



Item: Minor Subdivision with Amended Plat of Lots 13 & 14, Block 452, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, Cascade County, Montana

From: Galen Amy, Planner I, Planning and Community Development

Initiated By: NeighborWorks Great Falls, Property Owner

Presented By: Mike Haynes, AICP, Director of Planning and Community Development

Action Requested: City Commission to approve Amended Plat and accompanying Findings of Fact

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve with conditions/disapprove) the Amended Plat of Lot 13 & 14, Block 452, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, Cascade County, Montana, and accept the Findings of Fact.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

Recommendation: The Planning Advisory Board, during a meeting held on August 14, 2012, passed a motion recommending the City Commission approve the Amended Plat of Lots 13 & 14, Block 452, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, Cascade County, Montana, herein referred to as the subject property, and the accompanying Findings of Fact, subject to the conditions of approval in the Planning Advisory Board Staff Report comprising:

1. Provide an Amended Plat of Lot 13 & 14, Block 452, Great Falls Original Townsite which shall incorporate corrections of any errors or omissions noted by Staff, including provision of a notification clause to purchasers regarding soil conditions.
2. Any future development in the subdivision is subject to review and approval by the City of Great Falls as necessary and applicant shall be required to submit any plans including architectural, landscape, signage and lighting plans as required for review and approval by the Design Review Board.
3. Developer shall provide a covenant for the Lots in the subdivision related to maintenance and that each property owner for lots in subdivision shall be responsible for any current

or future maintenance of their own property; the City shall not be responsible for any property maintenance in the subdivision.

Background

NeighborWorks Great Falls (NWGF) is a non-profit organization with the mission of rebuilding historic Great Falls neighborhoods and creating homeownership opportunities for low and moderate income families. This mission is achieved through work to encourage pride, develop confidence, promote self-reliance, provide affordable housing and revitalize targeted neighborhoods and communities through a partnership of residents acting in concert with financial institutions, business community, governmental and nonprofit organizations.

NWGF is partnering with the Great Falls College MSU, for the Carter Park Townhomes project, to have students assist in constructing the proposed townhomes. The applicant's goal is to provide an educational opportunity while continuing to offer affordable housing options through development and/or redevelopment of properties in Great Falls.

Subdivision Request

The applicant is requesting a minor subdivision of the subject property, which consists of two lots that together comprise ± 0.349 acres. The request is to subdivide the property into three lots. The proposed western lot, adjacent to 3rd Street South (Lot A 301), will consist of $\pm 4,800$ square feet. The proposed center lot (Lot B 303) will consist of $\pm 5,400$ square feet. The proposed east lot (Lot C 305) will consist of $\pm 4,800$ square feet. (See Draft Amended Plat)

Subdivision Analysis

The basis for a decision to approve, conditionally approve, or deny a proposed subdivision is whether it is demonstrated that development of the proposed subdivision meets the requirements of the Montana State Code Annotated. Staff has developed Findings of Fact for the proposed subdivision; Staff concludes the subdivision meets the basic requirements provided by the Montana State Code Annotated (76-3-608(3) MCA). (See attached Findings of Fact)

Zoning Analysis

The subject property is located in the M-2 Mixed-use transitional zoning district. NWGF is proposing a Townhome development on the subject property, which is permitted in the M-2 district per the Land Development Code. Townhomes are subject to Special Standards which supersede the development standards of the M-2 zoning district. All of the newly created lots in the minor subdivision meet minimum standards for Townhomes in the M-2 Mixed-use transitional zoning within the City. The proposed Townhome development will conform to the Special Standards outlined in the Land Development Code 17.20.6.050. In addition, it is understood by the property owners that they will be responsible for all building and property maintenance and will not hold the City responsible for any maintenance conflicts.

Any future development of any lot shall meet requirements for Townhomes or the M-2 Mixed-use transitional zoning and shall be reviewed by the Planning and Community Development and Public Works Departments for consistency with all relevant code sections.

Infrastructure

Streets & Utilities

The applicant will not be required to provide improvements to 5th Avenue South and 3rd Street South because they are existing roadways that are built to City standards. There is an existing 6-inch cast iron water main located in 5th Avenue South, and there is a 9-inch clay sewer main in 5th Alley South. As development occurs on the lots in the subdivision, the owners will be required to pay to connect service lines to those mains.

Stormwater Management

There is a storm drain located at the corner of 3rd Street South and 5th Ave South. All runoff from the subject property will flow into the City's existing storm drain system. The developer will not be required to make any improvements to this system.

Traffic Analysis

Additional traffic generated by the proposed development is minimal and can be adequately accommodated by the existing street network. Each lot in the subdivision has a separate legal access from the existing alley, and there is no cross-access between the three lots.

