



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Meeting Date:</b>	Tuesday, April 23, 2019
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	INFO/ACTION
<b>Subject:</b>	Introduce the request for map amendment (rezone) of James Carr, Marshall, MN, at 701, 703, 705, 800, 801, 802, 803, 804, 805, 806, 807, 900, 901, 902, 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, 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.</p> <p>To permit construction of tri-plex structures, as the owner desires, the lots must be rezoned to an R-2 One to Four Family Residential District. The adjacent land south of the zoning 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?nodetd=PTIICOOR_CH86ZO_ARTIADEN_DIV1GE_S86-30AM">https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodetd=PTIICOOR_CH86ZO_ARTIADEN_DIV1GE_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 Fox abstained. Planning Commission minutes are attached under the “Information Only” agenda item.</p>
<b>Fiscal Impact:</b>	Costs are to be billed to applicant.
<b>Alternative/Variations:</b>	None recommended.
<b>Recommendations:</b>	that the Council introduce the attached ordinance 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.