

PLANNING ADVISORY BOARD ZONING COMMISSION

SEPTEMBER 23, 2014

NORTHVIEW ADDITION, PHASE 9

Case Number

ANX2014-4
ZON2014-6
SUB2014-4

Applicant

Jim Workman

Owners

Jim Workman Construction
Co.

Property Location

12th Street Northeast &
Northview Avenue

Parcel ID Number

2577275

Requested Action

Annexation:

±2.652 acres from Cascade
County to the City of Great
Falls

Zoning:

Amend PUD from the
previously approved
preliminary plat and site
plan.

Major Subdivision:

Final Plat of Northview
Phase 9

Neighborhood Council

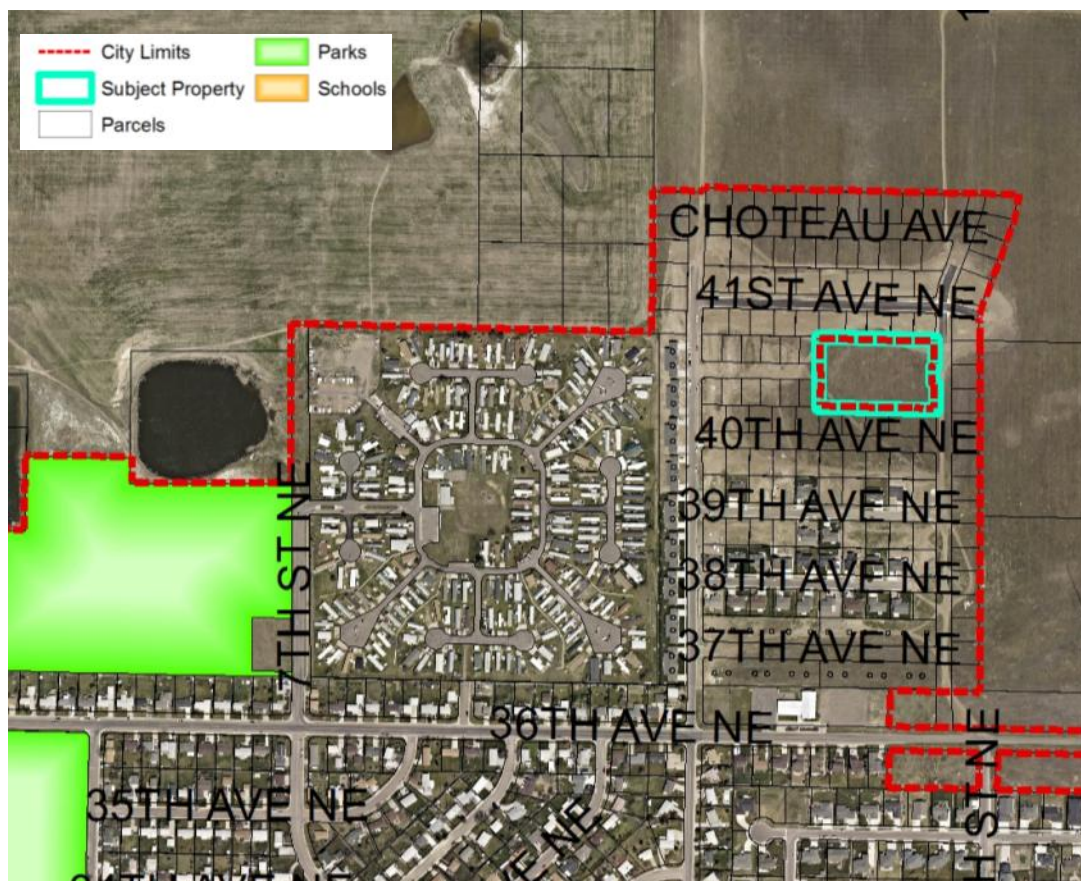
Neighborhood Council #3

Recommendation

Approval of the requests
with Conditions.

Project Planner

Garrett Norman



Summary

Project Description

The ±2.652 acre subject property is located on an unnamed avenue, herein referred to as Northview Avenue, west of 12th Street Northeast. The developer is requesting approval of the annexation, amendment to the approved PUD Planned Unit Development preliminary plat and site plan, and final plat of Northview Addition, Phase 9. The subdivision consists of 12 single-family residential lots that are ±7,500 square feet each.

Background

- Legal Description of property: SE 1/4, Section 25, Township 21N, Range 3E, P.M.M., Cascade County, Montana
- Area of Property: ±2.652 acres

Agency Comment

Representatives from the City's Public Works, Park & Recreation 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 land.

Existing Zoning: The property is currently located in Cascade County and zoned Suburban Residential 1.