2005 City of Great Falls Growth Policy

The proposed request is compatible with the 2005 Growth Policy, as it advances themes contained within the Policy, and is generally consistent with the general principles found in the document. The subject property has existing businesses and facilities and is within the City limits.

Goals of the economic element of the Great Falls Growth Policy include:

- Enhance, strengthen, and expand the existing economic base.
- Encourage businesses and industries that will utilize existing infrastructure.

Goals of the land use element of the Great Falls Growth Policy include:

- To support and encourage efficient, sustainable development and redevelopment throughout the community.
- To preserve and enhance the character, quality, and livability of existing neighborhoods.

Neighborhood Council Input

The subject property is within Neighborhood Council #7. Per Montana Code Annotated and the Official Code of the City of Great Falls (OCCGF 17.16.4.010 Table 16-2), minor subdivisions do not require public notice notification. At the time this staff report was written, staff had not received any comments related to the application.

Concurrences: Representatives from the City's Public Works and Fire Departments have been involved throughout the review and approval process for this project.

Fiscal Impact: The Townhome project will minimally increase the tax base and demand on City services.

Alternatives: If there are justifiable reasons to do so, the City Commission could deny the requested action to the extent allowed in City Code and State Statute.

Attachments/Exhibits:

Aerial Photo

Vicinity/Zoning Map



Reduced copy of Draft Amended Plat


Findings of Fact

cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood & Youth Council Coordinator
Keith Nelson, NeighborWorks, 509 1st Ave S, Great Falls, MT 59401

Aerial Map



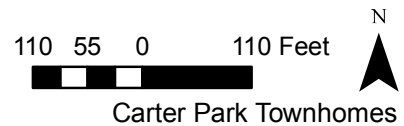
 Carter Park Townhomes Site
 Tracts of Land

