

PLANNING ADVISORY BOARD ZONING COMMISSION

OCTOBER 28, 2014

Case Number

ZON2014-7

Applicant/Owner

Michael Mitchell, Mitchells' Crash Repair

Property Location

1100 15th Street North

Parcel ID Number

847435

Requested Action

Zoning Map Amendment

Rezoning the subject property from M-2 Mixed-use transitional to I-1 Light industrial

Neighborhood Council

Neighborhood Council #7

Recommendation

Approval of the request with Conditions

Project Planner

Garrett Norman

REZONE REQUEST: 1100 15TH STREET NORTH



 Subject Property

Summary

The subject property is located on the western edge of the 15th Street North and the 14th Street North intersection.

The applicant is requesting a zoning map amendment (rezone) from M-2 Mixed-use transitional to I-1 Light industrial.

- Legal description of subject property: Lot 2, Block 1, Fifteenth Street Bridge Addition, Section 6, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana

- Total area of rezone: ± 2.152 acres

Agency Comment

Representatives from the City's Public Works, Park and Recreation, and Fire Departments have been involved in the review for this application. All comments made by the above parties have been addressed by the applicant or in the conditions of this report.

EXHIBIT A - AERIAL MAP

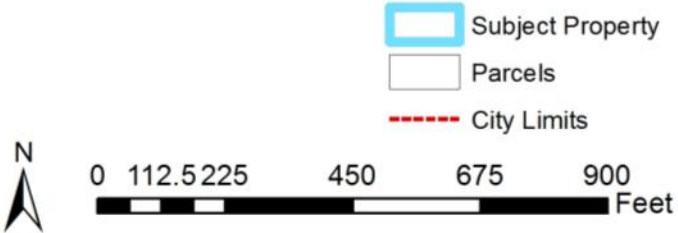
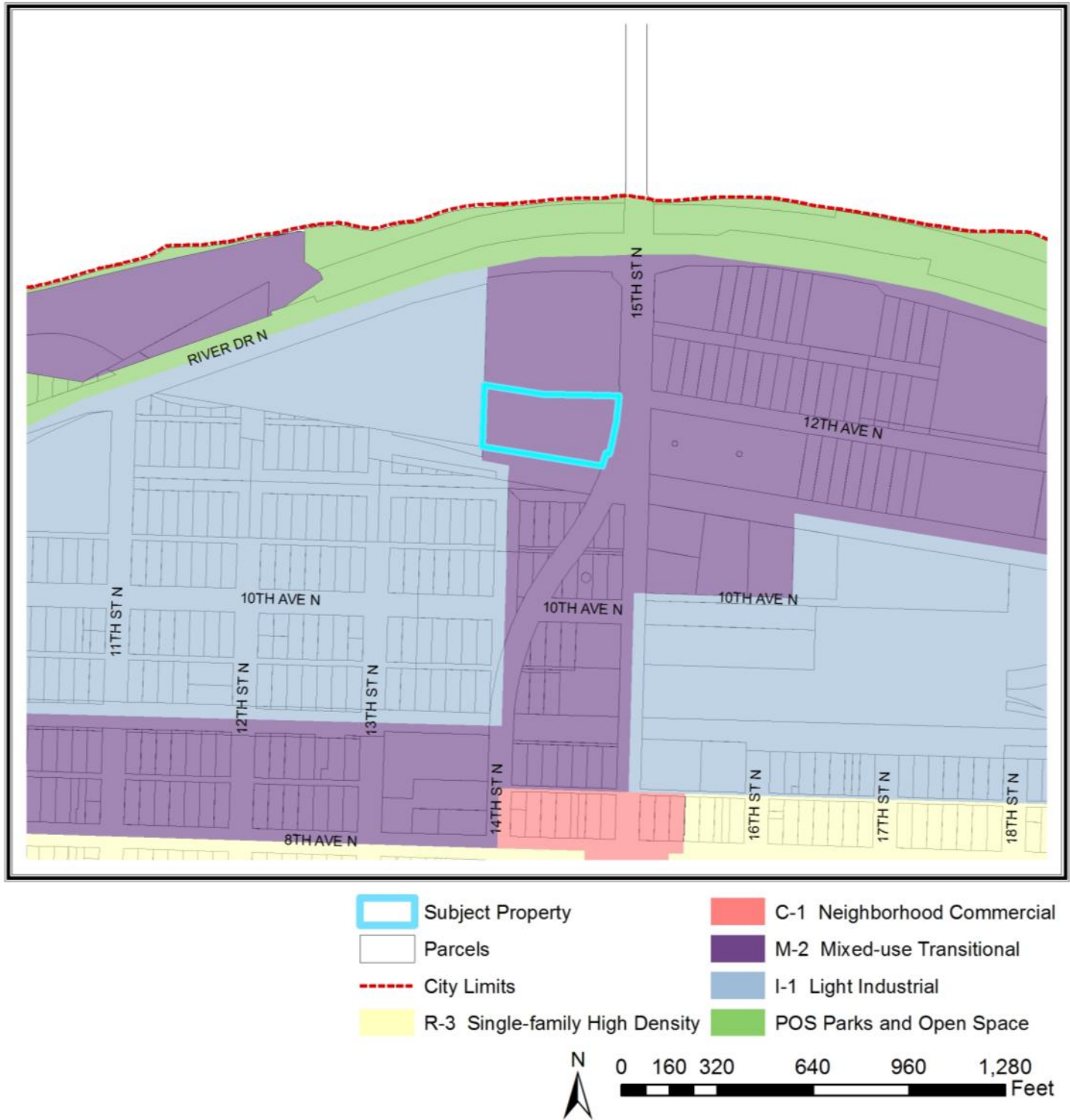


