



**CITY OF MARSHALL
AGENDA ITEM REPORT
COUNCIL 11/28/23**

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, November 28, 2023
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Adoption of Ordinance – Rezone property at 100 through 120 London Road from R-1 One Family Residence District to I-1 Limited Industrial District
Background Information:	<p>This is a request by City of Marshall, Marshall, MN to rezone area at 100 through 120 London Road and as shown on attached map from R-1 One Family Residence District to I-1 Limited Industrial District for potential future development of a commercial building. The new Comprehensive Plan shows this entire area as a Commercial/Industrial Mix use with intent to allow for both commercial and light industrial uses. This mixed-use district ordinance with associated requirements has not been developed yet, but the current I-1 Limited industrial district will serve as the basis for the new district, making it an appropriate zoning district for this area.</p> <p>Rezoning procedures are described in Section 86-30 Amendments. A rezoning map and aerial photo are attached.</p> <p>At the November 8, 2023, Planning Commission meeting, a public hearing was held, and a motion was made by Pieper, seconded by Deutz to rezone the area from R-1 One Family Residence District to I-1 Limited Industrial District. All voted in favor.</p> <p>This rezoning was introduced at the November 14, 2023, Council meeting.</p>
Fiscal Impact:	N/A
Alternative/ Variations:	None recommended
Recommendations:	Planning Commission and staff recommend that the Council adopts the attached ordinance to rezone area as shown on the map at 100 through 120 London Road from R-1 One Family Residence District to I-1 Limited Industrial District.