

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 the City of Marshall (“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: As shown on attached map.

LEGAL DESCRIPTION: See attached.

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A Rezoning from a B-1 Limited business and R-1 One family residence zoning district to a R-4 Higher density multiple residence district of the properties shown on attached map, and

WHEREAS, Comprehensive Plan states “the maintenance and development of a healthy, diverse, and affordable housing stock is important for the long-term sustainability of Marshall” as a priority and the City’s comprehensive plan strives to support the development of a variety of housing types that are accessible to all, and

WHEREAS, this rezoning from B-1 to R-4 with the maintenance of the R-1 strip on London Road side is consistent with the City’s zoning plan and furthers the intent of the future plan for neighborhood mixed use, and

WHEREAS, the area being rezoned from B-1 to R-4 complements surrounding residentially zoned area, promotes general welfare, and is not for the sole benefit of any private interest, but rather benefits the public at large by providing accessible housing to help address growing housing needs, and

WHEREAS, staff presented the Planning Commission with information that the proposed rezoning will facilitate further economic development in the area based on expressed interest from a developer, 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, and

WHEREAS, during this public hearing neighbors brought up multiple concerns including traffic and snow removal and asked to maintain an R-1 buffer strip along London Road side,

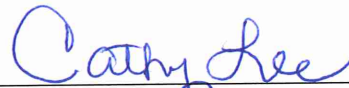
NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Marshall that the City Council should rezone the property requested by Applicant less the strip along London Road which is to remain zoned R-1, from B-1 to R-4 based on the following findings:

1. The proposed rezoning is consistent with the intent of the current Comprehensive Plan.
2. The proposed rezoning will further the City development.

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

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

5 Ayes:
0 Nays:
Passed: Y

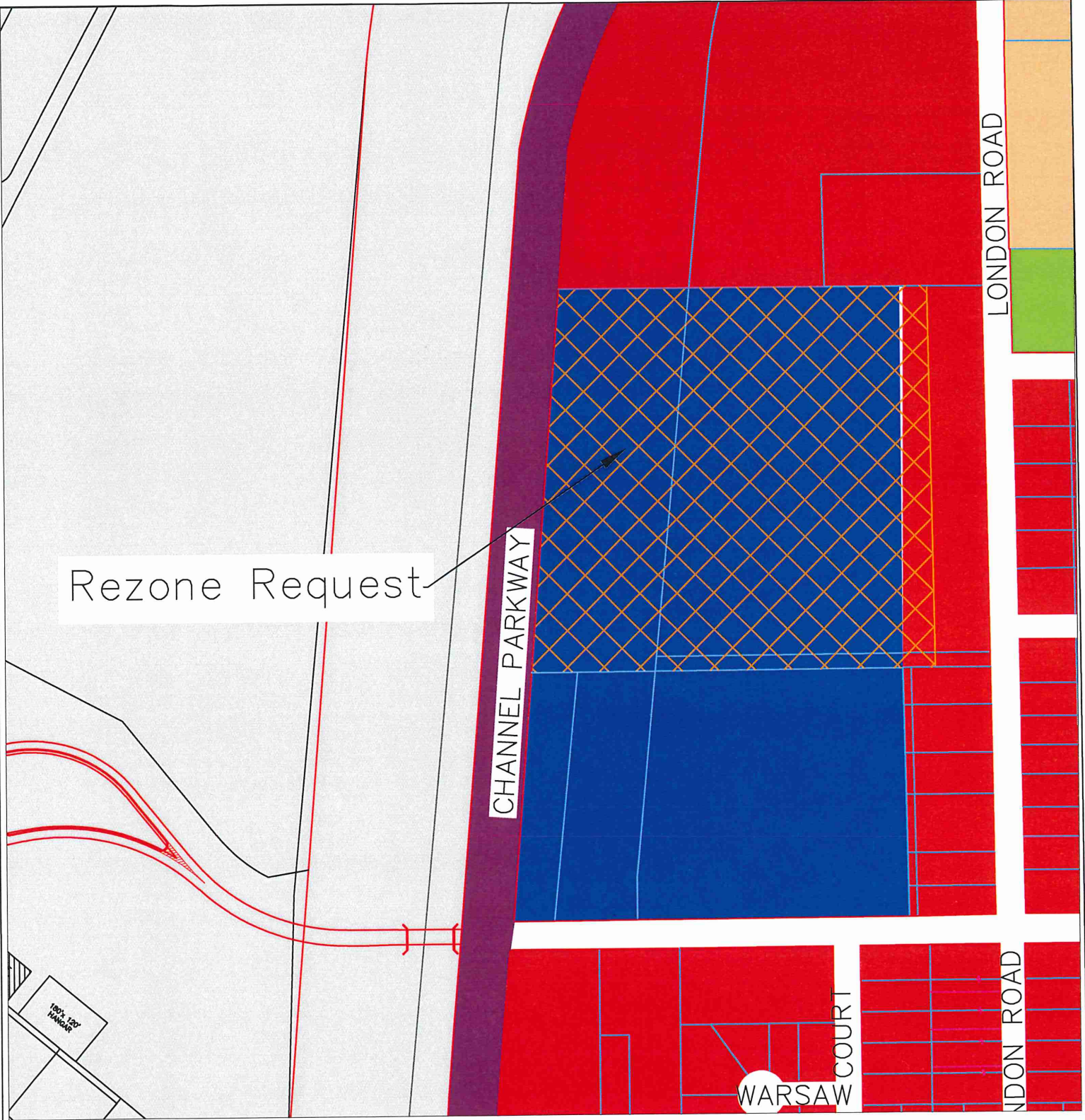


Chairperson, Planning Commission

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



Rezone Request

CHANNEL PARKWAY

LONDON ROAD

WARSAW

COURT

LONDON ROAD

| | | | | | | | | |
|-----|--|---|-----|--|--|-----|--|--------------------------|
| 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**

LONDON ROAD REZONE

JUNE 16, 2023

EXISTING ZONING MAP W/ PROPOSED REZONE AREA FROM B-1 & R-1 TO R-4