EXHIBIT B - ZONING MAP



Subject Property Conditions

Existing Use: Two Vacant Buildings

Proposed Use: Vehicle Crash Repair Shop

Existing Zoning: M-2 Mixed-use transitional

Proposed Zoning: I-1 Light industrial

Project Overview and Background

On September 11, 2014, the owner/applicant, Michael Mitchell with Mitchells' Crash Repair, applied for a zoning map amendment for the property located at 1100 15th Street North. The property consists of one lot that measures 2.152 acres.

The property owner applied to rezone the property from M-2 Mixed-use transitional to I-1 Light industrial to accommodate a vehicle collision repair shop. Existing conditions of the site include two vacant buildings that are proposed for redevelopment for vehicle repair operations. In addition to redeveloping the existing buildings, the owner intends to construct one office building towards the northeast corner of the parcel. The proposed site plan is shown on Exhibit D.

The prior use of a recycling center was a nonconforming use in the M-2 zoning district, which is rightfully permitted in the I-2 zoning district. The proposed rezone to I-1 would be a less intensive use than the previous use.

Rezoning Analysis

The requested rezone to I-1 Light industrial is a compatible zoning designation with the surrounding zones.



View looking west from 15th Street North at the two existing buildings.



View looking west from 15th Street North



View looking north on 15th Street North

Exhibit B illustrates the surrounding zoning districts in relation to the subject property. The abutting properties to the west are zoned I-1, while the properties to the north, south, and east are zoned M-2. Furthermore, the surrounding property uses are compatible with the proposed crash repair shop. The northern parcel is the Pepsi Cola distribution center. The property to the south is an active Burlington Northern Santa Fe Railroad Company fail line, and south of that is a storage yard owned by Lumber Yard Supply Company. The property immediately west of the subject property is also the Lumber Yard Supply Company. The proposed rezone is a logical and compatible continuation of the existing I-1 zoning district from the west to the subject parcel to the east.

Findings for Basis of Decision

The basis for decision on zoning map amendments is listed in the Land Development Code Section 17.16.40.030. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria of the Findings for the Basis of Decision:

1. The amendment is consistent with and furthers the intent of the City's growth policy.

The proposed rezoning is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project strongly supports Economic, Environmental, and Physical goals and policies.

