

**CITY OF MONTICELLO
ORDINANCE NO. 701
CITY OF MONTICELLO
WRIGHT COUNTY,
MINNESOTA AN
ORDINANCE AMENDING
TITLE 10 OF THE
MONTICELLO CITY
CODE, KNOWN AS THE
ZONING ORDINANCE,
BY ESTABLISHING THE
RIVERTOWN SUITES PUD
AS A ZONING DISTRICT IN
THE CITY OF MONTICELLO,
AND REZONING THE
FOLLOWING PROPERTY
FROM CCD, CENTRAL
COMMUNITY DISTRICT
TO RIVERTOWN SUITES
PUD, PLANNED UNIT
DEVELOPMENT:
LOTS 1-3 BLOCK 36;
ORIGINAL PLAT OF
MONTICELLO**

THE CITY COUNCIL OF THE CITY OF MONTICELLO HEREBY ORDAINS:

Section 1. Section 2.4(P) - Planned Unit Developments, Title 10 - Zoning Ordinance is hereby amended by adding the following:

(XX) Rivertown Suites PUD District

(a) Purpose. The purpose of the Rivertown Suites PUD District is to provide for the development of certain real estate subject to the District for multiple family residential land uses.

(b) Permitted Uses. Permitted principal uses in the Rivertown Suites PUD District shall be multiple family residential uses as found in the R-4, Medium-High Density Residential District of the Monticello Zoning Ordinance, subject to the approved Final Stage Development Plans dated , and development agreement dated , 2018, as may be amended. The introduction of any other use from any district shall be reviewed under the requirements of the Monticello Zoning Ordinance, Chapter 2, Section (O) - Planned Unit Developments for Development Stage PUD and Final Stage PUD.

(c) Accessory Uses. Accessory uses shall be those commonly accessory and incidental to residential uses, and as specifically identified by the approved final stage PUD plans.

(d) District Performance Standards. Performance standards for the development of any lot in the Rivertown Suites PUD District shall adhere to the approved final stage PUD plans and development agreement. In such case where any proposed improvement is not addressed by the final stage PUD, then the regulations of the R-4, Medium-High Density Residential District shall apply.

(e) 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 the Monticello Zoning Ordinance, Section 2.4 (P)(I 0). 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 zoning map of the City of Monticello is hereby amended to rezone the following described parcels from CCD, Central Community District to Rivertown Suites PUD, Planned Unit Development District:

Lots 1-3, Block 36, Original Plat of Monticello

Section 3. 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 4. The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Monticello City Code, Title 10, 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 5. 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 23rd day of July, 2018.

/s/ Brian Stumpf, Mayor

ATTEST:

/s/ Jeff O'Neill

Administrator

AYES: Davidson, Fair, Gabler, Hilgart, and Stumpf NAYS: None.

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