

**ORDINANCE 15111**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR PARCEL  
IDENTIFICATION NUMBER 8418-26-453-050, LOCALLY KNOWN AS 212 E STATE  
STREET, FROM URBAN CORE ZONING DISTRICT TO MIXED-USE ZONING  
DISTRICT**

**WHEREAS**, the owner of record for the following legally described real estate has petitioned to have their property rezoned from UC, Urban Core Zoning District to MU, Mixed-Use Zoning District;

THE SOUTH 90 FEET OF LOT 7 AND THE SOUTH 90 FEET OF THE WEST 15 FEET OF LOT 8, ALL IN BLOCK 1 IN THE TOWN OF MARSHALL, MARSHALL COUNTY, IOWA;

AND

THE EAST 45 FEET OF THE SOUTH 90 FEET OF LOT 8 AND THE EAST 28.5 FEET OF THE SOUTH 45 FEET OF THE NORTH 90 FEET OF LOT 8 IN BLOCK 1 IN THE ORIGINAL TOWN OF MARSHALL, MARSHALL COUNTY, IOWA, EXCEPT PARCEL A IN LOT 8, BLOCK 1, IN THE ORIGINAL TOWN OF MARSHALL RECORDED APRIL 17, 2019 AS #2019-00001540 IN THE RECORDS OF THE MARSHALL COUNTY RECORDER ALSO A 10 FOOT DRIVEWAY EXTENDING FROM NORTH 2ND AVENUE EAST 90 FEET OVER THE NORTH END OF THE SOUTH 90 FEET AND OVER THE SOUTH END OF THE NORTH 90 FEET OF LOTS 7 AND 8 IN BLOCK 1 IN THE ORIGINAL TOWN OF MARSHALL, MARSHALL COUNTY, IOWA;

AND

LOT 9, BLOCK 1, IN THE ORIGINAL TOWN OF MARSHALL, MARSHALL COUNTY, IOWA.

AND

LOTS 10, 11 AND 12, EXCEPT THE EAST 3 FEET OF LOT 12, ALL IN BLOCK 1 IN THE ORIGINAL TOWN OF MARSHALL, MARSHALL COUNTY, IOWA;

AND

ALL OF THE NORTH-SOUTH ALLEY IN BLOCK 1 OF THE ORIGINAL TOWN OF MARSHALL, MARSHALL COUNTY, IOWA.

**WHEREAS**, the Planning and Zoning Commission has reviewed this petition at their regular meeting on September 11<sup>th</sup>, 2025 and following a public hearing has made a recommendation to approve the official zoning map amendment petition; and,

**NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:**

**Section 1. Official Zoning Map Amendment.** The following legally described property is hereby rezoned from UC, Urban Core Zoning District to MU, Mixed-Use Zoning District:

THE SOUTH 90 FEET OF LOT 7 AND THE SOUTH 90 FEET OF THE WEST 15 FEET OF LOT 8, ALL IN BLOCK 1 IN THE TOWN OF MARSHALL, MARSHALL COUNTY, IOWA;

AND

THE EAST 45 FEET OF THE SOUTH 90 FEET OF LOT 8 AND THE EAST 28.5 FEET OF THE SOUTH 45 FEET OF THE NORTH 90 FEET OF LOT 8 IN BLOCK 1 IN THE ORIGINAL TOWN OF MARSHALL, MARSHALL COUNTY, IOWA, EXCEPT PARCEL A IN LOT 8, BLOCK 1, IN THE ORIGINAL TOWN OF MARSHALL RECORDED APRIL 17, 2019 AS #2019-00001540 IN THE RECORDS OF THE MARSHALL COUNTY RECORDER ALSO A 10 FOOT DRIVEWAY EXTENDING FROM NORTH 2ND AVENUE EAST 90 FEET OVER THE NORTH END OF THE SOUTH 90 FEET AND OVER THE SOUTH END OF THE NORTH 90 FEET OF LOTS 7 AND 8 IN BLOCK 1 IN THE ORIGINAL TOWN OF MARSHALL, MARSHALL COUNTY, IOWA;

AND

LOT 9, BLOCK 1, IN THE ORIGINAL TOWN OF MARSHALL, MARSHALL COUNTY, IOWA.

AND

LOTS 10, 11 AND 12, EXCEPT THE EAST 3 FEET OF LOT 12, ALL IN BLOCK 1 IN THE ORIGINAL TOWN OF MARSHALL, MARSHALL COUNTY, IOWA;

AND

ALL OF THE NORTH-SOUTH ALLEY IN BLOCK 1 OF THE ORIGINAL TOWN OF MARSHALL, MARSHALL COUNTY, IOWA.

THE SAME BEING DESCRIBED AS FIELD MEASURED:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N00°30'39"W ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 89.84 FEET; THENCE N89°52'08"E, A DISTANCE OF 120.58 FEET TO THE WEST LINE OF SAID LOT 9; THENCE N00°16'53"W ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 45.81 FEET; THENCE N00°44'51"W ALONG SAID WEST LINE, A DISTANCE OF 46.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE N89°27'25"E ALONG THE NORTH

LINE OF SAID LOTS 9, 10, 11 AND 12 AND THE VACATED INTERVENING ALLEY, A DISTANCE OF 258.54 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH 3RD AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE S00°08'40"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 181.76 FEET TO THE SOUTH LINE OF SAID LOT 12; THENCE S89°35'03"W ALONG THE SOUTH LINE OF SAID LOTS 12, 11 AND 10 AND VACATED INTERVENING ALLEY, A DISTANCE OF 196.04 FEET; THENCE S89°34'56"W ALONG THE SOUTH LINE OF SAID LOTS 9, 8 AND 7, A DISTANCE OF 180.98 FEET TO THE POINT OF BEGINNING.

AND

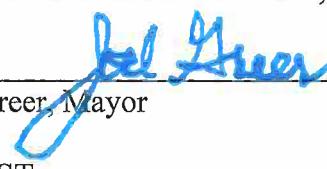
To the centerline of adjacent public right-of-way

**Section 2. Severability Clause.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**Section 3. When Effective.** This ordinance shall be in full force and effect after its final passage, approval and publication as provided by law.

Passed this 27<sup>th</sup> day of October 2025 and signed this 29<sup>th</sup> day of October 2025.

CITY OF MARSHALLTOWN, IOWA

  
Joel Greer, Mayor

ATTEST:

  
Alicia Hunter, CMC, City Clerk

I, Alicia Hunter, City Clerk of the City of Marshalltown, Iowa, do hereby certify that the foregoing ORDINANCE was passed and approved by the City Council of the City of Marshalltown, Iowa, on the 27<sup>th</sup> day of October 2025, and was published in the Marshalltown Times-Republican, a newspaper of general circulation in the City of Marshalltown, Iowa, on the 30<sup>th</sup> day of October 2025.

  
Alicia Hunter, City Clerk