



**CITY OF MARSHALL
AGENDA ITEM REPORT
COUNCIL 11/12/24**

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, November 12, 2024
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Adoption of the Ordinance Amendment to Chapter 86, Article II-1, Section 86-97 Low Density Residence District
Background Information:	<p>The ordinance provides for minimum lot size in this district, but also requires enlarged lot for duplexes. However, since duplexes are permitted by a conditional use only, specific lot size limitation for duplexes seems redundant because it will be a part of considerations for granting a conditional use permit. Therefore, staff recommends removing this regulation.</p> <p>At its September 24, 2024, meeting, Legislation and Ordinance committee reviewed this change and recommended approval.</p> <p>The Planning Commission conducted a public hearing on October 9, 2024, and unanimously recommended approval.</p> <p>The Ordinance amending Section 86-97 Low Density Residence District was introduced at the October 22, 2024, Council meeting.</p>
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	Planning Commission and staff recommend that the Council adopt Ordinance 24-023, which is the ordinance amending Section 86-97 Low Density Residence District and authorize its summary publication.