

PLANNING ADVISORY BOARD ZONING COMMISSION

MARCH 26, 2013

Case Number

ANX2013-3
ZON2013-4

Applicant/Owner

Leslie Baldrige

Property Location

4201 Flood Road

Parcel ID Number

2184650

Requested Action

Annexation of ±8.916 acres from Cascade County to the City of Great Falls.

Rezone the property from County UR Urban Residential to R-1 Single-family suburban district.

Neighborhood Council

Neighborhood Council #1

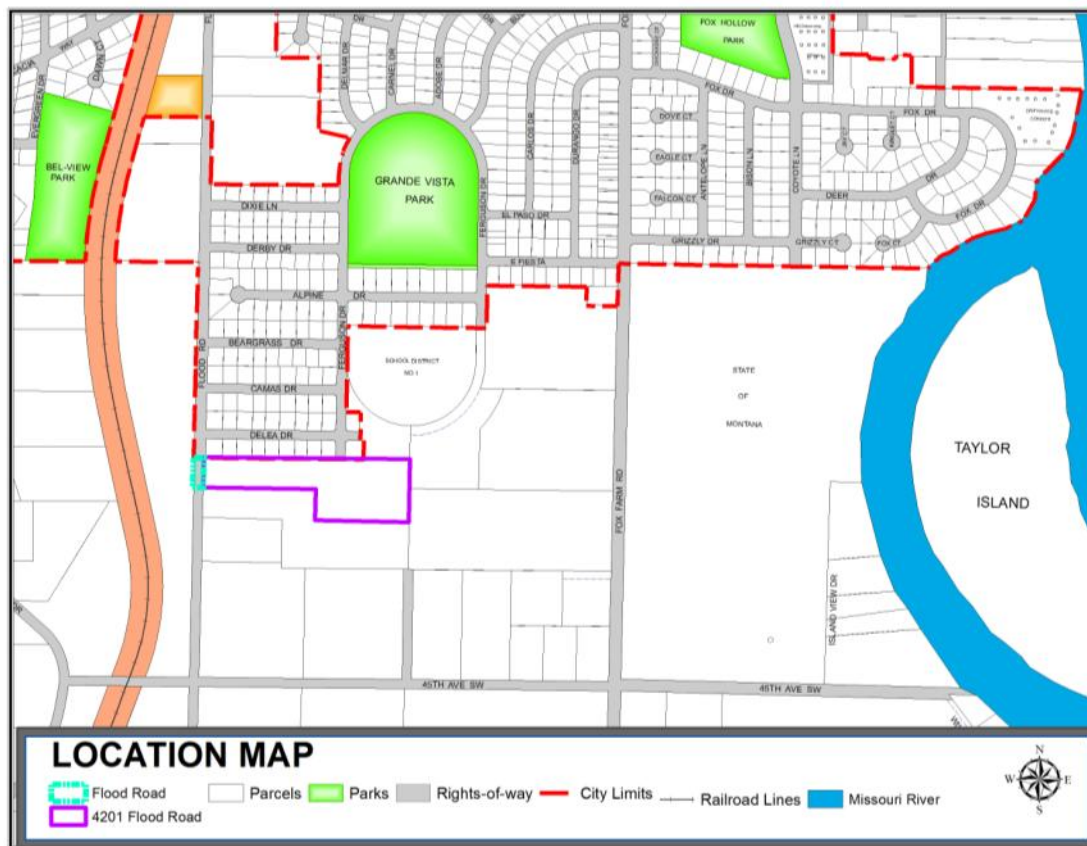
Recommendation

Approval of the requests with Conditions.

Project Planner

Galen Amy

4201 FLOOD ROAD: ANNEXATION & ZONING



Summary

Project Description

The Planning and Community Development Department has received an application from Leslie Baldrige, property owner, requesting the following:

1. Annexation of ±8.652 acres, and the abutting portion of Flood Road, consisting of ±0.264 acres.
2. Establishing City zoning classification of R-1 Single-family suburban district.

