



Item: Resolution 10020, Ordinance 3108 to assign City zoning and Annexation Agreement, all pertaining to Tract 1 and Tract 3, Certificate of Survey 4705, and Mark 14R all located in the N1/2 NE1/4, Section 36, T21N, R3E, P.M.M. Cascade County, MT (Skyline Heights Apartments)

From: Jana Cooper, RLA, Planner II, Planning & Community Development

Initiated By: Damon Carroll, Property Owner & Developer, & City of Great Falls

Presented By: Craig Raymond, Director of Planning & Community Development

Action Requested: Remove from table and postpone action on Resolution 10020, Ordinance 3108, and the Annexation Agreement until October 1, 2013, all pertaining to Tracts 1 & 3, COS 4705, and Mark 14R

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission remove from table and postpone action on consideration of Resolution 10020, Ordinance 3108, and the Annexation Agreement until October 1, 2013.”

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

Recommendation: Staff recommends the City Commission remove from table and postpone action of Resolution 10020, Ordinance 3108 and the Annexation Agreement until October 1, 2013, all pertaining to Skyline Heights Apartments, legally described as Tract 1 and Tract 3, Certificate of Survey 4705, and Mark 14R all located in the N1/2 NE1/4, Section 36, T21N, R3E, P.M.M. Cascade County, MT, herein referred to as subject property.

Background: On August 6, 2013, the City Commission tabled action on annexation, establishment of City zoning and the annexation agreement related to the subject property. At the public hearing on that date, concerns were raised by the neighbors and the City Commission about the developments impacts; more specific concerns were related to traffic and storm water run-off. The Commission requested the applicant and City Staff provide additional information related to these items in order for the Commission to make a more informed decision.

Staff met with the applicant and his engineer and determined that additional time would be required to provide a more detailed analysis of the traffic and storm water issues. Therefore, Staff is recommending the City Commission remove from table and postpone action, so a more detailed, thorough analysis of the impacts may be made.

The subject property is located east of the proposed 14th Street Northeast extension and south of 36th Avenue Northeast. The applicant, Damon Carroll, is requesting annexation of ±1.1 acres from Cascade County into the City of Great Falls and establishing City zoning of R-5 Multi-family medium density zoning district. The subject property is currently vacant undeveloped land. The applicant is making the request in order to develop a 24-unit multi-family rental housing development, which would be named Skyline Heights Apartments.

In addition to the subject property, per MCA, the abutting portion of 14th Avenue Northeast (Tract 3), comprised of ±0.2 acres, must also be annexed and zoned. In conjunction, the City is proposing annexation and zoning of the City-owned water tower site located on the eastern adjacent lot and consisting of ±0.52 acres. The City is proposing annexation in order to incorporate the City-owned property.

Concurrences: Representatives from the City's Public Works, Park and Recreation and Fire Departments have been notified of the requested action. Additionally, Staff requested the Neighborhood Council Coordinator provide the recommendation to Neighborhood Council #3.

Fiscal Impact: There is no fiscal impact in tabling the action.

Alternatives: The City Commission could take final action on Resolution 10020, Ordinance 3108, and the Annexation Agreement, all pertaining to Tracts 1 & 3, COS 4705, and Mark 14R.

Attachments/Exhibits:

None

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Damon Carroll, Owner, pheasantrunbuilders@gmail.com