Adjacent Land Use: The property is located in a developing residential neighborhood with existing single-family homes surrounding the subject property.

Project Overview

Background

During a meeting held on February 6, 2007, the City Commission conditionally approved the Preliminary Plat of Northview Addition, as recommended by the Planning Advisory Board. Northview Addition, Phase 9, is a portion of the preliminary plat. Similar to Northview Addition, Phase 8, the developer is creating townhouse units.

Improvements

Roadways

Phase 9 of Northview Addition will include extension of Northview Avenue to the east, connecting to 12th Street Northeast. The extension of 12th Street Northeast to 36th Avenue Northeast is under contract for improvements. Both roadways within the subdivision will be improved to City standards with paving, curb, and gutter.

Utilities

City water main (8") will be extended from the stubbed lines from Phase 8 on Northview Avenue. As with previous phases, escrow monies for the one-half block roadway and water extension of 12th Street Northeast to 36th Avenue Northeast will apply. Sewer mains were installed during Phase 10. Easements will be provided within the plat for the installation of private utilities.

Stormwater Management

Based on land contours, the area generally slopes to the north. The City Engineer's Office has had a regional stormwater detention master plan designed to serve this and future development in the area. As each development is annexed, the developer is required to pay the estimated proportionate share for the construction of the public system.

Parkland

The developer will fulfill the subdivision's park obligation by paying a fee in lieu of dedicating park land, which is acceptable to the City Park and Recreation Department.



View west of Northview Addition, Phase 9, from 12th Street NE.

