

# PLANNING ADVISORY BOARD ZONING COMMISSION

**JUNE 11, 2013**

**Case Number**

SUB2013-3

**Applicant/Owner**

Clint Buford

**Property Location**

Southwest corner of Central Ave W and 22nd St SW

**Parcel ID Number**

1692700

**Requested Action**

Minor Subdivision:  
Subdivide 1 lot into 2 lots

**Neighborhood Council**

Neighborhood Council #2

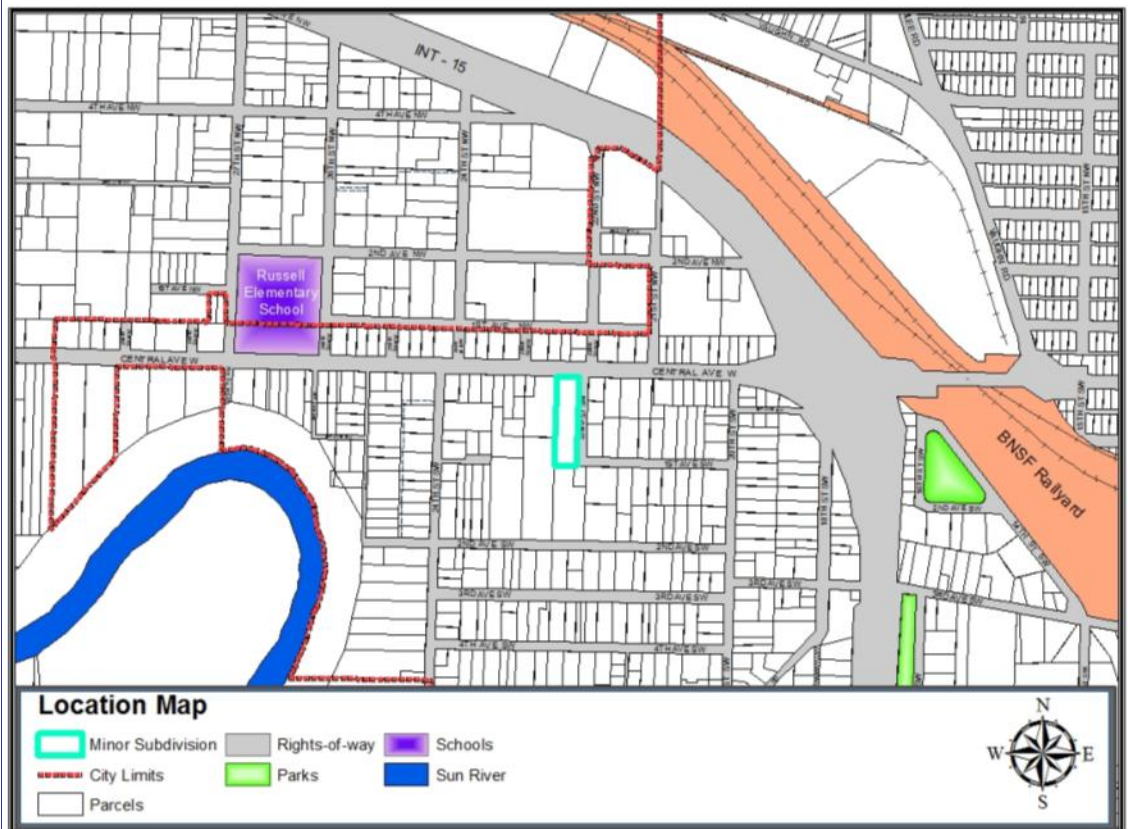
**Recommendation**

Approval of the requests with Conditions

**Project Planner**

Galen Amy

## MINOR SUBDIVISION - SUN RIVER PARK ADD.



**Summary**

**Project Description**

The subject property is located at the southwest corner of Central Avenue West and 22nd Street Southwest. The applicant is requesting approval of a minor subdivision of the subject property from one lot into two lots in order to construct a single-family residence on each lot.

**Background**

- Legal Description of property: Amended Plat of Lot 3A, Block 18, of the Amended Plat of Lot 3, Block

18, Sun River Park Addition, located in the NE ¼ Section 9, Township 20 North, Range 3 East, PMM, Cascade County, Montana

- Original lot: ±1.798 acres
- Subdivided lots: ±0.899 acres each

**Agency Comment**

Representatives from the City's Public Works, Park & Rec. Department and Fire Department 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.

