



CITY COUNCIL MEETING MEMORANDUM

ITEM: Ordinance 2019-08; 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) ORDINANCE (X) OTHER SUPPORTING DOCUMENTS	DATE: January 23, 2019

BACKGROUND:

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

MVAH Partners LLC has proposed a 3-story, 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.

A public notice was published in the January 3rd, 2019 edition of the Piatt County Journal Republican, and all adjacent properties were notified by certified mail as per state statute. A public hearing was held at the January 22nd, 2019 Planning & Zoning Board meeting, where public comment was solicited. A question was raised about the apartments participating in the Section 8 voucher program, to which the applicant stated it will not, but will have a lesser rent schedule for those who meet the income eligibility.

After further discussion, the Planning & Zoning Board voted to recommend approval of the conditional use permit and variance requests for 1412 N. Market Street, 6 yes, 0 no, 1 absent.

RECOMMENDED ACTION:

It is recommended that the City Council discuss this zoning request, waive the second reading and vote on the request; or discuss and postpone the vote until the February 11th City Council meeting.