



**CITY OF MARSHALL
AAGENDA ITEM REPORT
PC 4/10/24**

Presenter:	Ilya Gutman
Meeting Date:	Wednesday, April 10, 2024
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Consider the request of Karen Owen for a Conditional Use Permit for a duplex in an R-1 district
Background Information:	<p>This is a request to have a single ownership duplex in an R-1 One Family Residence District.</p> <p>The lot size is adequate for a duplex and all yard regulations will be complied with.</p> <p>One Family Residence District regulations are in Section 86-97. The Conditional Use Permit regulations are found in Section 86-46 and the Standards for Hearing are found in Section 86-49.</p>
Fiscal Impact:	None Known
Alternative/Variations:	None recommended but additional reasonable conditions as proposed by the Planning Commission may be added.
Recommendations:	<ol style="list-style-type: none"> 1. Motion to close public hearing. 2. Staff recommends a motion to recommend to City Council an approval of the request to grant a Conditional Use Permit for a single ownership duplex in an R-1 One Family Residence District with the following condition: The outside appearance is uniform and masks evidence of two dwellings in the building.