

**CITY OF MONTICELLO
WRIGHT COUNTY,
MINNESOTA
ORDINANCE NO. 829**

**AN ORDINANCE
AMENDING TITLE
XV, § 153.047 OF THE
MONTICELLO CITY
CODE, KNOWN AS THE
ZONING ORDINANCE,
ESTABLISHING THE CEDAR
STORAGE PLANNED UNIT
DEVELOPMENT DISTRICT
AND REZONING THE
FOLLOWING DESCRIBED
PROPERTY TO CEDAR
STREET STORAGE PUD:

PLAT OF CEDAR STREET
STORAGE ADDITION**

**THE CITY COUNCIL OF THE
CITY OF MONTICELLO HEREBY
ORDAINS:**

Section 1. Section § 153.047, PUD Districts, is hereby amended to add the following:

(W) Cedar Street Storage PUD District

(1) Purpose. The purpose of the Cedar Street Storage PUD District is to provide for the development of certain real estate subject to the Planned Unit Development District for commercial self-storage land uses.

(2) Phased Development. The Cedar Street Storage PUD District will be developed in a single phase.

(3) Permitted Uses. Permitted principal uses in the Cedar Street Storage PUD District shall be Commercial self-storage, as defined in the Monticello Zoning Ordinance, along with administrative offices, subject to the approved Final Stage PUD Development Plans dated July 3, 2024, and development agreement dated June 24, 2024, and subject to the conditions of approval imposed by City Council Resolution No. 2024-53, and as may be further amended. The introduction of any other use or change in density shall be reviewed under the requirements of the Monticello Zoning Ordinance, 153.028(O)(9)(b) - Planned Unit Developments for Development Stage PUD.

(4) Accessory Uses. No other accessory uses shall be permitted in the Cedar Street Storage PUD District, nor shall any outdoor storage be allowed.

(5) District performance standards. Performance standards for the development of any lot in the Cedar Street Storage PUD District shall adhere to the approved Final Stage PUD plans and development agreement.

(5) The specific flexibility and conditions of the Cedar Street Storage PUD District shall be as follows

A. Multiple principal buildings are permitted on the single parcel in the district.

B. The PUD provides flexibility from building setback requirements, particularly along the south boundary of a zero setback.

C. Parking for the facility shall be informal and scattered throughout the district as required by tenants.

D. Free-standing signage and landscaping shall be as per approved Final Stage PUD Development Plans.

E. No outdoor storage shall be permitted within the PUD.

(6) In such case where any proposed improvement is not addressed by the Final Stage PUD, then the applicant shall seek a PUD Amendment per the processes of the Monticello Zoning Ordinance and as directed by the Community Development Department.

(7) Where there are any conflicts in the allowed uses or required performance standards between the Cedar Street Storage PUD District and any other applicable zoning regulations, the requirements of the Cedar Street Storage PUD District and its associated plans shall prevail.

(8) Amendments. Where changes to the PUD are proposed in the manner of use, density, site plan, development layout, building size, mass, or coverage, or any other change, the proposer shall apply for an amendment to the PUD under the terms of § 153.028(0)(10). The city may require that substantial changes in overall use of the PUD property be processed as a new project, including a zoning district amendment.

Section 2. The City Clerk is hereby directed to mark the official zoning map to reflect this ordinance. The map shall not be republished at this time.

Section 3. The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Monticello City Code, Title XV, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and publication. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at Monticello City Hall for examination upon request.

ADOPTED BY the Monticello City Council this 24th day of June, 2024.

/s/Lloyd Hilgart, Mayor

ATTEST:

/s/Jennifer Schreiber

AYES: Gabler, Hilgart, Hinz, Martie and Murdoff

NAYS: None

Published in the

Monticello Times

January 2, 2025

1443085