

PLANNING ADVISORY BOARD ZONING COMMISSION

DECEMBER 9, 2014

Case Number

ZON2014-8

Applicant

City of Great Falls
Planning & Community
Development Department

Property Location

400 & 408 2nd Ave S and
206 5th St S

Parcel ID Numbers

222950; 223000; 223100

Requested Action

Zoning Map Amendment
Rezoning the subject
properties from C-5 Central
Business Periphery to C-4
Central Business Core

Neighborhood Council

Neighborhood Council #7

Recommendation

Approval of the request

Project Planner

Garrett Norman

REZONE REQUEST: 2ND AVE S, BLOCK 414



Summary

The subject properties face 2nd Avenue South between 4th Street South and 5th Street South.

The City is requesting a zoning map amendment from C-5 Central Business Periphery to C-4 Central Business Core.

- Legal description of subject properties: Lots 1, 2A, 6, & 7, Block 414, Great Falls Original Townsite, Section 12, Township 20 North,

Range 3 East, P.M.M., Cascade County, Montana

- Total area of amendment: ± 1.205 acres

Agency Comment

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

Subject Property Conditions

Existing Zoning: C-5 Central Business Periphery **Proposed Zoning:** C-4 Central Business Core

Project Overview

The City Planning and Community Development Department is pursuing a map amendment on 2nd Avenue South in order to encourage investment in the area and facilitate future development of the vacant property. After an analysis of the C-5 zoning district in the vicinity, it became apparent that the majority of the existing structures are nonconforming based on their dimensional standards. After a more thorough analysis, City staff determined it would be best to narrow the scope of the map amendment to the south facing half block on 2nd Avenue South, between 4th Street South and 5th Street South. The two existing structures in this rezoned area are classified as nonconforming because they do not meet current setback requirements. The proposed amendment will make the existing structures conforming, making it easier for their owners to undertake improvements. Additionally, the amendment would allow for a proposed development on the vacant lot to construct a building that is compatible with the two existing buildings, creating the opportunity for a uniform streetscape. Ultimately, the amendment would help facilitate investment in the area as an asset to downtown.

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 zoning map amendment is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project strongly supports Physical and Social goals and policies.

Social

Soc 1.7 — Bolster the capacity of non-profits in the City.

This zoning map amendment was partially initiated by a local non-profit in the City. The City undertaking the amendment process helps facilitate development for the non-profit, as well as the other property owners.

Physical

Phy 4.1.3 — Promote and incentivize infill development that is compatible with the scale and character of established neighborhoods.

This zoning map amendment incentivizes infill development on the vacant lot ultimately allowing a development to be built with the scale and character of the surrounding area.

Phy 4.2.3 — Support actions that bring properties into conformance with the City's Land Development Code requirements over time.

This zoning map amendment brings the two existing properties into conformance with the City's development standards described in the Land Development Code.

Phy 4.1.8 — Support the implementation of the Downtown Master Plan.

This zoning map amendment helps implement portions of the Downtown Master Plan, which is discussed in section 3 below.

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. City staff is presenting the zoning map amendment to the Council on December 8, 2014 and all information received will be provided at the time of the public hearing.

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 properties are within the Downtown Master Plan, designated in the Transition Sub-area. This sub-area is a vital part of Downtown Great Falls, where land uses gradually shift from the primarily non-residential buildings to the primarily residential buildings. The unique aesthetics of downtown are an asset that should be preserved, enhanced and celebrated to propel downtown toward a vibrant and sustainable future. One way of doing this is by supporting existing and attracting new commercial and retail business downtown, while ensuring streetscape improvements are designed to enhance pedestrian safety and pleasure by providing sufficient space for pedestrian needs and uses.

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. Properties to the north are within the C-4 zoning district. The zoning map amendment would also bring two nonconforming structures 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 a development will impact the public health, safety and welfare. It is not anticipated that any future development associated with this zoning map amendment 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 zoning map amendment will have no financial impact on the City.

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 a zoning map amendment for the subject properties: Lots 1, 2A, 6, and 7, Block 414, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana, from the existing C-5 Central Business Periphery to C-4 Central Business Core.

Review/Approval Process

Next Steps

1. The Zoning Commission recommendation will be presented to City Commission.
2. City Commission will approve or deny the zoning map amendment request.
3. If approved, the ordinance for the zoning map amendment will be filed and reviewed by the City Clerk.

