



**CITY OF MARSHALL  
AGENDA ITEM REPORT  
COUNCIL 6/25/24**

<b>Presenter:</b>	Ilya Gutman
<b>Meeting Date:</b>	Tuesday, June 25, 2024
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	ACTION
<b>Subject:</b>	Consider a request for a Conditional Use Permit for a Triplex in a B-1 Limited Business District.
<b>Background Information:</b>	<p>This is a request by the owner for a Conditional Use Permit to allow creating a third apartment in a building out of existing commercial space. This building is located in a B-1 Limited Business District and within the limits of the Downtown District. Apartment buildings are a Conditional Use in a Limited Business District.</p> <p>There used to be a License bureau in this building along with two apartments. The bureau has moved, and the owner wants to replace it with another apartment, bringing the total number of apartments in the building to three. This building is in downtown, so yards, parking, and lot coverage regulations are not applicable. This lot was rezoned to B-1 Limited Business district in 1986 to allow business use.</p> <p>One Family Residence District regulations are in Section 86-97. The Conditional Use Permit regulations are found in Section 86-46 and the Standards for Hearing are found in Section 86-49.</p> <p>The Planning Commission conducted a public hearing on June 12, 2024, and unanimously recommended approval.</p> <p>Please see attached Finding of Facts for more detailed information.</p>
<b>Fiscal Impact:</b>	None known
<b>Alternative/Variations:</b>	None recommended
<b>Recommendations:</b>	Planning Commission and staff recommend approving the request to grant a Conditional Use Permit for a triplex in a B-1 Limited Business District.