



PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: Sage Crossing Conditional Use Permit 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 7, 2019

BACKGROUND:

Applicant- Kirby Medical Center

****Please note, the name of this subdivision has changed from “Sage Fields,” which is what was initially advertised****

Kirby Medical Center is proposing subdivision of one of the larger parcels of property to create the Sage Crossing Commercial Subdivision. A private developer will be constructing a medical office building on “Lot A”, which will be a four-unit building. The City of Monticello Zoning Ordinance allows only one main use on a single parcel. Because the proposed building has four units, Kirby Medical Center is applying for a conditional use permit to allow multiple main uses on one parcel.

Three of the four units will be leased to Kirby Medical Center. One KMC unit will be used by visiting medical specialists and Oncology Center. The second KMC unit will be used as Geriatric Behavioral Health space. The third KMC unit will be constructed as “spec space”, with the use to be determined later. The fourth unit will be constructed as “spec space” and owned by the builder/developer with the use determined later. The property is zoned Planned Industrial/Commercial, and most future uses must receive a conditional use permit in order to be allowed to operate within this zone. KMC is requesting a conditional use permit to allow operation of a medical clinic, as well as potential future uses of a drug store, restaurant, professional office, and retail - uses which would be cohesive with the nature of the business park.

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 requests.