



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Tuesday, November 26, 2019
Category:	NEW BUSINESS
Type:	INFO/ACTION
Subject:	Request for Conditional Use Permit / school in R-1 One Family Residential District at 401 South Saratoga Street
Background Information:	<p>This is a request by Marshall Public Schools to construct a new elementary school. The Ordinance requires a conditional use permit for schools in an R-1 One Family Residence District.</p> <p>The new school will be constructed at the same site where the current middle school is located. Since this is a new building intended to accommodate several grade levels, it may have an effect on the neighborhood, so reviewing The Standards for Hearing is important.</p> <p>The major way the new school may influence the neighborhood is through increased traffic. The school has conducted a traffic study, which made recommendations for traffic impact mitigation measures that allowed keeping the level of service at all intersections unchanged from pre-project conditions.</p> <p>The conditional use permit regulations are found in Section 86-46 https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86_ZO_ARTIIADEN_DIV2COUSPE_S86-46ISPU and the Standards for Hearing are found in Section 86-49. https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86_ZO_ARTIIADEN_DIV2COUSPE_S86-49STHE.</p> <p>Aerial photo, site plans, floor plans, renderings, and traffic study summary are attached.</p> <p>At the Planning Commission meeting on November 13, 2019, after a public hearing, a motion was made by Schroeder, seconded by Steen, to recommend approval as recommended by city staff to City Council. ALL VOTED IN FAVOR.</p>
Fiscal Impact:	None known.
Alternative/Variations:	None recommended.
Recommendations:	<p>Planning Commission recommends to approve the request by Marshall Public Schools for a Conditional Use Permit to construct a new elementary school in an R-1 One Family Residence District at 401 South Saratoga Street with the following conditions applied:</p> <ol style="list-style-type: none">1. That the regulations, standards and requirements as set forth in the City Code and as pertains to the class of district in which such premises are located shall be conformed with.2. That the City reserves the right to revoke the Conditional Use Permit in the event that any person has breached the conditions contained in this permit provided first, that the City serve the person with written notice specifying items of any default and allow the applicant a reasonable amount of time in which to repair such default.3. That the property is maintained to conform to the Housing Code, Zoning Code, Building Code, and not cause or create negative impacts to adjacent existing or future properties.4. Combine lots and vacate the utility easement running through the new school building location.5. Comply with all recommendations listed in the Traffic Impact Study.