

PLANNING ADVISORY BOARD ZONING COMMISSION

MAY 13, 2014

Case Number

SUB2014-2

Applicant/Owners

Darrell and Shareece
Beauchamp

Property Location

Northwest corner of 3A
Street South and 24th Ave-
nue South

Parcel ID Number

2044100

Requested Action

Minor Subdivision:
Subdivide one lot into two
lots

Neighborhood Council

Neighborhood Council #6

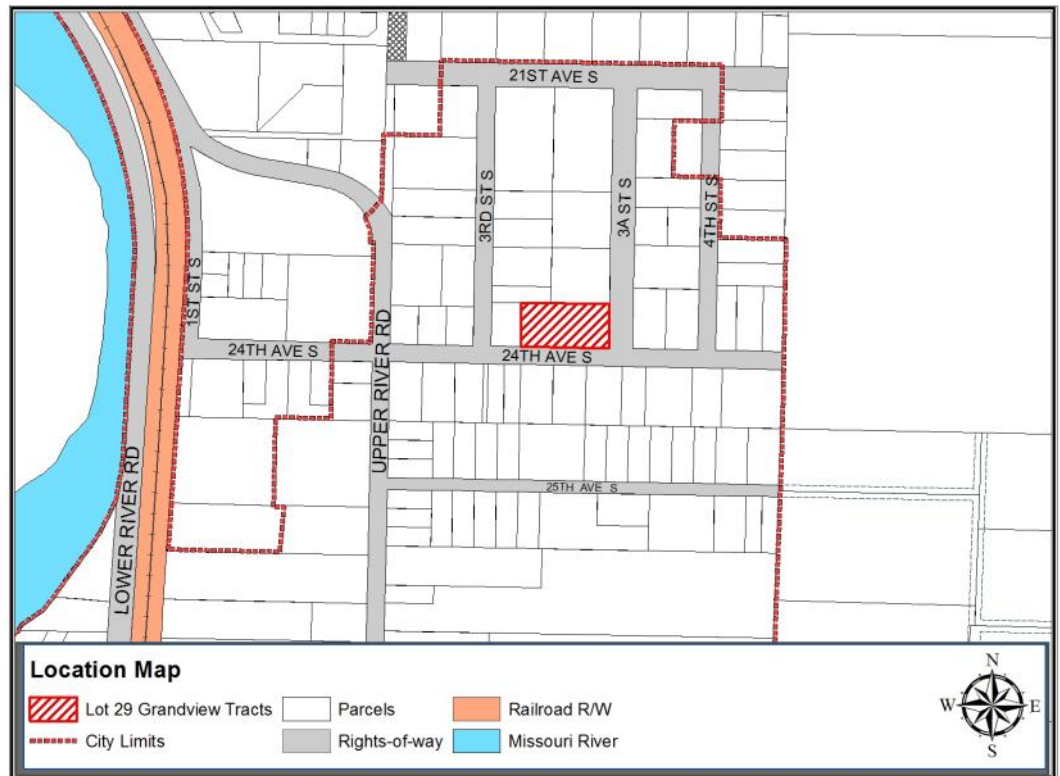
Recommendation

Approval of the requests
with Conditions

Project Planner

Charles Sheets, CFM

LOT 29, GRANDVIEW TRACTS



Summary

Project Description

The applicants are requesting approval of a minor subdivision of the subject property from one lot into two lots. The applicants live in an existing single-family residence on the lot addressed as 319 24th Ave S and intend to build the second residence for a family member.

Background

- Legal description of property: Lot 29, Grandview Tracts, in Section 13 Township 20 North, Range 3 East, PMM, Cascade County, Montana

- Original lot: ± 1.0 acres
- Subdivided lots:
 - Lot 29A, 0.79 acres or 34,260 Sq. Ft.
 - Lot 29B, 0.22 acres or 9,300 Sq. Ft.

Agency Comment

Representatives from the City's Public Works, Park & Rec. 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 are included in the conditions of this report.

Existing Conditions

Existing Use: Single-family residence located on the western 1/3 of Lot 29, Grandview Tracts.

