



PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: 1412 N. Market Street Conditional Use Permit & Variance Requests	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) MOTION (X) OTHER SUPPORTING DOCUMENTS	DATE: January 15, 2019

BACKGROUND:

Applicant- MVAH Partners LLC, prospective owner of 1412 N. Market Street

MVAH Partners LLC has proposed a 46-unit multi-family dwelling development on the property located at 1412 N. Market Street, Monticello. The development would be a professionally-managed senior housing development for those aged 55 years and older. The applicant stated it will meet the need for increased medium to below medium price range homes, and allow those who live in Monticello to continue to live independently in an accessible and “amenitized” development. Because the property is currently a Business-zoned parcel, a conditional use permit is required to allow a multi-use dwelling use in a Business zone. (153.017 Monticello Municipal Code).

Additionally, the City of Monticello Zoning Ordinance requires 2 off-street parking spaces be provided for every 1 residential unit. (153.033 (B) (2) Monticello Municipal Code). The applicant has requested a variance to reduce the requirement of 1 space per unit or 92 spaces, to 58 spaces in total, citing example developments they have achieved throughout the Midwest.

I have enclosed a copy of a general conceptual site plans of the project, aerial image of the property, a copy of the public notice published in the January 3, 2019 edition of the Piatt County Journal Republican, and copy of the meeting agenda. A motion for consideration of the above actions is also included.

When considering the conditional use request, please take note of the specified conditions requirements that must be met, if not addressed in the variance. These are listed in section 153.078 (D) of the code, as well as on the meeting motion.

RECOMMENDED ACTION:

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