



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Meeting Date:</b>	Tuesday, May 14, 2019
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	INFO/ACTION
<b>Subject:</b>	REQUEST FOR MAP AMENDMENT (REZONE) James Carr, Marshall, MN 701, 703, 705, 800, 801, 803, 804, 805, 806, 807, 900, 901, 903, 904 and 905 Andrew Street
<b>Background Information:</b>	<p>This is a request by James Carr, Marshall, MN to rezone properties at 701, 703, 705, 800, 801, 803, 804, 805, 806, 807, 900, 901, 903, 904 and 905 Andrew Street from R-1 One Family Residential District to R-2 One to Four Family Residential District.</p> <p>The owner initially indicated that he intended to build tri-plex's in this area but then changed plans to build duplexes. To avoid a need for CUP for construction of duplexes, the lots must be rezoned to an R-2 One to Four Family Residential District. The adjacent land south of the rezoning area is zoned R-2 One to Four Family Residential District.</p> <p>Rezoning procedures are described in Section 86-30 Amendments <a href="https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86ZO_ARTIIADEN_DIVIGE_S86-30AM">https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86ZO_ARTIIADEN_DIVIGE_S86-30AM</a>. Attached are an aerial photo and rezoned area extent for your reference.</p> <p>At the April 10, 2019, Planning Commission meeting, a public hearing was held, and a motion was made by Carstens, second by Steen to recommend approval to City Council to rezone the property as recommended by staff. Motion passed with Fox abstaining. During the Planning Commission meeting, some neighborhood residents expressed concerns about increasing density in the area, the nature of property use, and parking. Planning Commission minutes were attached under the "Information Only" agenda item in the last council meeting packet.</p> <p>The Ordinance Amendment to rezone 701, 703, 705, 800, 801, 802, 803, 804, 805, 806, 807, 900, 901, 902, 903, 904 and 905 Andrew Street from R-1 One Family Residential District to R-2 One to Four Family Residential District was introduced at the April 23, 2019, City Council meeting.</p>
<b>Fiscal Impact:</b>	Costs are to be billed to applicant.
<b>Alternative/Variations:</b>	None recommended.
<b>Recommendations:</b>	that the Council adopt Ordinance Number XXX, Second Series to rezone 701, 703, 705, 800, 801, 803, 804, 805, 806, 807, 900, 901, 903, 904 and 905 Andrew Street from R-1 One Family Residential District to R-2 One to Four Family Residential District.