



CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, May 23, 2023
Category:	CONSENT AGENDA
Type:	INFO
Subject:	Request for Map Amendment (Rezone) by First Premier Bank at 1420 East College Drive
Background Information:	<p>This is a request by First Premier Bank, of Sioux Falls, SD to rezone property at 1420 East College Drive from B-4 Shopping Center Business District to B-3 General Business District for future development that includes a use permitted in B-3 district but not in B-4 district. Since the mall is not functioning as a mall anymore, staff believe that B-4 zoning district has become obsolete and suggest rezoning the other properties around the mall to B-3 as well at this time. All properties around the mall are currently zoned B-3 general business. This area was granted a PUD in 2015, but it was never acted upon, so this rezoning nullifies the existing PUD. The new Comprehensive Plan shows this entire area as Neighborhood Mix use with intent to allow for both commercial and residential uses and B-3 General business allows both.</p> <p>Rezoning procedures are described in Section 86-30 Amendments https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86ZO_ARTIIADEN_DIV1GE_S86-30AM. Attached are the rezoned area extent for your reference.</p> <p>At the May 10, 2023, Planning Commission meeting, a public hearing was held, and a motion was made by Doom, second by Muchlinski to recommend approval to City Council to rezone the property as recommended by staff. All voted in favor.</p>
Fiscal Impact:	Costs are to be billed to applicant.
Alternative/ Variations:	None recommended
Recommendations:	that the Council introduce the attached ordinance to rezone property at 1420 and 1424 East College Drive and 1001 Highway 23 N from B-4 Shopping Center Business District to B-3 General Business District.