



# Monticello Planning Commission

## 2021-2025 Workplan

### 2022 UPDATE - FINAL

The Monticello Planning Commission is established to advise the Mayor, Council and Community Development Department in matters concerning planning and land use matters; to review and make recommendations regarding the Monticello 2040 Vision + Plan, subdivision and zoning ordinances and other planning rules and regulations; to establish planning rules and regulations; and to conduct public hearings.

#### **Purpose Statement:**

The Planning Commission will support efforts to implement the Monticello 2040 Vision + Plan. The Planning Commission will work collaboratively with the City Council, other City boards and commissions, and community stakeholders in its work to achieve the Plan and the strategic goals of the city.

#### **Organizational & Training Activities:**

- Continue to support regional planning as identified by the Monticello 2040 Vision + Plan.
  - Implementation Chapter, Land Use, Growth & Orderly Annexation
    - Strategy 1.10.1 - Consider the outcomes of regional planning initiatives and participate in processes resulting from the efforts of the Central Mississippi River Regional Planning Partnership.
      - **Consistent with Policy 1.2 for Agency Coordination, monitor opportunity for engagement in roadway and pathway connectivity planning across jurisdictions.**
- Initiate and/or facilitate organizational projects in support of the Monticello 2040 Vision + Plan.
  - Implementation Chapter, Land Use, Growth & Orderly Annexation
    - Strategy 1.1.1 - Facilitate biannual meetings to serve as a “Development Forum” with interested property owners, realtors, builders and developers to discuss long-term planning, real estate market conditions.
    - Strategy 1.1.2 - Develop and publish a ‘Development Opportunity Map’ for use by the public, property owners and development community that identifies vacant and potential development opportunity sites, as well as pending and approved projects with the City and MOAA.

#### **Comprehensive Plan Activities:**

- Support the implementation of the Monticello 2040 Vision + Plan through implementation of the Goals, Policies and Strategies identified within the Plan.
  - **Review industrial land inventory and planning consistent with Monticello 2040 Land Use policies for:**

- **1.1 (Land Use) and 8.1 (Economic Development) - Opportunity Areas**
- **1.2 - Growth Management (Land Use)**
- **5.1 - Land Supply and Employment Growth (Land Use)**
- **2.1 Diverse Economic Sectors (Economic Development)**
- **2.4 – Industrial and Business Site Analysis and Availability (Economic Development)**
- Support the priority projects set by the City Council, including the small area planning for Chelsea Commons (now The Pointes at Cedar) area and reinvestment in Block 52 in Downtown Monticello.

**Zoning Ordinance/Map Activities:**

- Complete the recodification of the Monticello Zoning Ordinance, including consideration of amendments as recommended in the Goals, Policies and Strategies of the Implementation Chapter of the Monticello 2040 Comprehensive Plan.
  - Review and revise the zoning ordinance consistent with the 2022-2023 Zoning Ordinance Strategy priorities set by the Planning Commission per Appendix A.

**Noted priorities:**

**Review opportunities for larger lot development and other life-cycle housing consistent with Monticello 2040 Policy 2.1 for Neighborhood Diversity and Life-cycle Housing.**

**Review regulations for outdoor storage and open sales.**

- Consider amendments to the Monticello Official Zoning Map in support of the Monticello 2040 Vision + Plan guided land use, including, but not limited to the following.
  - Implementation Chapter, Land Use, Growth & Orderly Annexation
    - Strategy 2.7.1 - Amend the Zoning Map to be consistent with the Future Land Use Map and identify areas where mixed-density residential uses are appropriate.

**Subdivision Ordinance Activities:**

- Complete a review and amendment of the Monticello Subdivision Ordinance, including consideration of amendments as recommended in the Goals, Policies and Strategies of the Implementation Chapter of the Monticello Comprehensive Plan as follows.
  - Implementation Chapter, Land Use, Growth & Orderly Annexation
    - Strategy 2.5.1 - Implement measures to slow down or “calm” traffic on local streets by using design techniques and measures to improve traffic safety, provide eyes on the street, and enhance the quality of life in Monticello’s neighborhoods.
    - Strategy 3.8.2 - Require pedestrian and bike connections in new commercial development.
    - Strategy 6.5.1 - Conduct regular review of parkland allocation and ensure sufficient amount of land is designated for parks and recreation activities in the City as the population increases.

**Research & City Department Update Topics**

As resources and time allow, the Planning Commission will consider research and information related to the following topic areas.

<b>Topic</b>
Annexation Process
Transportation update
Overview of economic development initiatives for business retention and employment attraction
Status of municipal infrastructure
Tree preservation – Zoning ordinance section 4.2
Discuss next steps for East Bertram Planning Area and Northwest Planning Areas identified in Monti 2040