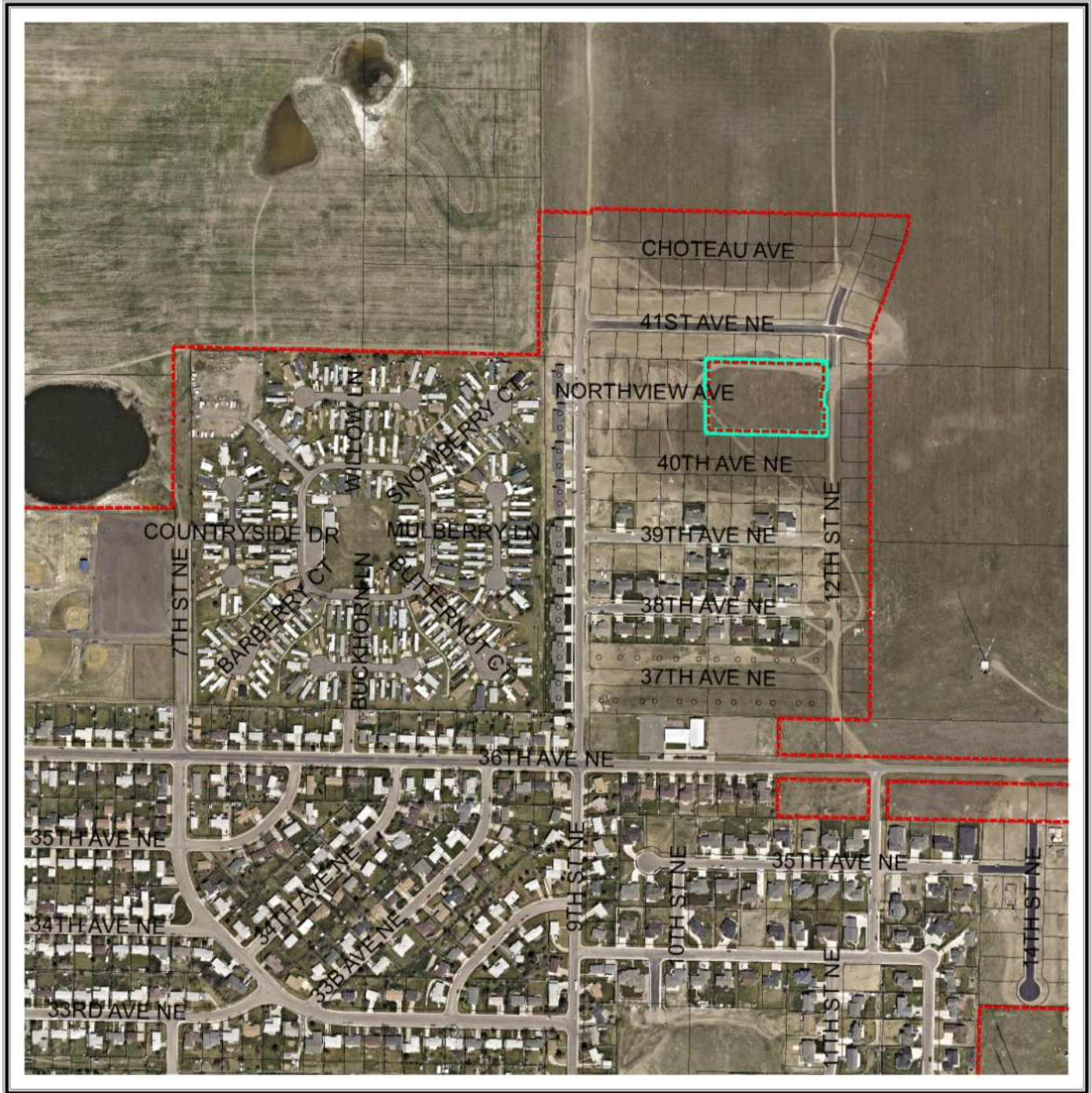


View east of Northview Addition, Phase 9, from Northview Avenue.



View of an existing townhouse unit from Northview Addition, Phase 8. Similar units are proposed for Phase 9.

EXHIBIT A - AERIAL MAP



- City Limits
- Parcels
- Subject Property

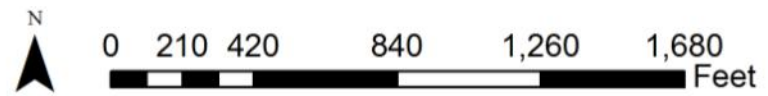
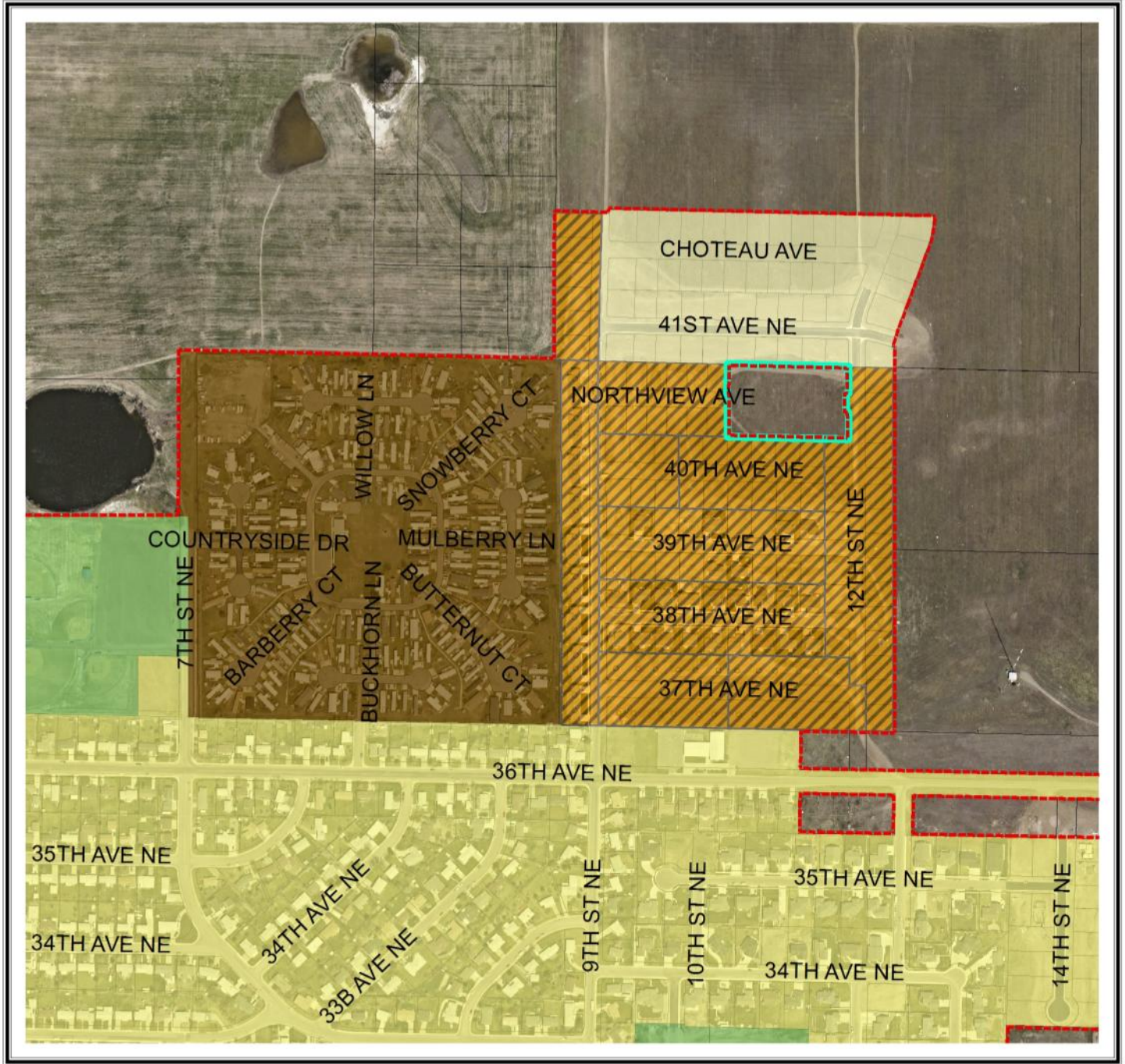