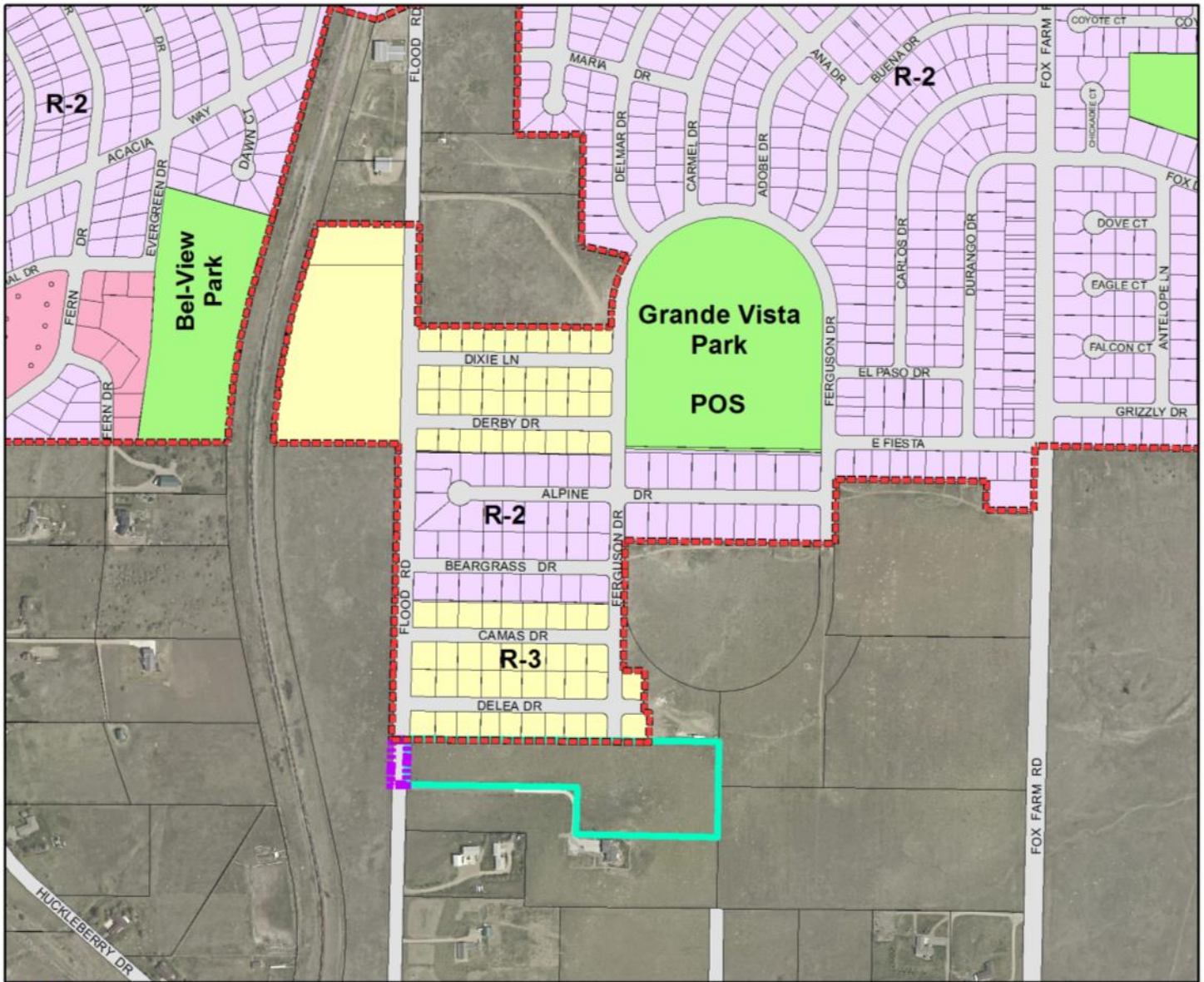
Background

- Legal Description of property: Mark 10A, Ranchos Grande Vista No. 1, SE 1/4 of Section 22, Township 20 North, Range 3 East, P.M.M, Cascade County, MT
- Total property annexed: ±8.916 acres

Agency Comment

Representatives from the City's Public Works 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 client or in the conditions of this report.

EXHIBIT A - VICINITY / ZONING MAP



	Flood Road		C-3 Highway commercial		PUD Planned unit development
	4201 Flood Rd		C-4 Central business core		R-1 Single-family suburban
	Tracts of Land		C-5 Central business periphery		R-2 Single-family medium density
	City Limits		I-1 Light industrial		R-3 Single-family high density
	Right-of-way		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
	POS Park Open Space		Unincorporated Enclave		