Existing Zoning: R-3 Single-family high density district. This district is primarily intended to accommodate single-family residences at the highest urban density. Minimum lot size for this district is 7,500 square feet.

Adjacent Land Uses: To the north, west and south of the subject property are existing single-family residences. To the east there is a vacant undeveloped lot that is also zoned R-3 single-family high density district (see Exhibit B - Zoning Map).



Front view of 319 24th Avenue South.



View west across subject property and along their north boundary of the subject property.



View north across subject property.



View southwest across the subject property.

EXHIBIT A - AERIAL PHOTO

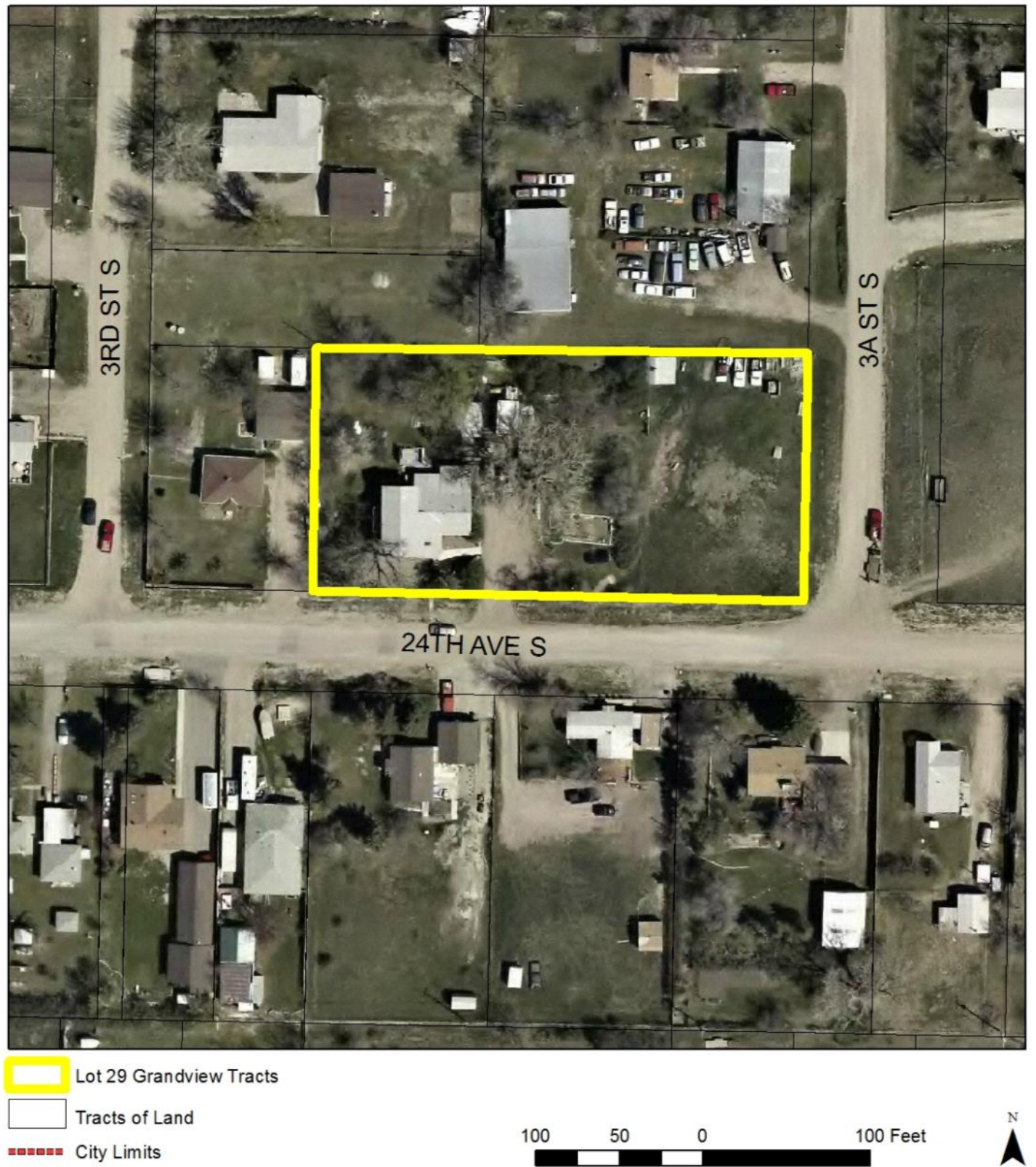
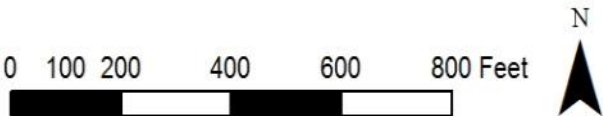
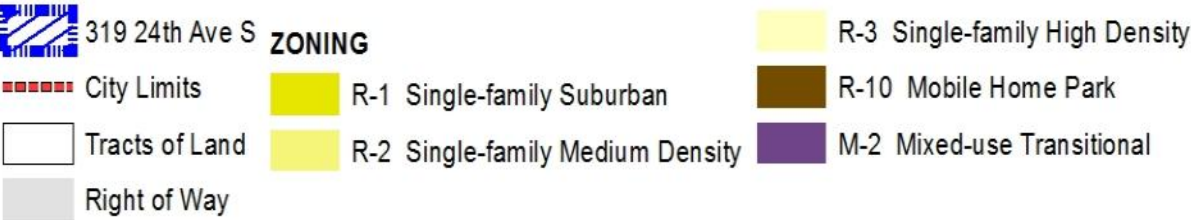
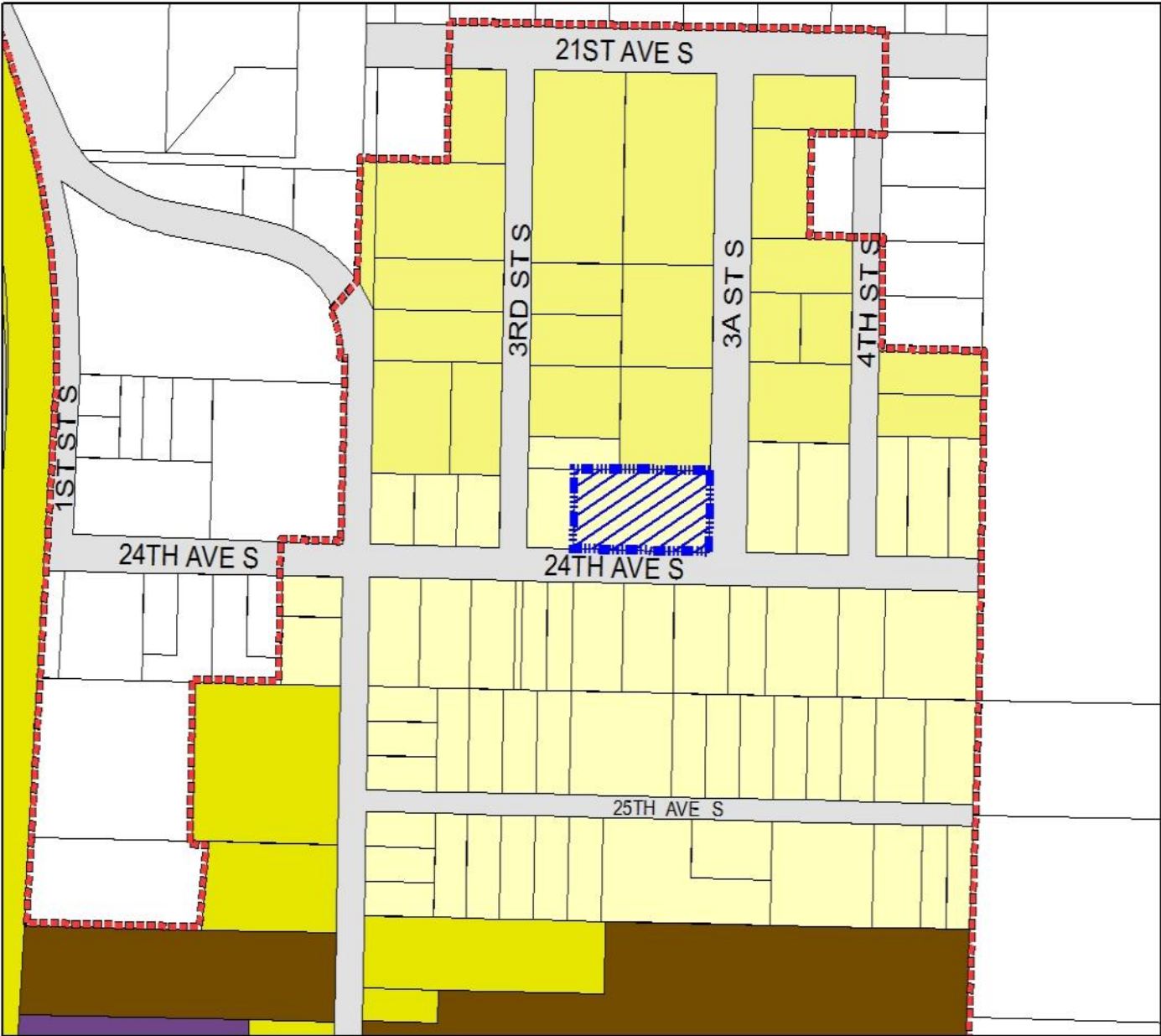