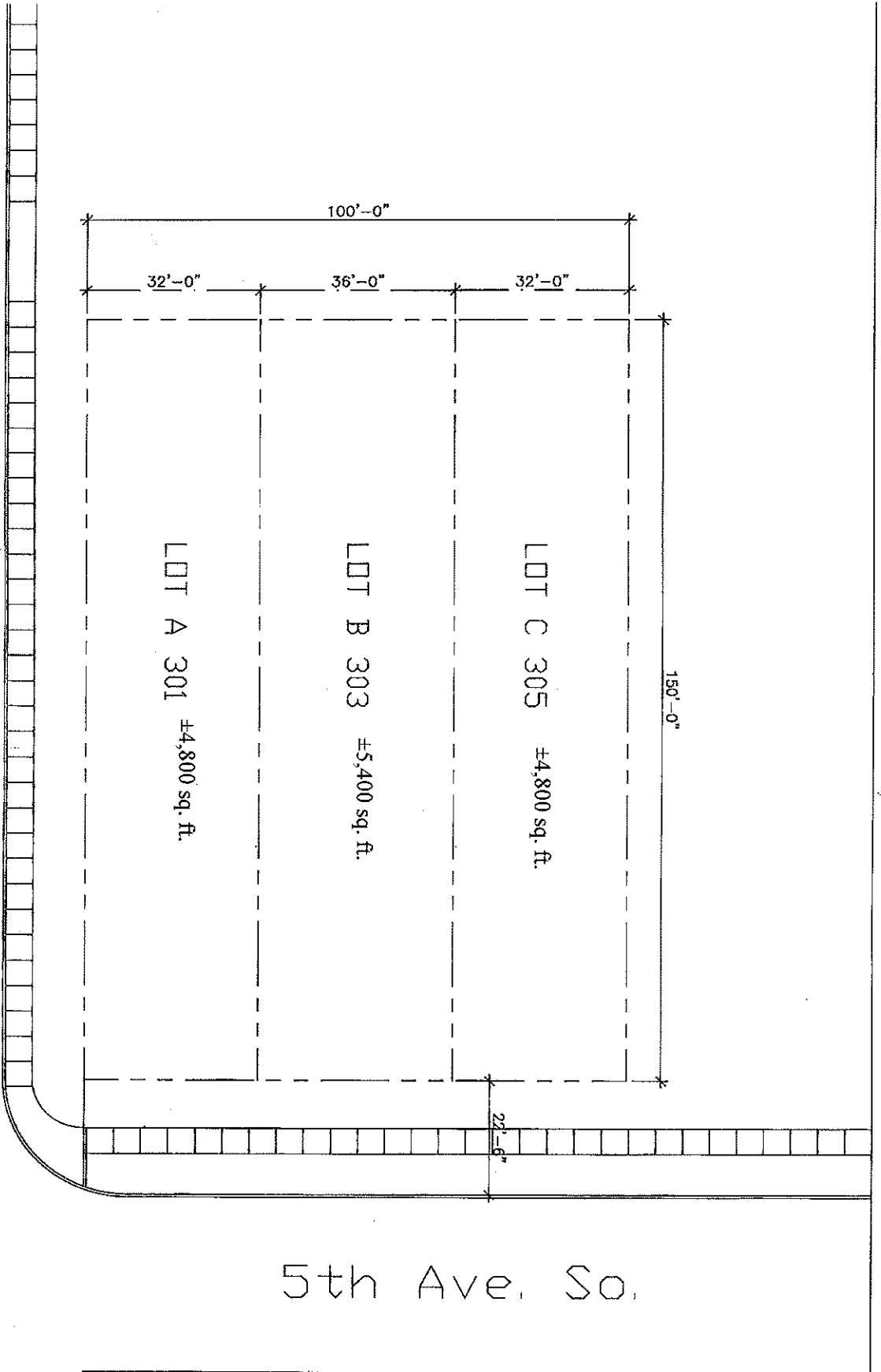
60 30 0 60 Feet 
Carter Park Townhomes

Zoning Map



- | | | | | | |
|---------------|-----------------------------|--|--------------------------------|--|----------------------------------|
| | Carter Park Townhomes | | C-5 Central business periphery | | R-2 Single-family medium density |
| | Right-of-Way | | I-1 Light industrial | | R-3 Single-family high density |
| | Tracts of Land | | I-2 Heavy industrial | | R-5 Multi-family medium density |
| ZONING | | | | | |
| | AI Airport Industrial | | M-1 Mixed-use district | | R-6 Multi-family high density |
| | C-1 Neighborhood commercial | | M-2 Mixed-use transitional | | R-9 Mixed residential |
| | C-2 General commercial | | PLI Public lands institutional | | R-10 Mobile home park |
| | C-3 Highway commercial | | POS Park Open Space | | Unincorporated Enclave |
| | C-4 Central business core | | PUD Planned unit development | | |
| | | | R-1 Single-family suburban | | |





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C1

SCALE: 1"=20'-0"

DRAFT PLAT

3rd St. So.

C1	Carter Park Townhomes	Drawings by: Keith Nelson of NeighborWorks Great Falls	Date: July 25, 2012	NEIGHBORWORKS GREAT FALLS 509 FIRST AVENUE SOUTH GREAT FALLS, MONTANA 59401 (406)761-5861
	RE-PLAT FOR 301 5th AVE. SO.			

FINDINGS OF FACT
FOR AMENDED PLAT OF LOTs 13 & 14, BLOCK 452, GREAT FALLS ORIGINAL TOWNSITE,
SECTION 12, TOWNSHIP 20 NORTH, RANGE 3 EAST, CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)

PRIMARY REVIEW CRITERIA

Effect on Agriculture: The Lots within the subdivision are not currently being used for agricultural purposes. The proposed subdivision will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services: When development occurs on the Lots within the subdivision, they will connect to City water and sewer mains. There is no required extension of utility mains as a part of this request. The City shall provide water and sewer service to the Lots, which will be required to pay standard City fees for these services.

The Lots within the subdivision will receive law enforcement and fire protection service from the City of Great Falls. The nearest fire station is ± 0.8 miles from the subdivision site. Providing these services to the Townhome units in the subdivision is expected to be a negligible cost to the City. Increased tax revenues from improved properties will likely cover any increased costs.

The subdivision will have a negligible impact on the cost of road maintenance as the residents will be required to pay street assessments once the Lots have been developed. The developer will not be required to improve 5th Avenue South or 3rd Street South because they have existing curb, gutter and sidewalks adjacent to the subdivision.

Effect on the Natural Environment: The subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. Any excess surface runoff will flow into existing storm drains in 3rd Street South and 5th Avenue South.

Effect on Wildlife and Wildlife Habitat: The subdivision is located adjacent to an area containing urbanized development. The subdivision is not in an area of significant wildlife habitat and will not result in closure of public access to hunting or fishing areas, nor to public lands.

Effect on Public Health and Safety: Based on available information, the subdivision is not subject to abnormal potential natural hazards such as flooding, wildfire, snow or rockslides, nor potential man-made hazards such as high voltage power lines, high-pressure gas lines, high traffic volumes, or mining activity.

REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation, and conforms to the design standards specified in the local subdivision regulations. The local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

EASEMENT FOR UTILITIES

There are no new easements required to accommodate public water mains and sanitary sewer mains and owner shall provide necessary utility easements to accommodate any private utilities to serve all lots of the minor subdivision.

LEGAL AND PHYSICAL ACCESS

Legal and physical access to the subdivision is provided by the existing alley off of 3rd Street South, which is public right-of-way maintained by the City of Great Falls. With construction, alley access will be dedicated and improved to provide access to each lot being created.