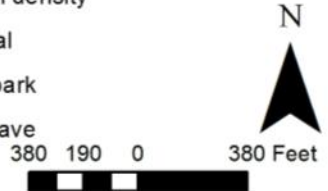
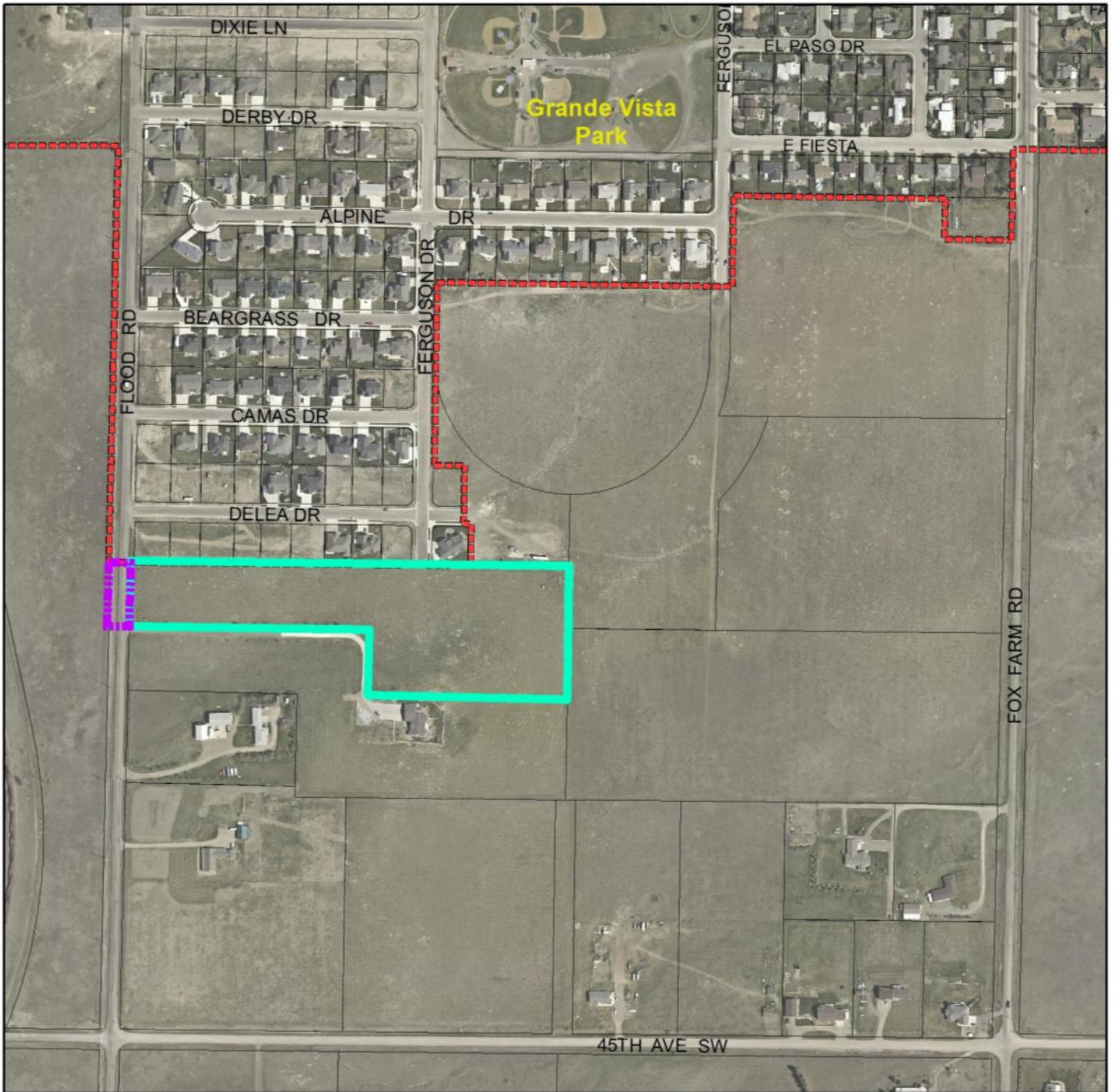



EXHIBIT B - AERIAL PHOTO



-  Flood Road
-  4201 Flood Road
-  City Limits
-  Tracts of Land

470 235 0 470 Feet



Existing Conditions

The existing site information for the subject property includes:

Existing Use: The subject property is a vacant, non-irrigated pasture.

Existing Zoning: County UR Urban Residential. This land use allows for a single-family dwelling on each separate parcel of land listed within Cascade County as well as some agricultural operations.

Adjacent Land Uses: There are existing single-family residences to the north, within the City limits, as well as single-family residences to the south on large tracts of land in unincorporated Cascade County. Adjacent property to the east and west of the subject property is vacant land in unincorporated Cascade County.

Annexation Request

The owner of the 4201 Flood Road is requesting annexation of their property, which consists of ± 8.652 acres. The owner is making the request in order to construct a new single-family residence, which will utilize and connect to existing public utilities. Access to the subject property will be off of Ferguson Drive.

