



# PLANNING & ZONING BOARD MEETING MEMORANDUM

<b>ITEM:</b> 1412 N. Market Street – Amendment to Ordinance 2019-08	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Callie Jo McFarland, Community Development Director
<b>ATTACHMENTS:</b> (X) MOTION (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> January 6, 2020

**BACKGROUND:**

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

The purpose of the meeting is for the Planning & Zoning Board to hold a public hearing, discuss and make a recommendation on an amendment to a conditional use permit and variance request received in January, 2019, by MVAH Partners LLC for a proposed project at 1412 N. Market Street, Monticello.

In 2019, MVAH Partners LLC proposed a multi-family dwelling development on the property located at 1412 N. Market Street, Monticello. The development would be a three-story, 46-unit, professionally-managed senior housing development for those aged 55 years and older. It would meet the increasing need for 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 was required to allow a multi-family dwelling use in a Business zone.

Additionally, the City of Monticello Zoning Ordinance requires 2 off-street parking spaces be provided for every 1 residential unit. The applicant had requested a variance to reduce the requirement to 1.26 spaces per unit, or from 92 spaces to 58 spaces, citing example developments they have achieved throughout the Midwest. The Planning & Zoning Board held a public hearing, and recommended approval of the requests to the City Council in January, 2019. The City Council approved the requests January 28, 2019.

MVAH Partners LLC has amended their project to be open to all individuals, not just seniors. Because ordinance approved by the City Council initially (2019-08) was specific to the senior housing project, the developer is seeking an amendment to the request to reflect this change. Please note, if the Planning & Zoning Board and ultimately City Council do not approve this amendment, the initial approval of the project will still be valid.

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 December 25, 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.

**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 amendment request.