EXHIBIT B - ZONING MAP



- - - - City Limits
- Parcels
- Subject Property
- R-2 Single-family Medium Density
- R-3 Single-family High Density
- R-10 Mobile Home Park
- PUD Planned Unit Development
- POS Parks and Open Space
- U Unincorporated Enclave



Annexation Request

The developer is requesting annexation of ±2.652 acres from Cascade County into the City of Great Falls. The developer shall comply with all of the stipulated conditions that were part of the Preliminary Plat approved by the City Commission on February 6, 2007.

Rezone Request

Subject to approval of the Final Plat and annexation of Phase 9, the property shall be zoned as set forth in the Preliminary Plat. The current zoning on the property is classified as County Suburban Residential 1, and the proposed City of Great Falls zoning classification is PUD Planned Unit Development. The primary reason the applicant is requesting the PUD zoning classification is to provide a mix of uses in the subdivision. There are portions of the subdivision that are developed with single-family lots and portions that are developed with townhouse units. These two uses are traditionally permitted in different zoning districts. By using the PUD district, a mix of residential uses can be established within close proximity to one another. The developer is proposing an amendment to the Preliminary Plat and original PUD site plan with Phase 9 of the subdivision. The approved plan called for townhouse units on the north side of Northview Avenue and detached single-family units to the south. The proposed plan requests townhouse units on separate lots for all of Phase 9. The developer has submitted the revised PUD site plan to be adopted, shown on Exhibit E.

Montana Code Annotated 76-3-615 allows consideration of new information by the governing body related to a proposed subdivision. The proposed amendments to the PUD site plan are consistent with the intent of the previously approved preliminary plat and PUD site plan. Typically, the Planning Advisory Board/Zoning Commission would not hold a Public Hearing on the final plat recommendation of a subdivision. In this case, being there is new information, staff has determined that holding a Public Hearing would meet the Public Notice requirements of State statute and provide ample opportunity for public comment.

Original PUD site plan development standards:

- Lot size range: 8,953 to 8,978 square feet
- Minimum lot width: 88 feet
- Lot proportion for newly created lots (max depth to width): 1.6:1
- Maximum building height of principal building: 35 feet
- Maximum building height of accessory detached buildings: 24 feet, but may not be higher than the uppermost elevation of the principal building.
- Front Yard Setback: 25 feet
- Side Yard Setback: Principal building and accessory buildings: 6 feet each side
- Rear Yard Setback: 10 feet
- Maximum lot coverage of principal and accessory buildings: Corner lot: 55%; Other lots: 50%
- Density: 3.7 dwelling units per acre

Proposed PUD site plan development standards:

- Lot size range: 7,446 to 7,675 square feet
- Minimum lot width: 73 feet
- Lot proportion for newly created lots (max depth to width): 1.25:1
- Maximum building height of principal building: 35 feet
- Maximum building height of accessory detached buildings: 24 feet, but may not be higher than the uppermost elevation of the principal building.
- Front Yard Setback: 25 feet and 30 feet
- Side Yard Setback of Principal Buildings: 11 feet and 9.5 feet on detached side; 0 feet on attached side; 12.11 feet on corner lots
- Rear Yard Setback: 26 feet and 31 feet for lots north of Northview Avenue; 28 feet and 33 feet for lots south of Northview Avenue.
- Maximum lot coverage of principal and accessory buildings: Corner lot: 55%; Other lots: 50%
- Creation of townhouse units in lieu of detached single-family units on the southern side of Northview Avenue.
- Parcelizing the townhouse units into separate lots.
- Density: 4.5 dwelling units per acre

Major Subdivision Request

The developer is requesting a final plat along with annexation and the PUD zoning amendment. The final plat consists of ±2.652 acres, which is proposed to be subdivided into 12 lots with 12 townhouse units.

2013 City of Great Falls Growth Policy

The proposed development is compatible with the 2013 Growth Policy, as it implements specific Goals and Policies contained within related plan elements, and is also consistent with general themes and principles found in the document.

