

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: 100-120 London Road.

LEGAL DESCRIPTION: See attached map.

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A Rezoning from an R-1 One family residence zoning district to an **1-1** Limited industrial district of the properties shown on attached map, and

WHEREAS, Comprehensive Plan views economic development as a major goal for the City and its government, and

WHEREAS, this rezoning from R-1 is consistent with the City's zoning plan and furthers the intent of the future plan for commercial/industrial mixed use as shown on the Future Land Use map, and

WHEREAS, the mixed-use district ordinance with associated requirements has not been developed yet, but the current 1-1 Limited industrial district will serve as the basis for the new district, and

WHEREAS, the area being rezoned from R-1 to 1-1 provide appropriate transition from residential to industrial areas, promotes general welfare, and is not for the sole benefit of any private interest, but rather benefits the public at large, 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 November 8, 2023, and

NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Marshall that the City Council should rezone the property requested by the Applicant from R-1 to I-1 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.

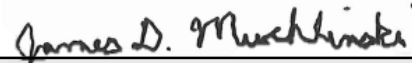
BE IT FURTHER RESOLVED that this recommendation be communicated to the Marshall City Council.

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

4 Ayes:

0 Nays:

Passed:Y



Vice-Chairperson, Planning Commission