Cc: Jim Rearden, Public Works Director
 Dave Dobbs, City Engineer
 Patty Cadwell, Neighborhood Council Coordinator



View of existing building located at 400 2nd Avenue South



View of existing building located at 206 5th Street South



View looking east along 2nd Avenue South
Vacant lot addressed as 408 2nd Avenue South is to the right.



View looking west along 2nd Avenue South showing the 0 foot setback

EXHIBIT A - AERIAL MAP

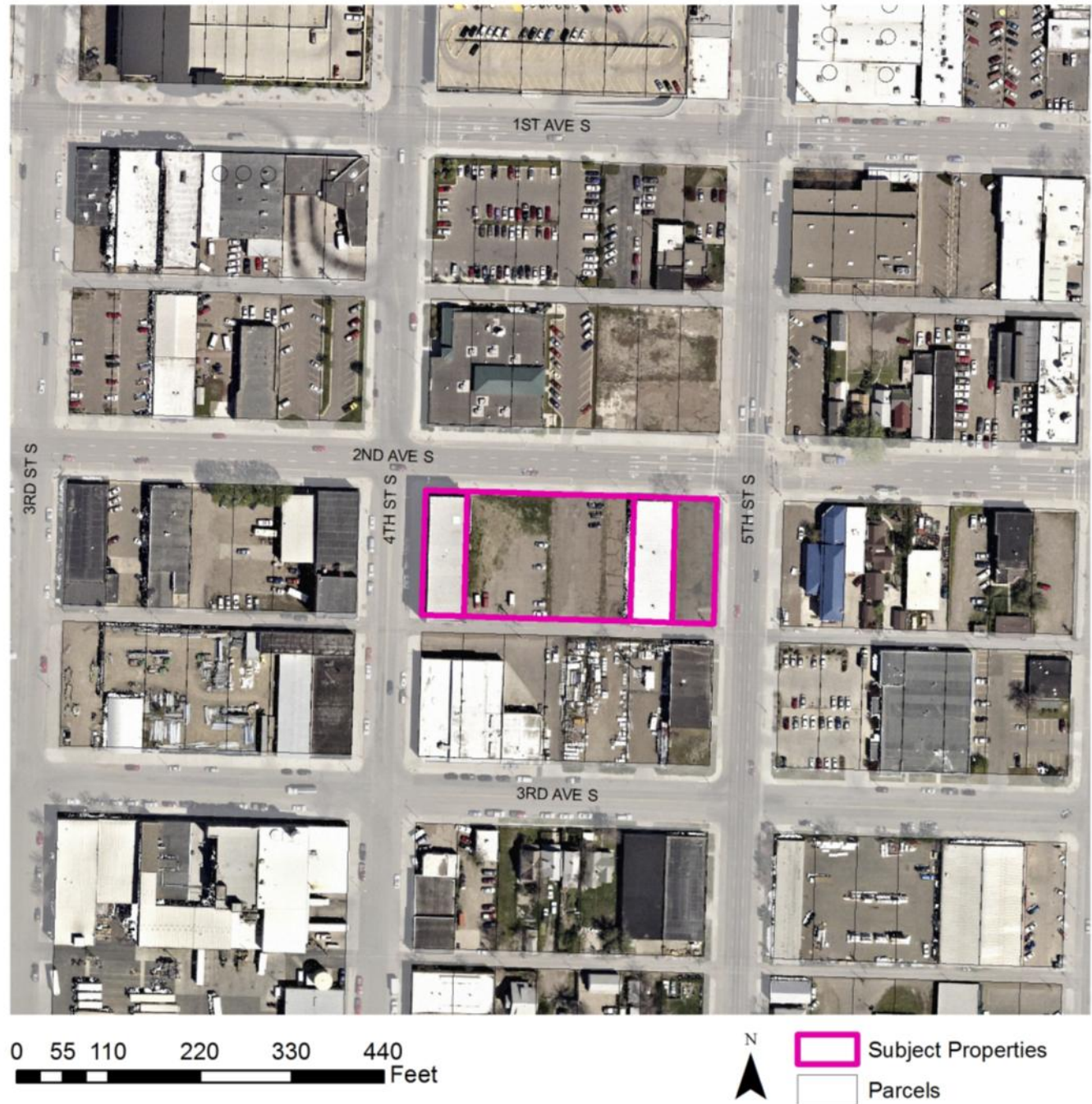


EXHIBIT B - ZONING MAP