Soc 1.4.13 Protect the character, livability and affordability of exiting neighborhoods by ensuring infill development is compatible with existing neighborhoods.

The proposed development is compatible with the original Northview Addition master plan and the surrounding neighborhood.

Phy 4.7.6 Encourage new development in areas contiguous to existing development in the City, where capacity exists or can be planned for.

The subject property is contiguous with City limits and the proposed annexation is a logical and efficient extension of the City's boundaries and service areas. Additional plan elements related to the proposed development include supporting and encouraging efficient, sustainable development and redevelopment, and supporting and encouraging a compatible mix of land uses in newly developing areas.

Neighborhood Council Input

The subject property is located in Neighborhood Council #3. Patty Cadwell, Neighborhood Council Coordinator, itemized the project on the Council's September 4th, 2014 agenda. The Council did not take a stand on the subject property, but had questions regarding the eastward extension of 40th Avenue Northeast to Bootlegger Trail. The 40th Avenue Northeast extension to Bootlegger Trail will be reviewed for connection at the time a proposal for the neighboring property to the east is submitted.

Findings of Fact (Prepared in Response to 76-3-608(3) MCA)

PRIMARY REVIEW CRITERIA

1. Effect on Agriculture

Utilization of the subdivision site for dry land crop production has diminished due to its proximity to urban residential development. The subdivision will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity.

2. Effect on Local Services

The subdivision will connect to City water and sewer mains. The developer will pay the cost of extending the utility mains. The City should not experience an appreciable increase in maintenance and operating costs. The occupants of the residences within the subdivision will pay regular water and sewer charges.

The subdivision will receive law enforcement and fire protection service from the City of Great Falls. The nearest fire station is ±3.2 miles from the subdivision site. Providing these services to the residences in the subdivision is expected to be a negligible cost to the City. Increased tax revenues from improved properties will likely cover any increased costs.

Public streets will be extended into the subdivision to serve the proposed residential units, but the subdivision will have a negligible impact on the cost of road maintenance. The developer will have responsibility to install curb, gutter, and paving in the roadways within the subdivision.

3. Effect on the Natural Environment

The subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground

waters. Any excess surface runoff will flow northwesterly to private detention ponds.

4. Effect on Wildlife and Wildlife Habitat

The subdivision is surrounded by urbanized development. The subdivision 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.

5. Effect on Public Health and Safety

Based on available information, the subdivision is not subject to abnormal potential natural hazards such as flooding, wildfire, snow or rockslides, nor potential man-made hazards such as high voltage power lines, high-pressure gas lines, high traffic volumes, or mining activity. The subdivision does border an open field which contains a single radio transmitting tower that exceeds 500-feet in height.

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

The 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 developer is to provide necessary utility easements to accommodate water mains, sanitary sewer mains, and private utilities to serve all lots of the Final Plat.

LEGAL AND PHYSICAL ACCESS

Legal and physical access to the subdivision is provided by 12th Street Northeast and 9th Street Northeast, which are public right-of-ways maintained by the City of Great Falls. Upon completion of Phase 9, all adjoining right-of-ways will be dedicated and improved to provide access to each lot being created.

Recommendation for a Motion

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

RECOMMENDATION I: It is recommended the Planning Advisory Board recommend the City Commission approve annexation of Northview Addition, Phase 9, located in the SE 1/4, Section 25, Township 21N, Range 3E, P.M.M., Cascade County, Montana, containing ± 2.652 acres.

RECOMMENDATION II: It is recommended the Zoning Commission recommend the City Commission approve rezoning property within Northview Addition, Phase 9, from the existing County Suburban Residential 1 to PUD Planned Unit Development.

RECOMMENDATION III: It is recommended that the Planning Advisory Board recommend the City Commission approve the Final Plat of Northview Addition, Phase 9, and the accompanying Findings of Fact, subject to the Planning Advisory Board / Zoning Commission adopting Recommendations I & II (above), and subject to the conditions below.

Conditions of Approval

1. The Final Plat of Northview Addition, Phase 9, shall incorporate correction of any errors or omissions noted by staff, including provision of a notification clause to purchasers regarding soil conditions.
2. An Annexation Agreement shall be prepared containing terms and conditions for annexation of the area

within the Final Plat, including, but not limited to, agreement by applicant to:

- a) install public water and sewer improvements by September, 2015, based on conditions of approval from Montana Department of Environmental Quality in 2012.;
 - b) install all other public improvements in accordance with the approved civil plans in 2012 for Northview Addition, Phase 8 and 9;
 - c) to indemnify and hold City harmless for any damages that may be sustained as a result of adverse soil and/or groundwater conditions;
 - d) to adhere to the attached PUD site plan in conjunction with the development of Phase 9;
 - e) pay all applicable fees owed as a condition of annexation, as determined in annexation agreement.
3. Applicant shall work with the City's addressing department to establish a new address for the proposed residences.
 4. The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