As a condition of annexation the amended plat of the subject property will provide an additional 10 feet of right-of-way to the east of Flood Road, and a 30-foot right-of-way on the eastern property line, to accommodate potential future development. Per State Statutes, the abutting portion of Flood Road must also be annexed, consisting of ± 0.264 acres.

Rezone Request

The subject property, upon annexation shall be zoned R-1 Single-family suburban district. According to the Land Development Code, the R-1 Single-family suburban residential zoning classification is intended to accommodate comparatively low-density, single-family residential development on larger lots. The substantial lot size and proposed single-family residential use is compatible with the R-1 zoning district.

The existing pattern of development south of the subject property is large tracts of land in Cascade County with single-family residences. The potential for higher density in this area consistent with the R-2 and R-3 development north of the subject property is low given parcel size and costs to extend utilities.



View east from Flood Road along the south property line.



View north, down Flood Road, along the west property line.



View south from Ferguson Drive at the subject property and residences in the County beyond.

The R-1 zoning district serves as a transition between the higher density single-family homes to the north and large lot development to the south.

Improvements

Street Improvements

The subject property abuts Flood Road, but proposed access to the new residence will be from Ferguson Drive. The applicant will not be required to extend Ferguson Drive to the southern property line of the subject property, as there is an existing residence on the adjacent southern lot in the County that would block any further extension of Ferguson Drive beyond the subject property.

The following are Conditions of Annexation related to street improvements:

1. Any roadway section that is disturbed during construction activities of the project shall be restored to their original condition.
2. Public Works is requiring escrow of funds for the improvement on Flood Road.
3. The owner will waive their right to protest creating a future special improvement district for street improvements.
4. The driveway to the subject property shall be constructed in accordance with IFC 2009 Section 503 (see Exhibit D - Fire Rescue Letter).

Utilities

The applicant proposes to install a water service line from the City's 8 inch PVC transmission main located in Ferguson Drive. As a condition of annexation, the owner will be required to participate in the cost to replace an existing flush hydrant and install a fire hydrant where the subject property abuts Ferguson Drive. In addition, the property owner will be required to participate in their proportionate share of extending the 12 inch water main in Flood Road, adjacent to the subject property.

There is currently a 8 inch PVC sanitary sewer main in Ferguson Drive. The owner shall extend the sewer as required by Public Works. Per Public Works, the applicant will be required to install a standard 4-foot diameter manhole at the terminus of the sewer main.

Due to the lot topography and proposed development of a single-family residence, it is not feasible for the water and sewer mains to be extended through the subject property to the south. The owner will be required

to waive their right to protest creation of a future special improvement district for water and sewer improvements as a condition of annexation into the City.

Traffic Analysis

The request would include the development of one new single-family residence off of a dead-end roadway; therefore, it is reasonable to assume that there would be minimal increased traffic demands.

Storm Water Management

Due to the size and topography of the subject property, the applicant would not be required to install storm drain facilities in the area. The property owner will be required to pave the driveway and take necessary measures to preclude erosion along the adjacent slope and sedimentation onto the City street. Any future expansion of facilities is subject to review by the Department of Public Works for applicable storm water regulations.

2005 City of Great Falls Growth Policy

The proposed development is consistent with the 2005 Growth Policy, which balances growth with land use, housing, infrastructure and compatibility needs. The project is a logical extension of existing and planned residential growth and services, and is consistent with the development pattern in this area.

In terms of the City's housing policies, this project will add more housing stock and choice in a manner consistent with the City's goals and growth needs. The Growth Policy calls for the greater opportunities for home ownership, and a diverse, affordable and safe supply of housing for residents of all needs and income levels, including single family homes and neighborhoods.

Another goal of the 2005 Growth Policy land use element is to support and encourage a compatible mix of land uses in newly developing areas. It further states that residential land uses should be planned and located so they do not result in adverse impacts upon one another. In addition, the Growth Policy also states that land use should be a mix of interdependent, compatible and mutually supportive land uses.

Access, infrastructure extension and compatibility design can be further addressed by the review process. The review process should consider the needs of future development in the area.

Neighborhood Council Input

The subject property is located in Neighborhood

Council #1. Patty Cadwell, Neighborhood Council Coordinator, provided the project information to the Council on March 12, 2013. There were general questions regarding the project. At the time this report was written, Staff had not received any comments regarding the application.

Recommendation

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

RECOMMENDATION I: The Planning Advisory Board recommends the City Commission approve annexation of the subject property and abutting portion of Flood Road, as legally described in the staff report, containing ±8.916 acres, subject to the conditions below.

RECOMMENDATION II: The Zoning Commission recommends the City Commission approve rezoning said property from the existing County UR Urban Residential district to City R-1 Single-family suburban district, subject to the conditions below.

