



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Presenter:</b>	Jason Anderson
<b>Meeting Date:</b>	Tuesday, June 27, 2023
<b>Category:</b>	CONSENT AGENDA
<b>Type:</b>	ACTION
<b>Subject:</b>	Introduction of Ordinance for the Request of the City of Marshall to Rezone Various London Road Properties from a B-1 Limited Business District and R-1 One-Family Residence District to R-4 Higher Density-Multi Family Residence District
<b>Background Information:</b>	<p>This is a request by City of Marshall, Marshall, MN to rezone area as shown on attached map from B-1 Limited Business District to R-4 Higher Density – Multi Family Residence District for potential future development of multi-unit residential building. The new Comprehensive Plan shows this entire area as Neighborhood Mix use with intent to allow for both commercial and residential uses.</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_DIV1GE_S86-30AM">https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86ZO_ARTIIADEN_DIV1GE_S86-30AM</a>. Attached are the rezoned area extent for your reference.</p> <p>At the June 14, 2023, Planning Commission meeting, a public hearing was held, and a motion was made by Doom, seconded by Deutz to rezone the B-1 Limited Business District to R-4 Higher Density – Multi Family Residence District and leave the R-1 One Family Residence District strip along London Road as a buffer between the new R-4 Higher Density – Multi Family Residence District and the single-family homes on the other side of London Road. All voted in favor.</p>
<b>Fiscal Impact:</b>	NA
<b>Alternative/ Variations:</b>	None recommended.
<b>Recommendations:</b>	that the Council introduce the attached ordinance to rezone area as shown on the map from B-1 Limited Business District and a narrow strip of R-1 One Family Residence District to R-4 Higher Density – Multi Family Residence District and leave the R-1 One Family Residence District strip along London Road as a buffer between the new R-4 Higher Density – Multi Family Residence District and the single-family homes on the other side of London Road.

ORDINANCE NUMBER \_\_\_\_\_

**ORDINANCE AMENDING CHAPTER 86  
OF THE CITY CODE RELATING TO ZONING**

The Common Council of the City of Marshall does ordain as follows:

Section 1. Chapter 86 of the City Code and the City of Marshall Zoning Map referred to in Section 86-72, are hereby further amended as follows, to-wit:

**City of Marshall, County of Lyon, State of Minnesota  
122-216 London Road**

is hereby rezoned from a B-1 Limited Business District and R-1 One-Family Residence District to R-4 Higher Density-Multi Family Residence District.

Section 2. Within thirty (30) days after official publication of the Ordinance, the Zoning Administrator of said City is directed to record on the City of Marshall Zoning Map, the changes in zoning resulting from the passage of this ordinance.

Section 3. Except as amended herein, said Chapter 86, as heretofore amended, shall remain in full force and effect.

Section 4. This Ordinance shall take effect from and after its passage and publication.

Passed and adopted by the Common Council this 11<sup>th</sup> day of July, 2023.

THE COMMON COUNCIL

ATTEST:

\_\_\_\_\_  
Mayor of the City of Marshall, MN

\_\_\_\_\_  
City Clerk

This Instrument Drafted by:  
Jason R. Anderson, P.E.  
Director of Public Works/City Engineer

Introduced on: June 27, 2023 \_\_\_\_\_

Final Passage on: July 11, 2023 \_\_\_\_\_

Published in the Official Newspaper : \_\_\_\_\_