



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Presenter:</b>	Jason Anderson
<b>Meeting Date:</b>	Tuesday, July 11, 2023
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	ACTION
<b>Subject:</b>	Adoption of Ordinance for Map Amendment (Rezone) of 1000, 1010, 1020, & 1030 East Southview Drive
<b>Background Information:</b>	<p>This is a request by Vesta, LLC, of Marshall, MN to rezone property at 1030 East Southview Drive from a B-4 Shopping Center Business District to B-3 General Business District. Since shopping centers are not a common use anymore, staff believe that B-4 zoning district has become obsolete. Staff also suggest rezoning the other B-4 properties in this area to B-3 as well at this time. All properties around this area are currently zoned B-3 General Business District. The new Comprehensive Plan shows this entire area as commercial. All businesses in the rezone area are permitted uses in B-3 districts, so there will be no adverse impacts.</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_CH86Z_O_ARTIIADEN_DIV1GE_S86-30AM">https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86Z_O_ARTIIADEN_DIV1GE_S86-30AM</a>. Attached are the rezoned area extent for your reference.</p> <p>At the June 14, 2023, Planning Commission meeting, a public hearing was held, and a motion was made by Muchlinski, second by Pieper to recommend approval to City Council to rezone the property as recommended by staff. All voted in favor.</p> <p>The rezone was introduced at the City County Council meeting on June 27, 2023.</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 23-017, to rezone property at 1030 East Southview Drive from a B-4 Shopping Center Business District to B-3 General Business District.