



CITY OF MARSHALL AGENDA ITEM REPORT CC 2/25/25

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, February 25, 2025
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Request for a Conditional Use Permit for a duplex in an R-1 District at 212 Carrow Circle
Background Information:	<p>This is a request to have a single ownership duplex in an R-1 low density residence District.</p> <p>This building was built in 1976 as a single-family residence. Recently, it has been used as a duplex, and such use in a lower density district requires a conditional use permit.</p> <p>The Conditional Use Permit regulations are found in Section 86-46 and the Standards for Hearing are found in Section 86-49.</p> <p>An aerial photo and a sketch submitted with a rental application are attached for reference.</p> <p>The Planning Commission conducted a public hearing on February 12, 2025, and unanimously recommended approval.</p> <p>Please see attached Resolution for more detailed information.</p>
Fiscal Impact:	None Known
Alternative/ Variations:	None recommended.
Recommendations:	Planning Commission and staff recommend approving the request to grant a Conditional Use Permit for a single ownership duplex in an R-1 low density residence District with the following condition: an inspection is conducted to determine that the lower-level apartment is properly separated from the upper unit and garage and a building permit is obtained for all required work.