EXHIBIT B - VICINITY/ZONING MAP



Subdivision Request

The applicants are requesting a minor subdivision of the subject property, which consists of ± 1.0 acre. The request is to subdivide the property into two lots.

The proposed western lot will become Lot 29A and the proposed eastern lot will become Lot 29B. Proposed Lot 29A will be 0.79 acres and has the existing single-family residence on it. Lot 29B will be 0.22 acres and the applicants intends to build a single-family residence (see attached Exhibit D - Draft Plat).

Zoning Analysis

The entire property is zoned single-family and each of the proposed two lots will meet the minimum standards for R-3 Single-family high density district. The development of a new single-family residences on the proposed Lot 29B shall be reviewed by the Planning and Community Development and Public Works Departments for consistency with all relevant code sections.

Both lots in the subdivision will have separate legal access from 24th Avenue South, which is a public roadway.

Infrastructure

Streets & Utilities

The applicants will not be required to make additional improvements to 3A Street South or 24th Avenue South because they are existing public roadways that were annexed into the City as a part of the Upper Lower River Water and Sewer Districts (ULRRWSD) and will be improved as a part of a area wide improvement district when approved by the owners within the district.

There is an existing water main and sewer main in both 3A Street South and 24th Avenue South. The applicant is responsible for a district reimbursement of \$5,069.45 for the public mains installed as a part of the ULRRWSD District #2 annexation. When development of the single-family residence occurs on Lot 29B, the owner will be required to pay for the connects and taps to the public mains.

Storm Water Management

The storm drainage conveyance shall be maintained as directed by the City's Public Works Department. This

may consist of maintaining the existing barrow pit and establishing drainage easements.

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. As this project is located in a developed residential neighborhood it is reasonable to assume any future tenant based traffic impacts would be minimal.

Great Falls Growth Policy

The proposed minor subdivision is consistent with the goals and the intent of the Great Falls Growth Policy, Updated in 2013. 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 in-fill development and utilize existing infrastructure in a location where community facilities already exist.

Neighborhood Council Input

The subject property is within Neighborhood Council #6. Information about the request was provided as a courtesy to the Council 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 public regarding the application.

Findings of Fact for the Proposed Subdivision on Lot 29, Grandview Tracts (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 use on the property is existing single-family residence 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 Lot 29B, 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 subject property. The nearest fire station is approximately 2.7 miles from the subject property, 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 3A Street South and 24th Avenue South, which are public roadways maintained by the City of Great Falls Public Works Department.

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

Effect on Wildlife and Wildlife Habitat: The proposed subdivision is surrounded by 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 potential abnormal 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, storm water and sanitary sewer mains to serve any future development on the subject property.