Economic

Eco 3.5 — Continue efforts to support and develop small business in Great Falls.

The rezone of the subject property would accommodate Mitchells' Crash Repair Shop, which is a locally owned and operated vehicle repair shop in Great Falls. The rezone would allow the business owner to expand their business.

Environmental

Env 2.3 — Enhance the urban built environment by promoting infill and redevelopment in the City.

The subject property is an ideal location for infill development due to the project's proposal of adaptive reuse of existing infrastructure and redevelopment of the vacant buildings.

Physical

Phy 4.1.3 — Create a balanced land use pattern that provides for a diversity of uses that will accommodate existing and future development in the City.

The approval of this rezone would provide a compatible land use pattern between the existing mixed-use and light industrial uses in the nearby vicinity.

2. The amendment is consistent with and furthers adopted neighborhood plans, if any.

Great Falls is separated into nine Neighborhood Councils. There are no adopted Neighborhood Plans for any of the Councils within the City. The subject property is located in Neighborhood Council #7. The applicant presented the proposed project to the Council on October 13, 2014. The Council and neighbors in attendance of the meeting are in support of the project.

3. The amendment is consistent with other planning documents adopted by the City Commission, including the river corridor plan, transportation plan and sub-area plans.

The subject property lies within the Missouri River Urban Corridor Plan, designated in the primary impact area. One of the impacts listed is to remove barriers to neighborhood connectivity, specifically by increasing bicycle and pedestrian connectivity to adjacent neighborhoods. Similarly, the 2014 Great Falls Area Long Range Transportation Plan, notes sidewalk gaps in this particular area. Sidewalk gaps are generally concentrated in neighborhoods where these facilities were not required during development or were initially developed in Cascade County and subsequently annexed. These corridors have been identified as a pedestrian need or anticipated future need. As part of this project, sidewalks are proposed along the property's 15th Street North frontage, ultimately

improving pedestrian connectivity from the neighborhoods to the south to the amenities offered along River Drive.

4. The code with the amendment is internally consistent.

The proposed zoning map amendment is consistent with the applicable code and is within City limits. Nearby properties to the west and south have similar uses, making the zoning district consistent with surrounding development. The rezone would also bring a non-conforming use into conformity.

5. The amendment is the least restrictive approach to address issues of public health, safety, and welfare.

Any development within the City limits requires City review, including review of how the development will impact the public health, safety and welfare. It is not anticipated that the rezone and development proposal will have negative impacts.

6. The City has or will have the financial and staffing capability to administer and enforce the amendment.

Completion of the rezoning will have a beneficial financial impact for the City due to the increased property value and resulting tax base after development. There is adequate staffing to administer and enforce the amendment.

Improvements

Circulation

The applicant will construct a sidewalk along the property's 15th Street North frontage. In addition, the applicant is proposing a new curb cut on the northeast corner of the property, onto 15th Street North. The curb cut location is shown on the proposed Landscape Plan (Exhibit E). Both the proposed curb cut and sidewalks will be reviewed by Montana Department of Transportation (MDT) and the City Public Works Department.

Utilities

The site is within a developed area with an adequate capacity of water and sewer lines.

Stormwater

Any redevelopment of the site may trigger stormwater review by the City Public Works Department.

Design Review

Generally, buildings in industrial zoning districts are not required to go through the Design Review process; however, exterior renovations and new construction in the M-2 zoning district are required. Given the intent for design review in the M-2 zoning district and the high traffic volume of 15th Street North, staff finds it beneficial for the applicant to receive a recommendation from the Design Review Board. A condition of approval for the completion of the Design Review process is allowed pursuant to Land Development Code Section 17.28.050.11, which enables Design Review for projects forwarded by the City Commission as a condition of approval for zoning, subdivision, or annexation.

