



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Presenter:</b>	Ilya Gutman
<b>Meeting Date:</b>	Tuesday, June 13, 2023
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	INFO/ACTION
<b>Subject:</b>	Request for Map Amendment (Rezone) by First Premier Bank at 1420 East College Drive
<b>Background Information:</b>	<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 <a href="https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86ZO_ARTIIADEN_DIVIGE_S86-30AM">https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86ZO_ARTIIADEN_DIVIGE_S86-30AM</a>. 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 properties as recommended by staff. All voted in favor.</p> <p>The Ordinance Amendment to rezone property at 1420 and 1424 East College Drive and 1001 Highway 23 North from B-4 Shopping Center Business District to B-3 General Business District was introduced at the May 23, 2022, City Council meeting.</p>
<b>Fiscal Impact:</b>	Costs are to be billed to applicant.
<b>Alternative/Variations:</b>	None recommended
<b>Recommendations:</b>	that the Council adopt Ordinance Number 23-013 to rezone property at 1420 and 1424 East College Drive and 1001 Highway 23 North from B-4 Shopping Center Business District to B-3 General Business District.