Existing Conditions

**Existing Use:** Vacant, undeveloped City lot.

**Existing Zoning:** R-1 single-family suburban district. This district is primarily intended to accommodate comparatively low-density, single-family residential development on larger lots.

**Adjacent Land Use:** To the north, east and west of the subject property is R-1 single-family residential development. To the south there is also R-1 development, with an R-10 Mobile Home Park development immediately to the southwest (see Exhibit B - Zoning Map).



View south down 22nd St SW; subject property on the right.



View west across subject property and along Central Ave W, with the Healing House church in the background.

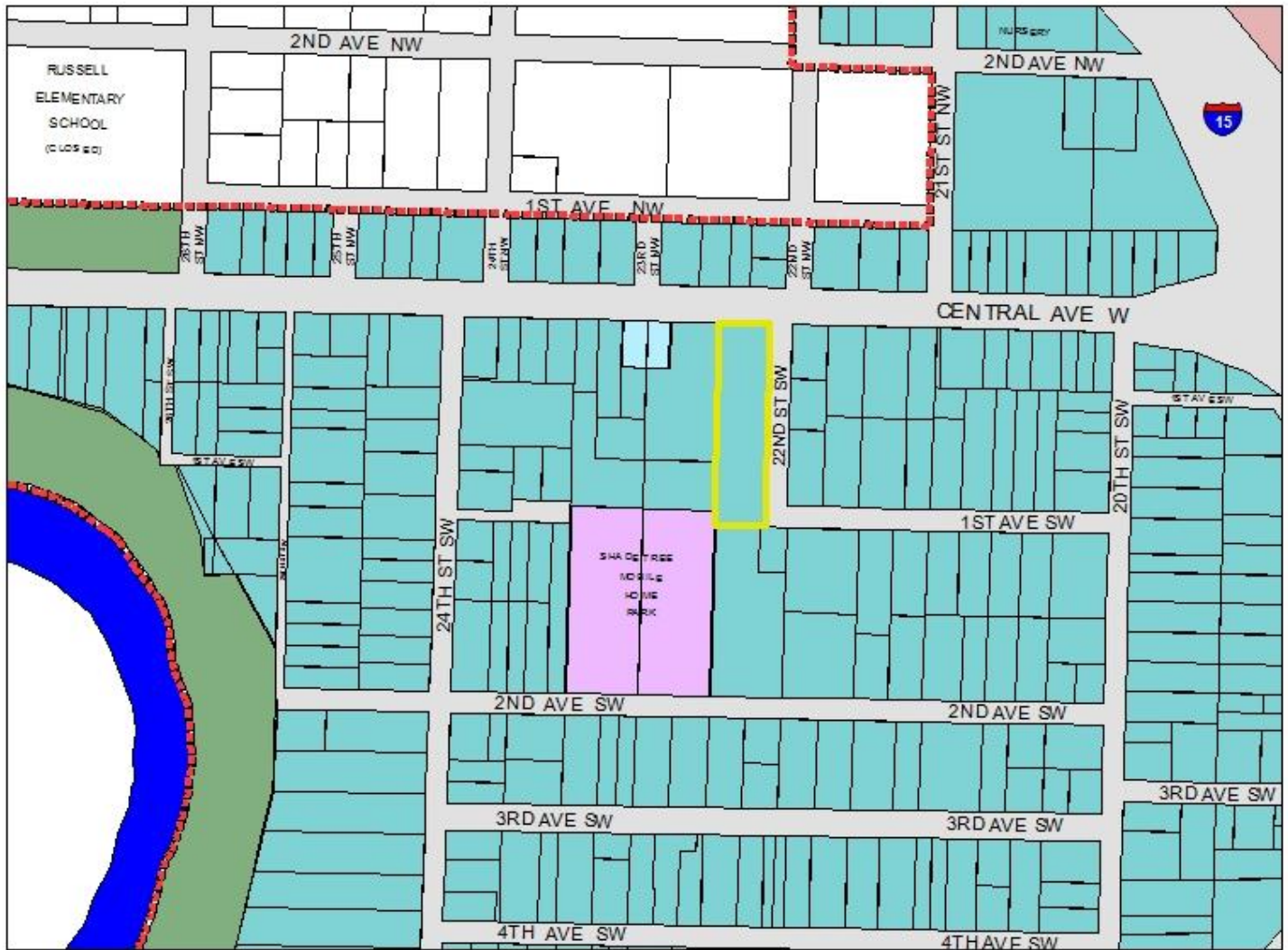


View north towards Central Ave W across the subject property.



