

# PLANNING ADVISORY BOARD ZONING COMMISSION

**MAY 10, 2011**

*Case Number*

ANX2011-6

*Applicant*

John & Kelly Palomo

*Owners*

John & Kelly Palomo

*Property Location*

Southeast corner of 11th Street Northwest and Valley View Drive

*Parcel ID Number*

2397000

*Requested Action*

**Annexation** of subject property from Cascade County to the City of Great Falls.

**Rezone** the property from County Urban Residential to R-2 Single-family medium density

*Neighborhood Council*

Neighborhood Council #3

*Recommendation*

Approval of the request with conditions.

*Project Planner*

Jana Cooper, RLA

## VALLEY VIEW HOME



### Location Map



Subject Site



### Summary

#### Project Description

The subject property is a vacant unincorporated enclave, surrounded by a residential neighborhood.

The owner is requesting annexation of the property from Cascade County to the City of Great Falls and rezoning of the property from County Urban Residential to R-2 Single-family medium density residential.

#### Background

- Legal Description: Lot 1-A, Block 17,

NE1/4 Section 3, T20N, R3E, P.M.  
Great Falls, Cascade County, Montana.

- Property Area: 9,767.2 sq. ft. or 0.22 acres

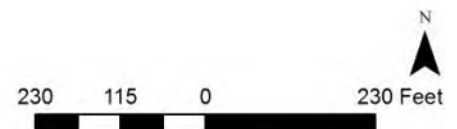
#### Agency Comment

Representatives from the City's Public Works, Planning and Community Development and Fire Departments have been involved in the review process for this application. All comments made by the above parties have been addressed by the applicant or in the conditions of approval.

