



CITY COUNCIL MEETING MEMORANDUM

ITEM: Resolution 2017-51; Conditional Use Request, E. Center Street	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) RESOLUTION (X) SUPPORTING DOCUMENTS	DATE: July 20, 2017

BACKGROUND:

Doug Huisinga of Huisinga Home, Inc., desires to construct a zero-lot line dwelling on a vacant lot within close proximity to the intersection of N. Greely and E. Center Street, zoned Urban Residential (RD), as depicted in the enclosed aerial. A zero-lot line dwelling is a single family dwelling with a shared wall, similar to a duplex, but the dwelling units are on individual parcels, as opposed to a common parcel. Once built, Mr. Huisinga intends to sell the dwellings separately. The dwellings would each be single-story, two-car garage, and approximately 1,200 - 1,400sf in size, similar to those in Ridgepointe Subdivision. The property would be subdivided accordingly, and the petitioner would be required to construct the residences in accordance with the current zoning regulations, in terms of structure height, setbacks, lot coverage, etc., and adopted building codes. In order to proceed, Mr. Huisinga has applied for a conditional use permit from the City to allow the zero-lot line use in an Urban Residential (RD) zone. (§153.017, City of Monticello Municipal Code, Zoning Regulations). If this request is approved, the property will be subdivided accordingly prior to construction commencing.

A public hearing notice was published in the June 28, 2107 edition of the Piatt County Journal Republican, and notices were sent via certified mailing to all adjacent property owners, as per state statute. The Planning & Zoning Board head a public hearing at their scheduled meeting on July 17, 2017, where a member of the public raised the question about the location of the driveway, and if the property would be rented out or sold. After discussion, the Planning & Zoning Board voted to recommend approval of this conditional use 6 yes, 0 no, 1 absent.

RECOMMENDED ACTION:

It is recommended that the Planning & Zoning Board discuss and make a recommendation to city council on whether to approve or deny this conditional use permit request.