View southwest across the subject property.

# EXHIBIT B - VICINITY/ZONING MAP

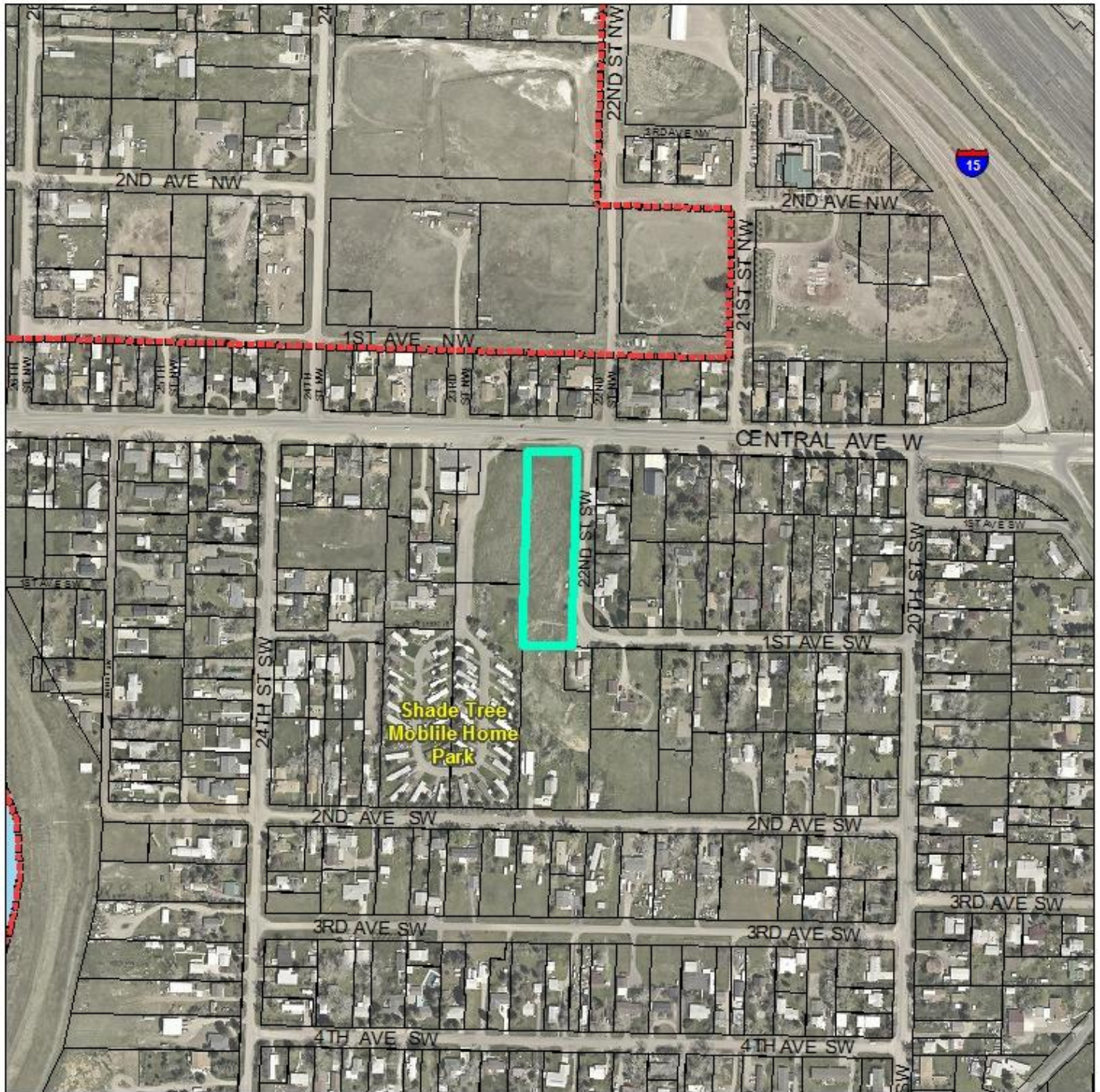


475 237.5 0 475 Feet



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

# EXHIBIT A - AERIAL PHOTO



-  Minor Subdivision
-  City Limits
-  Tracts of Land



## Subdivision Request

The applicant is requesting a minor subdivision of the subject property, which consists of  $\pm 1.798$  acres. The request is to subdivide the property into two lots.

The proposed northern lot will become Lot 3-A1 and the proposed southern lot will become Lot 3-A2. Both lots will consist of  $\pm 39,151$  square feet, or  $\pm 0.899$  acres (see attached Exhibit D - Draft Amended Plat). Eventually a single-family residence will be constructed on each lot. The applicant plans on retaining Lot 3-A2 as his personal residence.

## Zoning Analysis

Both newly created lots in the subdivision meet minimum standards for R-1 single-family suburban zoned subdivisions. The development of new single-family residences on each lot shall be reviewed by the Planning and Community Development and Public Works Departments for consistency with all relevant code sections.

Both lots created in the subdivision will have separate legal access from 22nd Street Southwest, which is a public roadway. There is no cross-access between the two lots. It will be understood by property owners that they will be responsible for all current and future maintenance issues for their own lots and will not hold the City responsible for any maintenance conflicts.

## Infrastructure

### **Streets & Utilities**

The applicant will not be required to provide improvements to Central Avenue West and 22nd Street Southwest because they are existing roadways that are built to City standard.

There is an existing 8-inch water main and an 18-inch sewer main in Central Avenue West, which can provide services for Lot 3-A1. There is also an existing 8-inch water main and an 8-inch sewer main in 1st Avenue Southwest, which can provide service to Lot 3-A2. As development occurs on the two lots in the subdivision, the owners will be required to pay to connect service lines to those mains. Any future engineering plans shall be provided to the Public Works Department for review and approval.

### **Stormwater Management**

There is a drainage swale currently running across this