## EXHIBIT A - AERIAL PHOTO

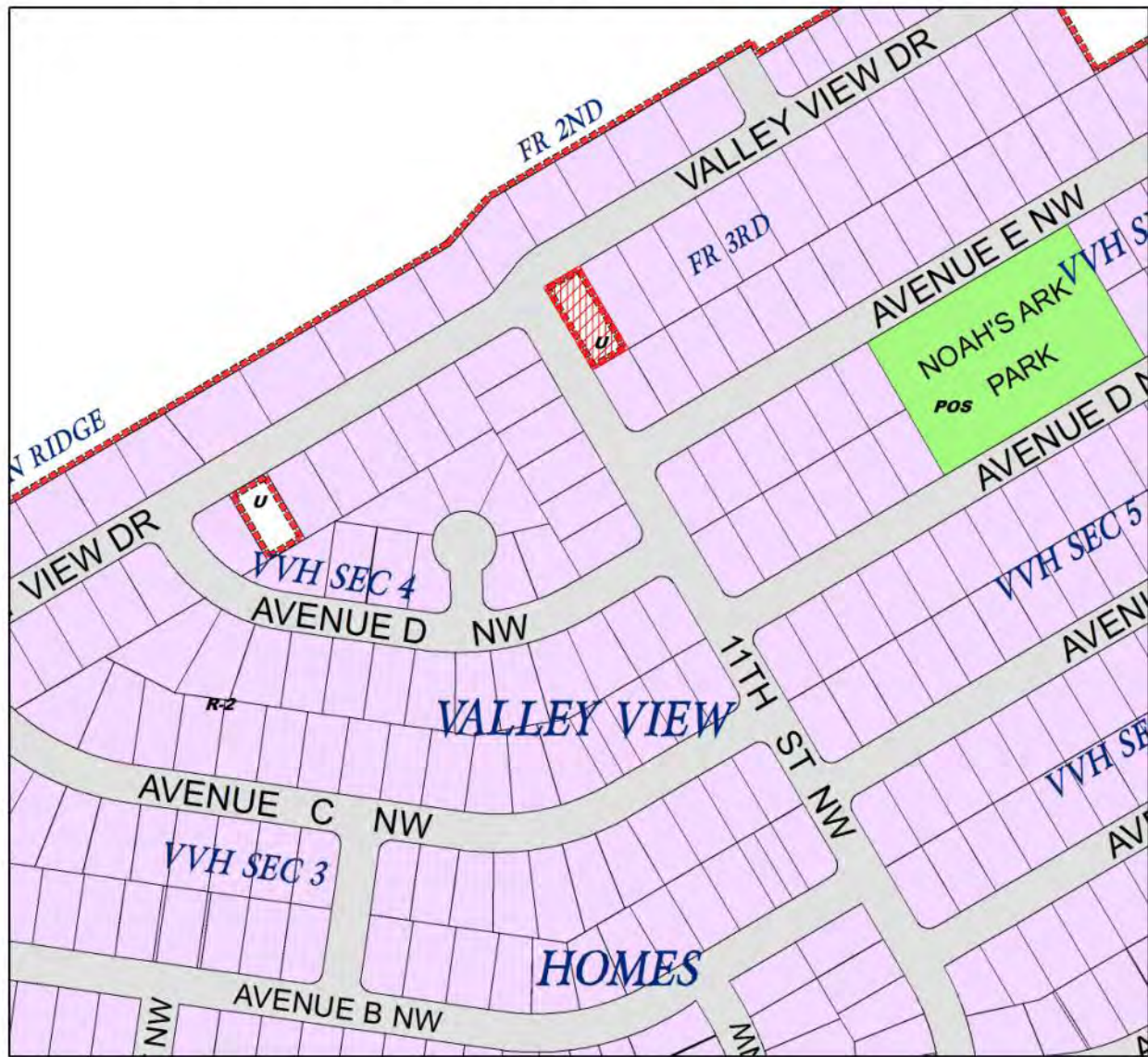



-  Subject Property
-  City Limits
-  Tracts of Land






## EXHIBIT B - VICINITY/ZONING MAP





 Subject Property

### Zoning


 AI Airport Industrial

 C-1 Neighborhood commercial


 C-2 General commercial

 C-3 Highway commercial


 C-4 Central business core


 C-5 Central business periphery


 I-1 Light industrial


 I-2 Heavy industrial


 M-1 Mixed-use district

 M-2 Mixed-use transitional

 PLI Public lands institutional


 POS Park Open Space


 PUD Planned unit development


 R-1 Single-family suburban


180 90 0 180 Feet




 R-2 Single-family medium density

 R-3 Single-family high density

 R-5 Multi-family medium density

 R-6 Multi-family high density

 R-9 Mixed residential

 R-10 Mobile home park

 Unincorporated

### Existing Conditions

The existing site information for the said property includes:

**Existing Use:** Vacant undeveloped land.

**Adjacent Land Use:** All surrounding land is zoned R-2 Single-family medium density and developed with single family residences.

### Annexation Request

The owner is requesting annexation of  $\pm 9762.2$  sq. ft. of unincorporated land from Cascade County into the City of Great Falls.

### Rezone Request

The subject property, upon annexation shall be zoned R-2 Single-family medium density zoning district. This zoning is consistent with the surrounding neighborhood. According to the Land Development Code the “R-2” Single-family medium density residential zoning classification is:

Intended to accommodate medium-density, single-family residential development on moderate-sized lots. Home occupations can occur in this district to the extent they are compatible with residential uses found in this district. Schools and other public facilities are often found in close proximity.

It is anticipated the planned single-family residential use of the property will be compatible with neighboring uses.

### Improvements

All public improvements were previously installed as a part of Falcon Ridge 2nd Addition. The applicant shall pay all owed reimbursements for paving, curb, gutter, water and sewer as required before issuance of building permits for the property.

### **Storm Water Management:**

The proposed development will not have impervious surfaces of more than 15,000 square feet; therefore, the developer is not required to provide a stormwater management plan.

### **Traffic Analysis**

A typical single-family dwelling unit generates around 10 trip-ends per day. Because both Valley View Drive and 11<sup>th</sup> Street NW are low-volume, local roadways with no capacity issues, the addition of one single family dwelling unit will not adversely impact the road network.



View Southwest across the site.



View Northeast across the site.

## 2005 City of Great Falls Growth Policy:

The proposed development is compatible with the 2005 Growth Policy, as it advances specific Goals, Policies, and Action Strategies contained within the related plan elements, and is also in line with the general themes and principles found in the document. Plan elements related to the proposed development include providing infill development and protecting and enhancing the character of existing neighborhoods.

