



CITY COUNCIL MEETING MEMORANDUM

ITEM: Resolution 2019-09; Proposed Lot 1, Sage Crossing Conditional Use Permit 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- 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.

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 representative from an adjacent property owner wanted confirmation that there were no plans to utilize the frontage road, to which the applicant stated there were not.

After further discussion, the Planning & Zoning Board voted to recommend approval of the conditional use permit requests for Proposed Lot 1, Sage Crossing, 6 yes, 0 no, 1 absent.

RECOMMENDED ACTION:

It is recommended that the City Council discuss and vote on the request.