



CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	Jason Anderson
Meeting Date:	Tuesday, July 11, 2023
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Adoption of Ordinance for Map Amendment (Rezone) at Various London Road Properties
Background Information:	<p>This is a request by the City of Marshall to rezone the area as shown on the attached map from B-1 Limited Business District to R-4 Higher Density – Multi Family Residence District for potential future development of multi-unit residential building. The new Comprehensive Plan shows this entire area as Neighborhood Mix use with intent to allow for both commercial and residential uses.</p> <p>Rezoning procedures are described in Section 86-30 Amendments https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_C_H86ZO_ARTIADEN_DIV1GE_S86-30AM. 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 Doom, seconded by Deutz to rezone the B-1 Limited Business District to R-4 Higher Density – Multi Family Residence District and leave the R-1 One Family Residence District strip along London Road as a buffer between the new R-4 Higher Density – Multi Family Residence District and the single-family homes on the other side of London Road. All voted in favor.</p> <p>The rezone was introduced at the City Council Meeting on June 27, 2023.</p>
Fiscal Impact:	NA.
Alternative/ Variations:	None recommended.
Recommendations:	that the Council adopt Ordinance Number 23-018, to rezone area as shown on the map from B-1 Limited Business District and a narrow strip of R-1 One Family Residence District to R-4 Higher Density – Multi Family Residence District and leave the R-1 One Family Residence District strip along London Road as a buffer between the new R-4 Higher Density – Multi Family Residence District and the single-family homes on the other side of London Road.