



**MONROE PLANNING COMMISSION
Agenda Item Cover Sheet**

TITLE:	Zoning Code - Amendments
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DATE:		CONTACT:	PRESENTER:	ITEM:
09/12/16		David Osaki	Dave Osaki	Old Business

Discussion: 01/11/16; 01/25/2016, 02/22/2016, 03/28.2016, 4/11/2016, 4/25/2016, 05/09/2016, 05/23/2016, 06/13/2016; 07/11/2016, 07/25/2016, 08/22/2016, 09/12/2016

Public Hearing: None

Attachments: 1. MMC Chapter 18.12 Downtown Commercial Zone w/ amendments/notes

DESCRIPTION/BACKGROUND

During the course of the past several months the Planning Commission has been working on amendments to the Downtown Commercial Zone (MMC Chapter 18.12).

Additional revisions based on the August 22, 2016 meeting have been incorporated into the most recent working draft of amendments (see Attachment 1).

Included in the attached version of amendments, based on prior Planning Commission discussion, is the removal of the ground floor commercial requirement outside of the Historic Main promenade.

Also, one of the items discussed at the August 22, 2016 meeting was whether, at this time, density or height increases would be appropriate to implement the following policy.

“P.224 Allow increased building heights and density within the Downtown and Al Borlin neighborhoods.” (City of Monroe 2015-2035 Comprehensive Plan, Chapter 2).

No changes are currently made to the attached draft with respect to height or density in these neighborhoods. For reference, and as an example of height and density, the following is information regarding the Monroe Family Village project.

Monroe Family Village (17428 West Main street)

- Zoning: Mixed Use Commercial (MUC)
- Acres: 2.36
- Number of Units: 47
- Density: 47 Dwelling Units /2.36 acres = 19.9 units per acre
- Required Parking: 61 spaces
- Parking Provided: 61 spaces (19 compact)
- Maximum Building Height Allowed: 35 feet
- Height of buildings: Ranges from approximately 26'6" to half feet to 32'10" (building height measured to the midpoint of the sloped roof)
- 9000+ feet of on-site recreation space provided.

RECOMMENDED ACTION

Discussion.