Review/Approval Process

Next Steps

1. The Planning Advisory Board/Zoning Commission recommendations will be presented to the City Commission.
2. City Commission will approve or deny the Annexation, Rezoning, and Final Plat.
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
Jim Workman, Jim Workman Construction Co.
Spencer Woith, Woith Engineering, spencer@woitheng.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**

DEVELOPMENT APPLICATION

Submittal Date: 8/13/2014
 Application Number: _____
 Paid (Official Use ONLY):
 Annexation: \$500
 Preliminary Plat, Major: \$1,500 + \$50/lot
 Revised Preliminary Plat: \$1,000
 Final Plat, Major: \$1,500 + \$25/lot = 500
 Minor Subdivision: \$1,250
 Amended Plat, Administrative: \$200
 Amended Plat, Non-administrative: \$1,000
 Zoning Map Amendment: \$2,000
 Conditional Use Permit: \$1,500
 Planned Unit Development: \$2,000
 Vacate Public Right-of-Way: \$1,250
 Public Hearing Notice

NORTHVIEW PHASE 9
 Name of Project / Development:

JIM WORKMAN CONSTRUCTION
 Owner Name:

4901 2ND AVE N., GREAT FALLS, MT 59405
 Mailing Address:

(406) 727-7682
 Phone: _____ Email: _____

WOITH ENGINEER, INC.
 Representative Name:

P.O. BOX 7326, GREAT FALLS, MT 59406
 Mailing Address:

(406) 761-1955
 Phone: _____ Email: spencer@woitheng.com

PROPERTY DESCRIPTION / LOCATION:

SE 1/4 25 21N 3E
 Mark/Lot: Section: Township/Block: Range/Addition:

NORTHVIEW AVENUE
 Street Address:

ZONING:

AGRICULTURAL PUD
 Current: Proposed:

LAND USE:

AGRICULTURAL TOWNHOUSE
 Current: 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 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.

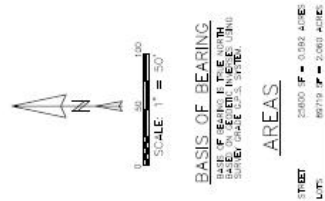
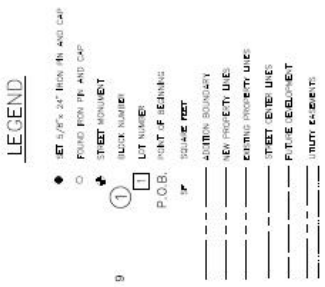
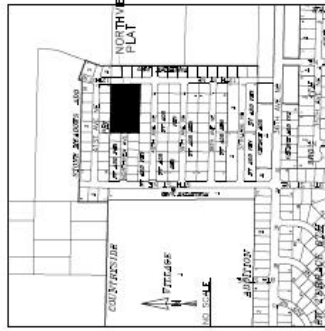
Jim Workman
 Property Owner's Signature:

8/13/14
 Date:

[Signature]
 Representative's Signature:

8/13/14
 Date:

**PLAT OF
NORTHVIEW ADDITION - PHASE 9
TO THE CITY OF GREAT FALLS
A SUBDIVISION IN THE SE 1/4, SECTION 25, T21N, R3E,
P.M. MT, CASCADE COUNTY, MONTANA**



CERTIFICATE OF CORRECTION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Montana, do hereby certify that the above and foregoing plat of Northview Addition - Phase 9 to the City of Great Falls, Cascade County, Montana, was prepared by me or under my direct supervision and that I am a duly qualified and licensed Surveyor in the State of Montana.

DATE OF CORRECTION: _____

SURVEYOR: _____

STATE OF MONTANA: _____

CERTIFICATE OF CITY COMMISSION

I, the undersigned, being the duly qualified and licensed City Commissioner of the City of Great Falls, Cascade County, Montana, do hereby certify that the above and foregoing plat of Northview Addition - Phase 9 to the City of Great Falls, Cascade County, Montana, was prepared by me or under my direct supervision and that I am a duly qualified and licensed City Commissioner of the City of Great Falls, Cascade County, Montana.

DATE OF CITY COMMISSION: _____

CITY COMMISSIONER: _____

CITY OF GREAT FALLS, MONTANA: _____

CERTIFICATE OF PUBLIC WORKS ENGINEER

I, the undersigned, being a duly qualified and licensed Public Works Engineer in the State of Montana, do hereby certify that the above and foregoing plat of Northview Addition - Phase 9 to the City of Great Falls, Cascade County, Montana, was prepared by me or under my direct supervision and that I am a duly qualified and licensed Public Works Engineer in the State of Montana.

