



CITY OF MARSHALL AGENDA ITEM REPORT PC 4/9/25

Presenter:	Ilya Gutman
Meeting Date:	Wednesday, April 9, 2025
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Conduct a public hearing on the request of Greg Taylor to rezone the properties located at 1301 Canoga Park Circle from B-3 to R-3.
Background Information:	<p>This is a request by Greg Taylor to rezone his properties at 1301 Canoga Park Circle as shown on the attached map from B-3 General business District to R-3 Low to medium density residence District for potential future residential development of an 8-plex and several twin townhouses. The new Comprehensive Plan shows this entire area as a medium density residential use, meaning 6 to 12 dwelling units per acre. This proposed development will be within this density range.</p> <p>Rezoning procedures are described in Section 86-30 Amendments. A rezoning map is attached.</p>
Fiscal Impact:	None
Alternative/ Variations:	None
Recommendations:	<p>Close public hearing.</p> <p>Recommend approval to the City Council of the request to rezone properties at 1301 Canoga Park Circle from B-3 General business District to R-3 Low to medium density residence District.</p>