LEGAL AND PHYSICAL ACCESS

The subject property is bounded by 3A Street South and 24th Avenue South; these roadways are public roadways that are maintained by the City of Great Falls. The proposed subdivision will have direct access from 24th Avenue South, 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 Draft 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 29, Grandview Tracts, in the SW¹/₄ SW¹/₄, Section 13 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 applicants shall be required to submit any plans including engineering, architectural, and landscaping as required for review and approval by the City.
3. The property owner of each of the 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.
4. Applicant shall work with the City's addressing department to establish a new address for the proposed residence and provide facilities for adequate mail delivery 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
Darrell and Shareece Beauchamp, finnsgpa@yahoo.com

EXHIBIT C - APPLICATION

City Planning
2014

SUB 2014-2 319

<p>CITY OF GREAT FALLS PLANNING & COMMUNITY DEVELOPMENT DEPT. P.O. BOX 5021, GREAT FALLS, MT, 59403-5021 406.455.8415 • WWW.GREATFALLSMT.NET</p> <p>DEVELOPMENT APPLICATION</p> <p><u>Beauchamp Lot #29 Division</u> Name of Project/Development:</p> <p><u>Darrell and Shareece Beauchamp</u> Owner Name:</p> <p><u>319 24th AVE S. Great Falls MT</u> Mailing Address:</p> <p><u>(406) 799-0588</u> Phone:</p> <p><u>Finnsyga@yahoo.com</u> Email:</p> <p><u>Darrell Beauchamp</u> Representative Name:</p> <p><u>319 24th AVE S Great Falls MT 59405</u> Mailing Address:</p> <p><u>(406) 799-0588</u> Phone:</p> <p><u>Finnsyga@yahoo.com</u> Email:</p>	<p>Submittal Date: <u>4/18/14</u></p> <p>Application Number: _____</p> <p>Paid (Official Use ONLY): <input checked="" type="checkbox"/> CK 761316</p> <p><input type="checkbox"/> Annexation: \$500</p> <p><input type="checkbox"/> Preliminary Plat, Major: \$1,500 + \$50/lot</p> <p><input type="checkbox"/> Preliminary Plat, Minor: \$1,250</p> <p><input type="checkbox"/> Revised Preliminary Plat: \$1,000</p> <p><input type="checkbox"/> Final Plat, Major: \$1,500 + \$25/lot</p> <p><input checked="" type="checkbox"/> Final Plat, Minor: \$1,250</p> <p><input type="checkbox"/> Amended Plat, Administrative: \$250</p> <p><input type="checkbox"/> Amended Plat, Non-administrative: \$1,000</p> <p><input type="checkbox"/> Zoning Map Amendment: \$2,000</p> <p><input type="checkbox"/> Conditional Use Permit: \$1,500</p> <p><input type="checkbox"/> Planned Unit Development: \$2,000</p> <p><input type="checkbox"/> Vacate Public Right-of-Way: \$1,250</p> <p><input type="checkbox"/> Public Hearing Notice</p>
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PROPERTY DESCRIPTION / LOCATION:

<u>#29</u>	<u>B</u>	<u>20 North</u>	<u>Grandview Tracts</u>
Mark/Lot:	Section:	Township/Block:	Range/Addition:
<u>319 24th AVE S. Great Falls</u>	<u>MT 59405</u>		
Street Address:			

ZONING:

<u>R-3</u>	<u>R-3</u>	<u>Single Family Dwelling</u>	<u>Same</u>
Current:	Proposed:	Current:	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 public hearing notice requirements and associated costs for land development projects are my (our) responsibility. 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.

Darrell Beauchamp
Property Owner's Signature: _____ Date: _____

Darrell Beauchamp
Representative's Signature: _____ Date: _____

GRANDVIEW TRACTS

THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ AND THE SOUTH 225 FT. OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$
OF SEC. 13, TWP 20 NORTH, RGE. 3 EAST
CASCADE COUNTY, MONTANA.

PROPOSED SUBDIVISION OF LOT 29 INTO TWO LOTS