DATE OF PUBLIC WORKS ENGINEER: _____

PUBLIC WORKS ENGINEER: _____

STATE OF MONTANA: _____

CERTIFICATE OF GREAT FALLS PLANNING BOARD

I, the undersigned, being a duly qualified and licensed member of the Great Falls Planning Board, do hereby certify that the above and foregoing plat of Northview Addition - Phase 9 to the City of Great Falls, Cascade County, Montana, was prepared by me or under my direct supervision and that I am a duly qualified and licensed member of the Great Falls Planning Board.

DATE OF GREAT FALLS PLANNING BOARD: _____

GREAT FALLS PLANNING BOARD: _____

CITY OF GREAT FALLS, MONTANA: _____

CERTIFICATE OF ADJACENT OWNERS

I, the undersigned, being a duly qualified and licensed owner of the adjacent property, do hereby certify that the above and foregoing plat of Northview Addition - Phase 9 to the City of Great Falls, Cascade County, Montana, was prepared by me or under my direct supervision and that I am a duly qualified and licensed owner of the adjacent property.

DATE OF ADJACENT OWNERS: _____

ADJACENT OWNERS: _____

STATE OF MONTANA: _____

CERTIFICATE OF CITY MANAGER

I, the undersigned, being a duly qualified and licensed City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the above and foregoing plat of Northview Addition - Phase 9 to the City of Great Falls, Cascade County, Montana, was prepared by me or under my direct supervision and that I am a duly qualified and licensed City Manager of the City of Great Falls, Cascade County, Montana.

DATE OF CITY MANAGER: _____

CITY MANAGER: _____

CITY OF GREAT FALLS, MONTANA: _____

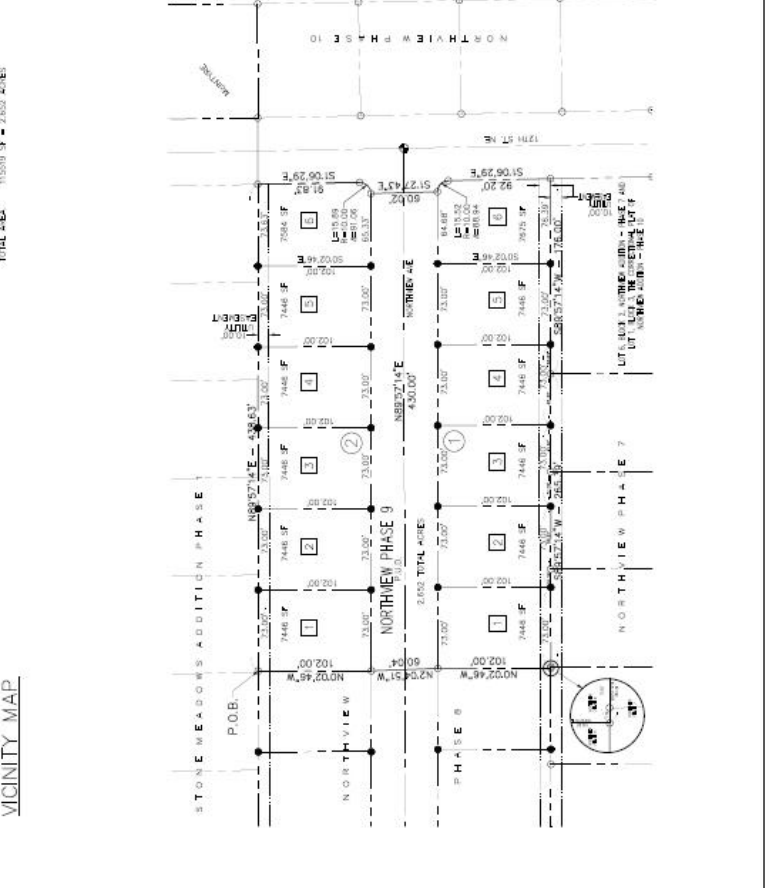
CERTIFICATE OF COUNTY TREASURER

I, the undersigned, being a duly qualified and licensed County Treasurer of Cascade County, Montana, do hereby certify that the above and foregoing plat of Northview Addition - Phase 9 to the City of Great Falls, Cascade County, Montana, was prepared by me or under my direct supervision and that I am a duly qualified and licensed County Treasurer of Cascade County, Montana.