property that conveys stormwater from a portion of Central Avenue West, and the surrounding areas, to a low area on the southwest portion of the subject property.

This drainage conveyance shall be maintained as directed by the City's Public Works Department. This may consist of a drainage easement and a ditch. It may be necessary to re-grade and realign this swale.

The applicant is required to provide a site grading plan of the subject property for review and approval by the City Public Works Department.

### **Traffic Analysis**

The subdivision will meet the off-street parking requirements, and as this project is located in a developed residential neighborhood it is reasonable to assume any future tenant based traffic impacts would be minimal.

## 2005 City of Great Falls Growth Policy

The proposed minor subdivision is consistent with the goals and the intent of the 2005 Growth Policy. These goals relate to land use, housing and economic development. The proposed subdivision supports efficient, sustainable development and redevelopment throughout the community.

In addition, the proposed subdivision will promote infill development and utilize existing infrastructure in a location where community facilities and transit already exist. Lastly, the change will promote new single family housing opportunities in the City, enhancing the supply and availability of housing locally.

## To support and encourage efficient, sustainable Neighborhood Council Input

The subject property is within Neighborhood Council #2. Information about the request was provided as a courtesy to the Council on May 29, 2013 by Patty Cadwell, Neighborhood Council Coordinator. No public notice is required by Montana Code Annotated and the Official Code of the City of Great Falls (OCCGF 17.16.4.010 Table 16-2). At the time this staff report was written, there have been no comments from the neighbors regarding the application.

Findings of Fact for the Proposed Subdivision on Mark 22LA (Prepared in Response to 76-3-608 (3) MCA)

**PRIMARY REVIEW CRITERIA**

**Effect on Agriculture:** The lots within the proposed subdivision are in the City of Great Falls and are not currently being utilized for agricultural purposes. The uses on the property are existing uses and will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity. The land uses that are existing in the vicinity are residential uses.