Recommendation

The City Zoning Commission has the responsibility to review and make recommendations on Zoning Map Amendments. As such, the recommendation presented below is to be considered and acted upon by the Commission:

Recommendation for a Motion

I move that the Zoning Commission, based on the Findings for the Basis of Decision, recommend the City Commission approve rezoning the subject property, legally described as Lot 2, Block 1, Fifteenth Street Bridge Addition, Section 6, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, from the existing M-2 Mixed-use transitional to I-1 Light industrial district, subject to the Conditions of Approval being fulfilled by the applicant.

Conditions of Approval

1. **General Code Compliance.** 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.
2. **Design Review Board.** Prior to issuance of a building permit and Safety Inspection Certificate, the proposed project shall complete the Design Review Board process, pursuant to Land Development Code Section 17.28.50.11.

Review/Approval Process

Next Steps

1. The Zoning Commission recommendation will be presented to City Commission.
2. City Commission will approve or deny the rezoning request.
3. If approved, the ordinance to rezone the subject property will be filed and reviewed by the City Clerk.

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Jim Page, Project Representative
Michael Mitchell, Property owner/applicant

EXHIBIT C - APPLICATION


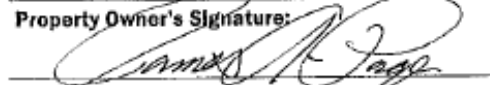
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|---|------------------------------|---|------------------------------------|------------------------------|--|
| CITY OF GREAT FALLS PLANNING & COMMUNITY DEVELOPMENT DEPT. P.O. BOX 5021, GREAT FALLS, MT, 59403-5021 406.455.8415 • WWW.GREATFALLSMT.NET | | Submittal Date: _____ Application Number: _____ Paid (Official Use ONLY): <input type="checkbox"/> | | | |
| DEVELOPMENT APPLICATION | | <input type="checkbox"/> Annexation: \$500 <input type="checkbox"/> Preliminary Plat, Major: \$1,500 + \$50/lot <input type="checkbox"/> Revised Preliminary Plat: \$1,000 <input type="checkbox"/> Final Plat, Major: \$1,500 + \$25/lot <input type="checkbox"/> Minor Subdivision: \$1,250 <input type="checkbox"/> Amended Plat, Administrative: \$200 <input type="checkbox"/> Amended Plat, Non-administrative: \$1,000 <input checked="" type="checkbox"/> Zoning Map Amendment: \$2,000 <input type="checkbox"/> Conditional Use Permit: \$1,500 <input type="checkbox"/> Planned Unit Development: \$2,000 <input type="checkbox"/> Vacate Public Right-of-Way: \$1,250 <input checked="" type="checkbox"/> Public Hearing Notice | | | |
| New Mitchell's Crash Repair Name of Project / Development: | | | | | |
| Michael Mitchell Owner Name: | | | | | |
| 1021 15th Street North, Great Falls, MT 59401 Mailing Address: | | | | | |
| 761-4420 Phone: | | | | | |
| crashrepair@bridgemail.com Email: | | | | | |
| Jim Page Representative Name: | | | | | |
| 15 5th Street South, Great Falls, MT 59401 Mailing Address: | | | | | |
| 771-0770 Phone: | | | | | |
| jimp@lpwarchitecture.com Email: | | | | | |
| PROPERTY DESCRIPTION / LOCATION: | | | | | |
| 2 Mark/Lot: | Section 6 Section: | | | 20 Township/Block: | 4 East, 15th St Bridge Range/Addition: |
| 1100 15th Street North Street Address: | | | | | |
| ZONING: | | LAND USE: | | | |
| M-2 Current: | I-1 Proposed: | Abandoned Recycling Current: | Vehicle Repair 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. | | | | | |
|  Property Owner's Signature: | | 9-11-14 Date: | | | |
|  Representative's Signature: | | 9.11.14 Date: | | | |