DATE OF COUNTY TREASURER: _____

COUNTY TREASURER: _____

CASCADE COUNTY, MONTANA: _____



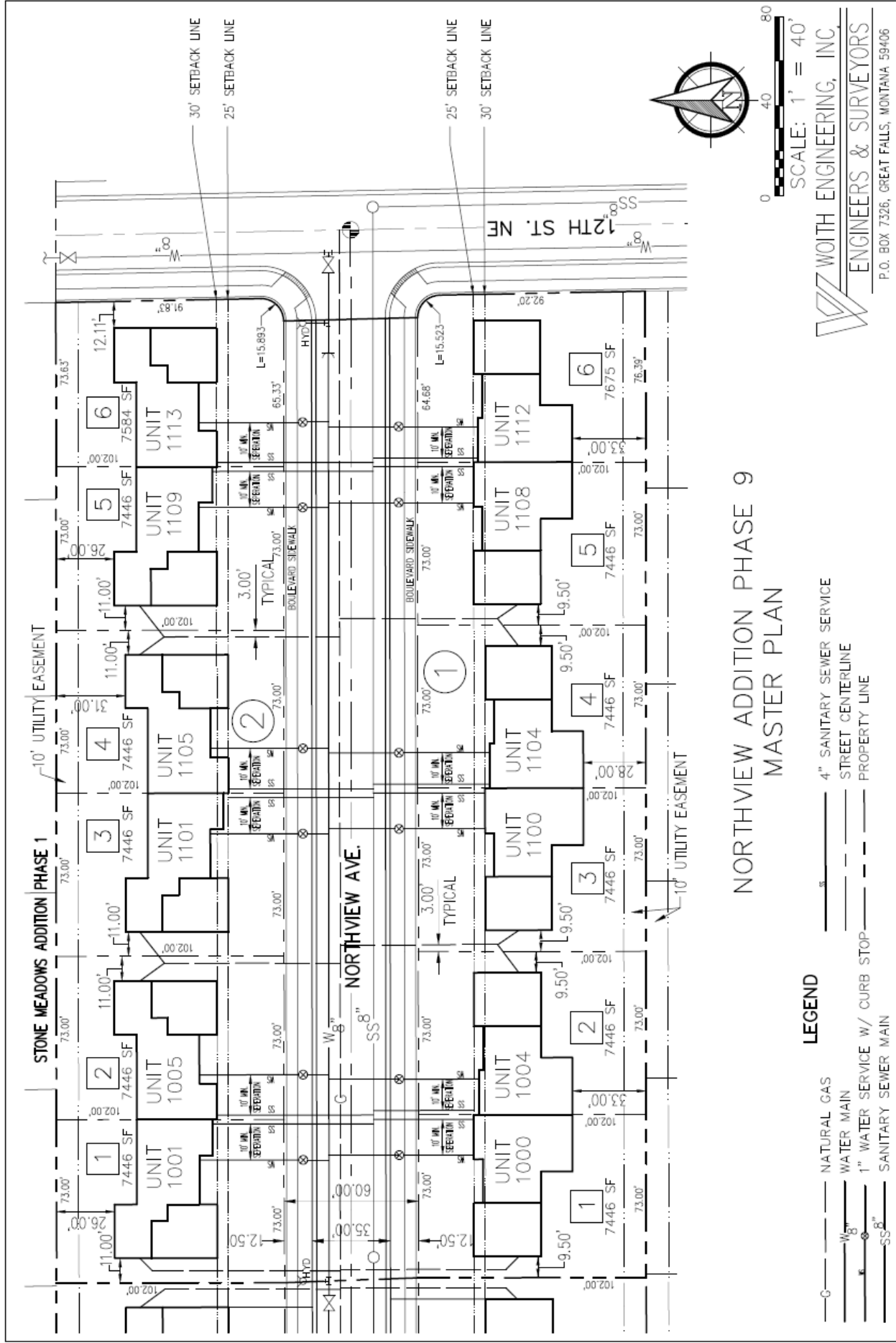
W. WORTH ENGINEERING, INC.
ENGINEERS & SURVEYORS

1000 N. 10TH ST., SUITE 100
GREAT FALLS, MONTANA 59404

DATE: _____

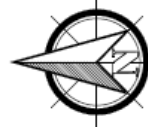
SCALE: _____

PROJECT: _____



NORTHVIEW ADDITION PHASE 9
MASTER PLAN

- LEGEND**
- C — NATURAL GAS
 - W_{8"} — WATER MAIN
 - 1" — 1" WATER SERVICE W/ CURB STOP
 - SS_{8"} — SANITARY SEWER MAIN
 - 4" — 4" SANITARY SEWER SERVICE
 - — STREET CENTERLINE
 - — PROPERTY LINE



VOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
P.O. BOX 7326, GREAT FALLS, MONTANA 59406