

**2D. Public Hearing - Consideration of a request for Request for Comprehensive Plan Amendment for adoption of the Chelsea Commons Small Area Plan. Applicant: City of Monticello**

<b>Prepared by:</b> Community Development Director	<b>Meeting Date:</b> 09/07/2021	<b>Council Date (pending Commission action):</b>  Pending
<b>Additional Analysis by:</b> NA		

**REFERENCE AND BACKGROUND**

**Property:** Legal Description: Lengthy Legals  
 PIDs: 155258000010, 155258000020, 155258000030, 1552580001010, 155500142300, 155500142303, 155213002010, 155500142305, 155500142304, 155230000010, 155227000010, 155098000030, 155227001010, 155500142401

**Planning Case Number:** 2021-041

**Request(s):** Comprehensive Plan Amendment over 5 acres for adoption of Chelsea Commons Small Area Plan

**Deadline for Decision:** NA

**Land Use Designation:** Commercial-Residential Flex

**Zoning Designation:** B-3 (Highway Business), B-4 Regional Business) and (R-4) Medium-High Density Residential

**Overlays/Environmental Regulations Applicable:** NA

**Current Site Use:** Current uses include commercial self-storage, retail, multi-family apartments, single-family residential (and accessory storage), as well as vacant property

**Surrounding Land Uses:** North: Commercial  
 East: Mixed industrial use, medium-density residential

South: Commercial, medium density residential  
West: Commercial

**ANALYSIS:**

Staff is requesting that the Planning Commission table action and continue the public hearing on the item to September 27<sup>th</sup>, 2021, and to call for a special meeting of the Commission on September 27<sup>th</sup>, 2021 at 4:30 PM.

Tabling of the item is requested to allow staff additional time to review the document internally, as well as the ability to bring the document forward to the Parks, Arts and Recreation Commission of the City.

The draft plan includes a significant level of public amenities for which PARC input is desired prior to consideration for adoption.

**ALTERNATIVE ACTIONS**

**Decision 1: Small Area Plan**

1. Motion to table action and continue the hearing on the request for Comprehensive Plan Amendment for adoption of the Chelsea Commons Small Area Plan to September 27<sup>th</sup>, 2021.

**Decision 2: Special Meeting**

1. Motion to call for a special meeting on September 27<sup>th</sup>, 2021 for consideration of the request for Comprehensive Plan amendment for adoption of the Chelsea Commons Small Area Plan.

**STAFF RECOMMENDED ACTION**

None

**SUPPORTING DATA**

None