

- 2A. Continued Public Hearing - Consideration of a request for an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Section 153.044 Business Base Zoning Districts, Central Community District for standards applicable to Parking and 153.067 Off-Street Parking, Standards applicable to commercial, industrial and civic/institutional uses in the Central Community District (CCD).**
Applicant: City of Monticello

Prepared by: Grittmann Consulting, Stephen Grittmann, City Planner	Meeting Date: 04/01/2025	Council Date (pending Commission action): 04/28/2025
Additional Analysis by: Community Development Director, Community & Economic Development Coordinator		

ALTERNATIVE ACTIONS

Decision 1: Consideration of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Section 153.044 Business Base Zoning Districts, Central Community District for standards applicable to Parking and 153.067 Off-Street Parking, Standards applicable to commercial, industrial and civic/institutional uses in the Central Community District (CCD).

1. Motion to continue the hearing to the regular meeting of June 3, 2025 and postpone action on the request until the regular meeting of the Planning Commission to June 3, 2025, and to further direct staff to prepare an ordinance for review based on Planning Commission direction as stated.

REFERENCE AND BACKGROUND

Property: Legal Description: City of Monticello
PID #: City of Monticello

Planning Case Number: 2025-14

Request(s): An Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Section 153.044 Business Base Zoning Districts, Central Community District for standards applicable to Parking and 153.067 Off-Street Parking, Standards

applicable to commercial, industrial and civic/institutional uses in the Central Community District (CCD).

Deadline for Decision:	NA
Land Use Designation:	Downtown Mixed Use - DMU
Zoning Designation:	Central Community District - CCD
Overlays/Environmental Regulations Applicable:	NA
Current Site Uses:	Downtown Monticello
Project Description:	Consideration of amendments related to parking requirements for the Central Community District.

ANALYSIS:

Since the time of the April meeting, staff have not had an opportunity to prepare draft ordinances, which were to be based on Commission’s direction. Ordinance drafts are expected to be prepared and presented for review in June.

STAFF RECOMMENDED ACTION

Staff recommends continuing the hearing and postponing action at this time.

SUPPORTING DATA

- A. [Planning Commission Agenda Report – April 1, 2025](#)