## Neighborhood Council Input

Patty Cadwell, Neighborhood Council Coordinator presented the project to Neighborhood Council #3 on May 5, 2011. At the time this staff report was written there were no comments from Neighborhood Council #3, but there had been two citizen calls from neighbors inquiring about the project, they were neither for nor against the project.

## Recommendation

The Planning Advisory Board has the responsibility to review and make recommendations on annexations and subdivisions. The Zoning Commission has the responsibility to review and make recommendations on rezoning requests. As such, each of the two recommendations presented below are to be considered and acted upon separately by the specified Board or Commission:

**Recommendation I:** It is recommended that the Planning Advisory Board recommend the City Commission approve the annexation of Lot 1-A to the City of Great Falls, subject to the Zoning Commission adopting Recommendation II (below) and the following conditions being fulfilled by the applicant.

## Conditions of Approval

1. The amended plat of Lot 1-A, Block 17, NE1/4 Section 3, T20N, R3E, P.M. Great Falls, Cascade County, Montana shall incorporate correction of any errors or omissions noted by staff.
2. A geotechnical investigation and report prepared by a Professional Engineer (and indemnifying the City) with recommended building foundation design shall be submitted to the Planning and Community Development department for review and approval prior to issuance of building permits.
3. An Annexation Agreement shall be prepared containing terms and conditions for development on the subject property.

**Recommendation II:** It is recommended the Zoning Commission recommends the City Commission approve establishing the R-2 Single-family medium density residential district to Lot 1A, subject to the Planning Board adopting Recommendation I (above).

## Review/Approval Process

### **Next Steps**

1. The Planning Advisory Board recommendation will be presented to the City Commission.
2. City Commission will approve or deny the Annexation and Zoning.
3. If approved, the applicant will submit any required documents for review and then file the required documents with the Cascade County Clerk and Records Office.

Cc: Jim Rearden, Public Works Director

Dave Dobbs, City Engineer

Patty Cadwell, Neighborhood and Youth Council Coordinator

John & Kelly Palomo, 3615 4th Ave S, Great Falls, MT 59405

Shawn Strunk, 313 Riverview 4 W, Great Falls, MT 59404



## EXHIBIT D - APPLICATION

P. O. Box 5021, 59403-5021



Planning Department

## DEVELOPMENT REVIEW APPLICATION

Name of Project/Development: Amended Plat of Lot 1-A, Block 17, of the Amended Plat of Lots 1, 2 & 3, Block 17, Valley View Homes Section SixOwner(s): John & Kelly PalomoMailing Address: 3615 4th Ave S, Great Falls, MT 59405Phone: 750-8346

FAX: \_\_\_\_\_

E-mail: jkpal@bresnan.netAgent(s): Stephen D. Babb, PLS; Babb Land Surveying, Inc.Mailing Address: 622 Alice Drive, Great Falls, MT 59405Phone: (406) 788-6896FAX: (406) 268-1189E-mail: babbsurvey@bresnan.netLegal Description: see "Name of Project/Development" aboveSection: 3Township: 20N.Range: 3E.Street Address: 1024 Valley View DriveZoning: Current: Lot 1: R-2; Lot 1-A: Not Zoned? Proposed: R-2Land Use: Current: Lot 1: single family residential, Lot 1-A: Vacant Proposed: single family residentialCovenants or Deed Restriction on Property: Yes \_\_\_ No ☒  
(If yes, please attach to application)

## Application Type (please check all that apply):

☐ Subdivision Preliminary Plat-\$800☒ Annexation-\$400☒ Subdivision Minor Plat-\$600☐ Zoning Map Amendment-\$700☐ Conditional Use Permit-\$700☐ Subdivision Final Plat-\$300☒ Establishment of Zoning with Annexation-\$700

I (We) the undersigned understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application.

I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Property Owner's Signature: \_\_\_\_\_

Date: 3/30/11

Property Owner's Signature: \_\_\_\_\_

Date: 3/30/11