**Effect on Local Services:** When development occurs on the lots within the subdivision, they will connect to City water and sewer mains. The applicant agrees to pay for and install all necessary utilities to the subdivision after the Amended Plat is approved. The City shall provide water and sewer service to the lots, which will be assessed and required to pay standard City fees for these services. The City should not experience an appreciable increase in maintenance and operating costs by approving the subdivision.

The lots are located within the City of Great Falls, and the City provides law enforcement and emergency services to the tracts of land in the subdivision. The nearest fire station is approximately 2 miles from the subject parcel, which is within sufficient travel time for emergency services. Providing these services to the proposed development is expected to be a negligible cost to the City.

Adjacent to the subdivision are Central Avenue West and 22nd Street Southwest, which are paved public roadways. 22nd Street Southwest will be used to access the proposed subdivision and is maintained by the City of Great Falls. There are no additional roadways, other than driveways, proposed internally for this subdivision. Driveways will be maintained at the property owner's expense.

**Effect on the Natural Environment:** The subdivision is not expected to adversely affect soils or the quality or quantity of ground water because there is future development proposed on the subject property is limited to a single-family residence on each lot.

**Effect on Wildlife and Wildlife Habitat:** The proposed subdivision is located adjacent to an area containing urbanized development. The project 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 proposed subdivision is not subject to abnormal potential natural hazards such as flooding, snow or rockslides, wildfire, nor potential man-made hazards such as high voltage power lines.

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

The minor 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**

The applicant shall provide all necessary utility easements to accommodate water, stormwater and sanitary sewer mains to serve any future development on the subject property.

**LEGAL AND PHYSICAL ACCESS**

The subject property is bounded by Central Avenue West and 22nd Street Southwest; these roadways are paved public roadways that are maintained by the City of Great Falls. The proposed subdivision will have direct access from 22nd Street Southwest, which provides the legal and physical access required by state statute.

## Recommendation

The Planning Advisory Board has the responsibility to review and make recommendations on annexations and subdivisions.

**Recommendation:** The Planning Advisory Board recommends the City Commission approve the Amended Plat of the property legally described in the staff report, subject to the following Conditions of Approval being fulfilled by the applicant.

## Conditions of Approval

1. The Amended Plat of Lot 3A, Block 18, of the Amended Plat of Lot 3, Block 18, Sun River Park Addition, located in the NE ¼ Section 9, Township 20 North, Range 3 East, PMM, Cascade County, Montana shall incorporate corrections of any errors or omissions noted by Staff.
2. Any development in the subdivision is subject to review and approval by the City of Great Falls as necessary, and the applicant shall be required to submit any plans including engineering, architectural, and landscaping as required for review and approval by the City.
3. Applicant shall provide a site grading plan of the subject property for review and approval by the City Public Works Department.
4. 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.
5. Applicant shall work with the City's addressing department to establish a new address for the proposed residences and provide facilities for adequate mail delivery to both residences as required by the post office.

## 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 subdivision.
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 & Youth Council Coordinator  
Clint Buford, PO Box 375, Black Eagle, MT 59414, cbuford5@msn.com

# 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

Submittal Date: 5/22/13  
 Application Number: SUB2013-3  
 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

## DEVELOPMENT APPLICATION

Amended Plat of Lot 3A, Block 18, of the  
Amended Plat of Lot 3, Block 18, Sun River Park Addn  
 Name of Project / Development:

Clint Buford  
 Owner Name:

P.O. Box 375, Black Eagle, MT. 59414  
 Mailing Address:

(406) 781-6010 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Stephen D. Babb, PLS., CFeds Babb Land Surveying, Inc.  
 Representative Name:

622 Alice Dr., Great Falls, MT. 59405  
 Mailing Address:

(406) 788-6896 / (406) 268-1188 Phone: \_\_\_\_\_ Email: babbsurvey@bresnan.net

### PROPERTY DESCRIPTION / LOCATION:

3A Mark/Lot: 9 Section: 20N. / 18 Township/Block: 3E. / Sun River Park Range/Addn.

Street Address:

### ZONING:

RI  
 Current:

RI  
 Proposed:

### LAND USE:

VACANT  
 Current:

RESIDENTIAL - 2 LOT  
 Proposed:

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.

Property Owner's Signature:

[Signature]  
 Representative's Signature:

Date:

5/21/13  
 Date:



