



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Presenter:</b>	Jason Anderson
<b>Meeting Date:</b>	Tuesday, February 27, 2024
<b>Category:</b>	CONSENT AGENDA
<b>Type:</b>	ACTION
<b>Subject:</b>	Channel Parkway Addition – Introduction of Preliminary Plat
<b>Background Information:</b>	<p>Attached please find a copy of the preliminary plat of Channel Parkway Addition in Marshall, Minnesota.</p> <p>The Economic Development Authority has been working with the Southwest West Central Service Cooperative (SWWC) to determine a new location for the agency’s administrative offices. The SWWC is currently located in the former Market Street Mall and has explored several relocation and redevelopment opportunities. It was determined that a new facility would best meet the needs of the organization, including the addition of training facilities for staff and the community.</p> <p>SWWC’s proposal includes the construction of a 16,000 sq ft facility on the city-owned property located in Parkway at the corner of London Road and Channel Parkway. SWWC employs 459 people with 52 staff on-site in Marshall with an 18-county service area. SWWC supports schools, cities, counties and government agencies with educational and administrative services including learning centers, special education services, enrichment programming, professional development, technology services, and more.</p> <p>The property that is being considered for development is located at the intersection of Channel Parkway and London Road. Creation of a parcel for this proposed development requires a platting process because this land has never been platted and City Ordinance requires land to be platted prior to the subdivision and sale of land.</p> <p>Attached please find a copy of the Engineer’s Report of Preliminary Plat Review. Copies of the proposed subdivision have been sent to the local utility companies, and their requirements, if any, have been incorporated into the plat.</p> <p>Per adoption of Ordinance 23-024 on 11/14/2023, the public hearing on the preliminary plat is now conducted at the Planning Commission meeting instead of at the City Council meeting.</p> <p>At their meeting on 02/14/2024, Pieper made a motion, second by Agboola, to recommend approval of the preliminary plat of Channel Parkway Addition to the City Council, subject to utility companies review and recommendations. All voted in favor.</p>
<b>Fiscal Impact:</b>	The applicant has paid the \$300 escrow for direct costs relating to the plat and the difference will be refunded or billed to the applicant according to the current Fee Schedule.
<b>Alternative/ Variations:</b>	No alternative actions recommended.
<b>Recommendations:</b>	that the Council introduce the preliminary plat of Channel Parkway Addition.