



CITY COUNCIL MEETING MEMORANDUM

ITEM: Ordinance 2020-03; 1412 N. Market Street; Amendment to Conditional Use Permit & Variance Requests	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) ORDINANCE (X) OTHER SUPPORTING DOCUMENTS	DATE: February 5, 2020

BACKGROUND:

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

The applicant has requested 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. 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.

A public hearing was held at the January 21, 2020 Planning & Zoning Board meeting. An adjacent property owner spoke out concerned about parking and overflow potentially going to his lot. The representative from MVAH stated that they had a traffic and parking analysis done within the past week, and peak parking times would require 46 spaces. He also stated that if tenants were to park by trespassing in the adjacent lots, it could be a violation of their lease agreement. After further discussion, the Planning & Zoning Board voted to recommend approval of the conditional use permit and variance requests for 1412 N. Market Street, 4 yes, 1 no, 2 absent.

This is the second reading for Ordinance 2020-03 with the first reading having occurred on January 27, 2020.

RECOMMENDED ACTION:

It is recommended that the City Council discuss Ordinance 2020-03 as presented and either approve or deny this zoning request.