

PLANNING ADVISORY BOARD ZONING COMMISSION

MARCH 26, 2013

Case Number

ANX2013-4
ZON2013-5

Applicant/Owner

Damon Carroll
City of Great Falls

Property Location

Southeast corner of 36th Avenue NE and 14th Street NE right-of-way

Requested Action

Vacate Public Hearing on the Annexation of ± 1.82 acres from Cascade County to the City of Great Falls and the rezoning of the subject property from existing County Suburban Residential 1 and B-2 General Business to City of Great Falls R-5 Multi-family medium density and PLI - Public Lands and Institutional.

Neighborhood Council

Neighborhood Council #3

Recommendation

Vacate the Public Hearing

Project Planner

Jana Cooper, RLA

SKYLINE HEIGHTS APARTMENTS & WATER TOWER: ANNEXATION & ZONING

Overview

The applicant has requested annexation of ± 1.1 acres and the abutting portion of 14th Street Northeast right-of-way consisting of ± 0.2 acres into the City of Great Falls and establishing City zoning of R-5 Multi-family medium density zoning district. The applicant requested the annexation and initial zoning in order to construct a 24-unit multi-family housing development on the site.

In conjunction, the City proposed annexation of the City-owned water tower located on the eastern adjacent lot consisting of ± 0.52 acres. The City is proposing annexation in order to incorporate the City-owned property.

The property owner submitted an application for annexation and initial zoning for the subject property on February 22, 2013. Per State statute, public notice for the Planning Advisory Board/Zoning Commission public hearing was published in the *Great Falls Tribune* on March 10, 2013. Subsequently, the applicant contacted the Planning and Community Development office and requested the project be “tabled” due to potential late changes to the proposed project.

The Planning Division requests the Planning Advisory Board/Zoning Commission vacate the public hearing at the request of the applicant. The Public Hearing will be rescheduled and new public notice published in the *Great Falls Tribune* once the applicant is ready to proceed.

Suggested Recommendation

I move that the Planning Advisory Board/Zoning Commission vacate the public hearing scheduled for March 26, 2013 related to annexation and zoning of the property legally described as Tract 1 and Tract 3, Certificate of Survey 4705, and Mark 14R all located in the North 1/2 Northeast 1/4 of Section 36, Township 21 North, Range 3 East, P.M.M. Cascade County, Montana.

Next Steps

1. The Planning Advisory Board Zoning Commission Public Hearing will be rescheduled.
2. The project will then move forward for approvals by City Commission.

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood & Youth Council Coordinator
Susan Conell, County Planning Director, sconell@cascadecountymt.gov
Damon, Carroll, pheasantrunbuilders@mail.com

EXHIBIT A - 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

Skyline Heights Apartments
Name of Project / Development:

Damon Carroll
Owner Name:

215 Russell Ranch L
Mailing Address:

406-799-0519
Phone:

pheasantrunbuilders@gmail.com
Email:

Damon Carroll
Representative Name:

Mailing Address:

Phone:

Email:

PROPERTY DESCRIPTION / LOCATION:

Tract 1 COS4705 N 1/2 NE 1/4 Section 36 T 21N R 3E

Mark/Lot:

Section:

Township/Block:

Range/Addition:

Street Address:

ZONING:

Corrly S21
Current:

R-5
Proposed:

LAND USE:

Vacant
Current:

Multi-family
Proposed: medium

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.

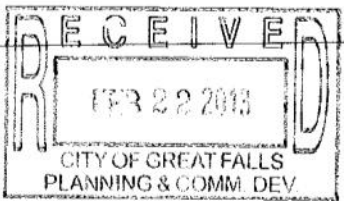
I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Damon Carroll
Property Owner's Signature:

2/22/13
Date:

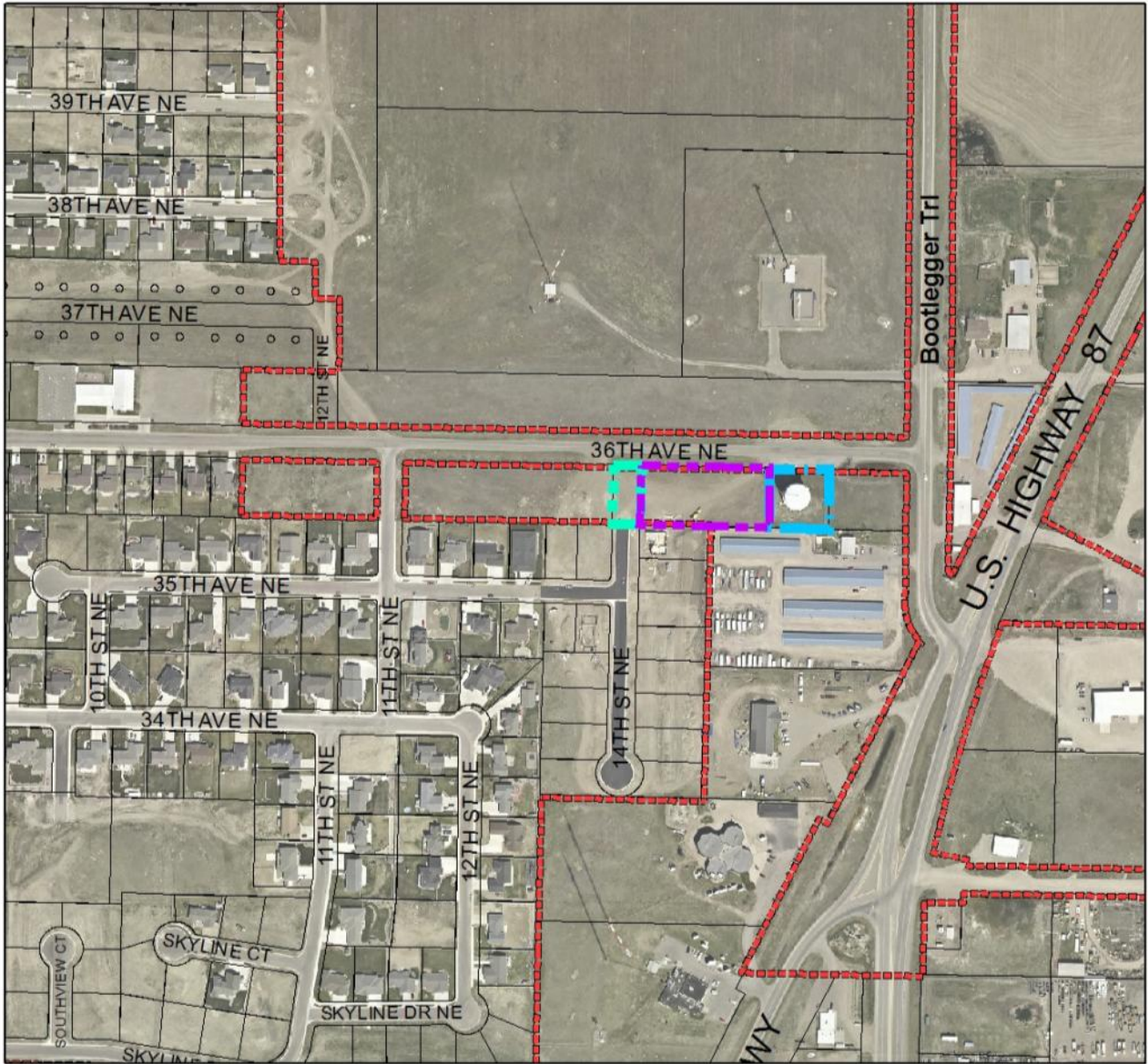
Representative's Signature:

Date:



- Submittal Date: 2.22.13
 Application Number: _____
 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

EXHIBIT B - PROJECT LOCATION/AERIAL MAP



-  City Limits
-  Tracts of Land
-  14th St NE
-  City Water Tower
-  Skyline Heights Apartment Location

Skyline Heights Apartments