



CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	Jason Anderson
Meeting Date:	Tuesday, June 27, 2023
Category:	CONSENT AGENDA
Type:	ACTION
Subject:	Introduction of Ordinance for the Request of Vesta, LLC to Rezone 1030 East Southview Drive from a B-4 Shopping Center Business District to B-3 General Business District
Background Information:	<p>This is a request by Vesta, LLC, of Marshall, MN to rezone property at 1030 East Southview Drive from a B-4 Shopping Center Business District to B-3 General Business District. Since shopping centers are not a common use anymore, staff believe that B-4 zoning district has become obsolete and suggest rezoning the other properties around the mall to B-3 as well at this time. All properties around are currently zoned B-3 General Business District. The new Comprehensive Plan shows this entire area as commercial. All businesses in the area of rezone are permitted in B-3, so there will be no adverse impacts.</p> <p>Rezoning procedures are described in Section 86-30 Amendments https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86ZO_ARTIIADEN_DIV1GE_S86-30AM. 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 Muchlinski, second by Pieper to recommend approval to City Council to rezone the property as recommended by staff. All voted in favor.</p>
Fiscal Impact:	Costs are to be billed to applicant.
Alternative/ Variations:	None recommended.
Recommendations:	that the Council introduce the attached ordinance to rezone property at 1030 East Southview Drive from a B-4 Shopping Center Business District to B-3 General Business District.

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
1030 East Southview Drive
R & R Subdivision, Block 1, Lot 1**

is hereby rezoned from B-4 Shopping Center Business District to B-3 General Business 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 11th 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 : _____