

FINDINGS OF FACT AND RECOMMENDATION

**RECOMMENDATION OF APPROVAL OF A
REZONING REQUEST
WITHIN THE CITY OF MARSHALL, MINNESOTA**

WHEREAS, an application has been submitted by VESTA LLC (“Applicant”) to the City Council requesting approval of a rezoning under the Zoning Code, Article 86-IV, Section 86-30, in the City of Marshall for the following location:

LOCATION: 1030 East Southview Drive

LEGAL DESCRIPTION: R & R Subdivision, Block 1, Lot 1.

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A Rezoning from a B-4 shopping center business zoning district to a B-3 general business district of the property located at 1030 East Southview Drive and legally described above, and

WHEREAS, staff presented the Planning Commission with information that shopping centers, or malls, are mostly an outdated concept and no longer are being built, making the shopping center district obsolete, and

WHEREAS, staff recommended that adjacent properties located at 1000 East Southview Drive, 1010 East Southview Drive, and 1020 East Southview Drive also be rezoned from a B-4 shopping center business zoning district to a B-3 general business district, and

WHEREAS, staff presented the Planning Commission with information that the surrounding areas are all currently zoned B-3 general business district, and

WHEREAS, staff presented the Planning Commission with information that the proposed rezoning meets the City’s current Comprehensive Plan, and

WHEREAS, notice required pursuant to Minnesota Statutes Section 462.357 including the time, place and purpose of the hearing was published in the official newspaper at least ten days prior to the day of the hearing; and

WHEREAS, notice was mailed at least ten days before the day of the hearing to each owner of affected property and property situated wholly or partly within 350 feet of the property to which the amendment relates, and

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on June 14, 2023,

NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Marshall

that the City Council rezone the property requested by Applicant, in addition to the adjacent properties recommended by staff based on the following findings:

1. The proposed rezoning is consistent with the current Comprehensive Plan.
2. The proposed rezoning will further the City development.
3. The proposed rezoning is consistent with the surrounding area.

BE IT FURTHER RESOLVED that this recommendation be communicated to the Marshall City Council.

The foregoing recommendation, arising out of the motion offered by Muchlinski and seconded by Pieper, was declared carried on the following vote:

Ayes: 5
Nays: 0
Passed: Y



Chairperson, Planning Commission

Approval is contingent upon execution and return of this document to the City Planning Office. I have read and agree to the conditions of this recommendation as outlined above.

Property Owner / Applicant

Date

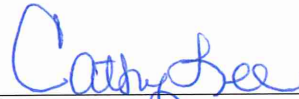
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1. The proposed rezoning is consistent with the current Comprehensive Plan.
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3. The proposed rezoning is consistent with the surrounding area.

BE IT FURTHER RESOLVED that this recommendation be communicated to the Marshall City Council.

The foregoing recommendation, arising out of the motion offered by Muchnik and seconded by Pieper, was declared carried on the following vote:

Ayes: 5
Nays: 0
Passed: Y



Chairperson, Planning Commission

Approval is contingent upon execution and return of this document to the City Planning Office. I have read and agree to the conditions of this recommendation as outlined above.














Property Owner / Applicant


6-14-2023
Date

Staff Proposed
Rezone Area

Rezone Request



| | | | | | | | | |
|-----|---|---|-----|---|--|-----|---|--------------------------|
| A |  | AGRICULTURAL | R-4 |  | HIGHER DENSITY - MULTIPLE FAMILY RESIDENCE | B-3 |  | GENERAL BUSINESS |
| R-1 |  | ONE FAMILY RESIDENCE | R-5 |  | MANUFACTURED HOME PARK | B-4 |  | SHOPPING CENTER BUSINESS |
| R-2 |  | ONE TO FOUR FAMILY RESIDENCE | B-1 |  | LIMITED BUSINESS | I-1 |  | LIMITED INDUSTRIAL |
| R-3 |  | LOW TO MEDIUM DENSITY - MULTIPLE FAMILY RESIDENCE | B-2 |  | CENTRAL BUSINESS | I-2 |  | GENERAL INDUSTRIAL |



MARSHALL
CULTIVATING THE BEST IN US

COMMUNITY PLANNING DEPT.
344 WEST MAIN STREET
MARSHALL, MINNESOTA
56258

VESTA LLC REZONE

JUNE 7, 2023

EXISTING ZONING MAP W/ PROPOSED
REZONE AREA FROM B-4 TO B-3