EXHIBIT D - PROPOSED SITE PLAN

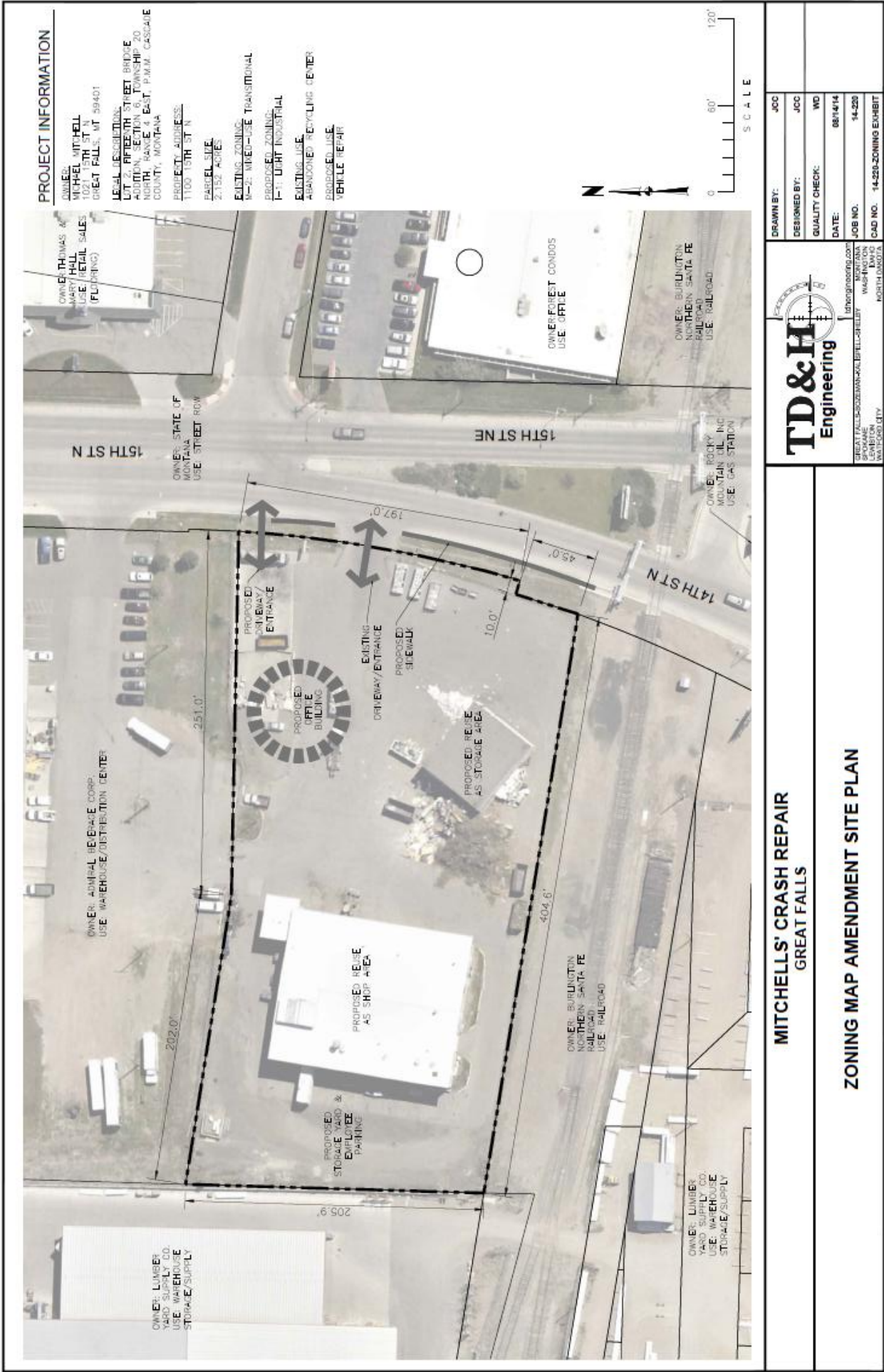


EXHIBIT E - PROPOSED LANDSCAPE PLAN

