2025, and was held as scheduled. Staff presented the above facts, and the Planning Commission discussed the rezoning request and heard from the applicant; and

**WHEREAS**, the Planning Commission has evaluated all applicable considerations and finds and determines that rezoning as requested is consistent with the current Comprehensive Plan and will further City development.

**NOW THEREFORE**, it is recommended by the Planning Commission to the Marshall City Council that rezoning from B-3 to R-3 be approved as recommended by staff. The motion offered by \_\_\_\_\_ and seconded by \_\_\_\_\_, and declared carried on the following vote:

Ayes:

Nays:

Abstained:

Passed:

Marshall Planning Commission

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By: Cathy Lee

Its: Chair

Approval is contingent upon execution and return of this document to the City Planning Office.  
I have read and agree to the conditions of this recommendation as outlined above.

Property Owner / Applicant

Date