

**ORDINANCE 2007-250**

**An Ordinance amending the City of Monroe Zoning Map: and Declaring an Emergency.**

**WHEREAS**, an application for a Zoning Map Amendment was submitted on December 14, 2006 for 19.16 acres of a 22.57 acre parcel identified as Township 14 South, Range 5 West, Section 33B, Tax Lot 800; and

**WHEREAS**, the requested action would change the designation on the City of Monroe Zoning Map for the portion of the parcel described in Exhibit 1 from General Residential, Large Lot (GRA) to General Residential, Small Lot (GRB); and

**WHEREAS**, the Monroe Planning Commission held a public meeting on March 5, 2007, and voted to recommend that the City Council deny the Zoning Map Amendment; and

**WHEREAS**, the Monroe City Council held a duly advertised public hearing on March 20, 2007 to consider the request; and

**WHEREAS**, the Monroe City Council has considered the staff report, the application materials, the testimony of witnesses, the recommendation of the Monroe Planning Commission, and the record as a whole. The City Council deliberated and approved with conditions the application for a Zoning Map Amendment on March 20, 2007.

**NOW THEREFORE, THE CITY OF MONROE ORDAINS AS FOLLOWS:**

The Zoning Map Amendment Application No. LU-06-125 is hereby conditionally approved and the Monroe Zoning Map is hereby amended to identify the property described on the attached Exhibit 1 and shown on attached Exhibit 2 (site) as General Residential, Small Lot (GRB) based on the Findings and Conclusions contained in the attached Exhibit 3, hereby adopted and incorporated herein which includes the following approval conditions:

1. The minimum lot size for the GRB portion of the site shall be 5700 square feet and the minimum average size of all lots in the GRB portion of the site shall be 6087 square feet or larger, to ensure compliance with Comprehensive Plan Policy IV.C.6 that sets the maximum net density in low density residential areas as not exceeding 7.2 dwelling units per net acre (one dwelling unit per 6000 square feet).
2. Subsequent subdivision of the property shall cause the zone boundary line to coincide with lot lines or the centerlines of streets.

**Emergency Clause:**

It is hereby adjudged and declared that the existing conditions are such that this ordinance is necessary for the immediate preservation of the public peace, health and safety of the City of Monroe, and an emergency is hereby declared to exist and this ordinance shall take effect and be in full force and effect when signed by the mayor

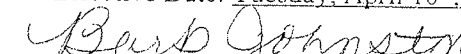
First Reading: Tuesday, April 10<sup>th</sup>, 2007

Second Reading: Tuesday, April 10<sup>th</sup>, 2007

Motion Passed 4 to 1

Effective Date: Tuesday, April 10<sup>th</sup>, 2007

  
4-10-07

  
4-10-07

Approved: Mayor Frank Thayer Date

Attested: Barb Johnston Date