



**CITY OF MARSHALL
AGENDA ITEM REPORT
COUNCIL 3/10/26**

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, March 10, 2026
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Adoption of Ordinance for the request of Greg Taylor to rezone the property located at 1301 Canoga Circle from B-3 to R-2
Background Information:	<p>This is a request by Greg Taylor to rezone his properties at 1301 Canoga Circle as shown on the attached map from B-3 General business District to R-2 One- to Four-Family Residence District for potential future residential development of 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> <p>At the April 9, 2025, Planning Commission meeting, a public hearing was held, and a motion was made by Doom, seconded by Deutz to recommend approval to the City Council of the request to rezone properties at 1301 Canoga Circle from B 3 General business District to R-3 Low to medium density residence District. All voted in favor.</p> <p>Originally, the applicant requested a rezoning to R-3 but then revised it to R-2, which is currently a lower density district. Comprehensive plan views both R-2 and R-3 as medium density areas.</p> <p>The rezone to R-2 was initially introduced at the City Council Meeting on April 22, 2025.</p> <p>Land description is based on the attached Wilke-Miller-Buesing Sixth Addition plat, which just has been approved and will be recorded shortly.</p>
Fiscal Impact:	None
Alternative/ Variations:	None
Recommendations:	Planning Commission and staff recommend that the Council adopt Ordinance 26-002 to rezone area as shown on the map at 1301 Canoga Circle from B-3 General Business District to R-2 One- to Four-Family Residence District.