Conditions of Approval

1. The property owner shall prepare an amended plat providing an additional 10 feet of right-of-way to the east of Flood Road, and a 30-foot right-of-way on the eastern property line. The amended plat of the subject property shall incorporate correction of any errors or omissions noted by staff.
2. An Annexation Agreement shall be prepared containing the terms and conditions for annexation of 4201 Flood Road including, but not limited to, agreement by applicant to:
 - a) waive their right to protest any future special improvement districts for improvements to roadways, public utilities, water or sewer.
 - b) indemnify the City for any damages attributable to adverse soil or groundwater conditions.
 - c) participate in the cost to replace an existing flush hydrant and install a fire hydrant where the subject property abuts Ferguson Drive.
 - d) escrow of funds for the improvement on Flood Road.
 - e) participate in their proportionate share of extending the 12 inch water main in Flood Road, adjacent to the subject property.
 - f) install standard 4-foot diameter manhole at the terminus of the sewer main in Ferguson Drive.
 - g) pave the driveway, take necessary measures to preclude erosion along the adjacent slope and sedimentation onto the City street, and construct the driveway in accordance with IFC 2009 Section 503.
3. All applicable fees owed as a condition of the amended plat or annexation approval shall be paid upon annexation of 4201 Flood Road.

Review/Approval Process

Next Steps

1. The Planning Advisory Board/Zoning Commission 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 Recorder's Office.

Cc: Jim Rearden, Public Works Director
 Dave Dobbs, City Engineer
 Patty Cadwell, Neighborhood Council Coordinator
 Susan Conell, Cascade County, sconell@casadecountymt.gov
 Leslie Baldrige, 1004 East Fiesta, Great Falls, MT 59404

EXHIBIT C - APPLICATION

CITY OF GREAT FALLS
 PLANNING & COMMUNITY DEVELOPMENT DEPT.
 P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
 406.455.8415 • WWW.GREATFALLSMT.NET

DEVELOPMENT APPLICATION

Submittal Date: 2/20/2013
 Application Number: ANX2013-3/2DN203-4
 Paid (Official Use ONLY):
 Annexation: \$400
 Establish City Zoning: \$700
 Zoning Map Amendment: \$700
 Conditional Use Permit: \$700
 Planned Unit Development: \$700
 Subdivision Preliminary Plat: \$800
 Subdivision Minor Plat: \$600
 Subdivision Final Plat: \$300
 Amended Plat (6 or more lots): \$600
 Vacate Public Right of Way: \$200

Baldrige residence
 Name of Project/Development:

Leslie Baldrige
 Owner Name:

1004 East Fiesta Great Falls, MT 59404
 Mailing Address:

406-727-8286 Phone: lbaldrige@bresnan.net Email:

Leslie Baldrige
 Representative Name:

1004 East Fiesta Great Falls, MT 59404
 Mailing Address:

406-727-8286 Phone: lbaldrige@bresnan.net Email:

PROPERTY DESCRIPTION / LOCATION:

10A Mark/Lot: 22 Section: 20 Township/Block: 3E Range/Addition:

4201 Flood Road Great Falls, MT 59404
 Street Address:

ZONING:

county UR Current: R-1 Proposed: Tract land Current: SFR Proposed:

LAND USE:

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) further understand that other fees may be applicable per City Ordinances.

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

Leslie Baldrige
 Property Owner's Signature: 2/17/13 Date:

Leslie Baldrige
 Representative's Signature: 2/17/13 Date:

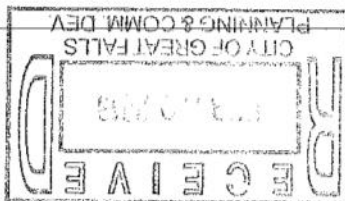


EXHIBIT D - FIRE RESCUE LETTER



GREAT FALLS FIRE RESCUE

105 9th Street South
Great Falls, MT 59401

Phone: 406-727-8070
Fax: 406-454-2454

Date: March 8th, 2012

TO: City of Great Falls, Community Development
Craig Raymond, Building Official
Galen Amy, Planner

FR: Dirk M. Johnson, Fire Marshal

RE: Project Review of 4201 Flood Road Annexation

Galen and Craig:

Site location; 4201 Flood Road Annexation Access Road

In accordance with IFC 2009 Section 503

- 503.2.1-Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6 (security gate will have an means of emergency operation) and unobstructed vertical clearance of not less than 13 feet 6 inches.
- 503.2.5-Dead ends. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. The approved calculated turning radii for fire apparatus wall to wall is 40 feet.

Signed,

Dirk M. Johnson