

**A G E N D A   R E P O R T**

**DATE** March 18, 2003

**ITEM** Ordinance No. 2848 to Establish City Zoning Upon Redding Addition

**INITIATED BY** Linda and Raymond Redding, Property Owners

**ACTION REQUESTED** Commission Accept Ordinance No. 2848 on First Reading and Set Hearing for April 15, 2003

**PREPARED & PRESENTED BY** Bill Walters, Senior Planner

**REVIEWED & APPROVED BY** Ben Rangel, Acting Planning Director

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**RECOMMENDATION:**

The City-County Planning Board has recommended the City Commission assign a zoning classification of "A" Residence Use, "A" Area District, to Redding Addition, upon annexation of same to the City.

**MOTION:**

"I move the City Commission accept Ordinance No. 2848 on first reading and set a public hearing for 7:00 p.m., April 15, 2003, to consider adoption of Ordinance No. 2848."

**SYNOPSIS:**

Ordinance No. 2848 assigns a zoning classification of "A" Residence Use, "A" Area District, to Redding Addition, upon annexation of same to the City. The Addition consists of one single family residential lot and a segment of 7<sup>th</sup> Avenue North located east of 45<sup>th</sup> Street North.

**BACKGROUND:**

Property owners Linda and Raymond Redding have petitioned that the proposed Minor Plat of Redding Addition, be rezoned from the current County "A" Agricultural District to the City "A" Residence Use, "A" Area District.

Section 76-2-304 Montana Code Annotated lists criteria and guidelines which must be considered in conjunction with establishing municipal zoning on land:

- a) is designed in accordance with the growth policy (comprehensive plan);
- b) is designed to lessen congestion in the streets;
- c) will secure safety from fire, panic or other dangers;
- d) will promote health and the general welfare;
- e) will provide adequate light and air;
- f) will prevent overcrowding of land;
- g) will avoid undue concentration of population;
- h) will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- i) gives reasonable consideration to the character of the district;
- j) gives reasonable consideration to the peculiar suitability of the property for particular uses;
- k) will conserve the value of buildings; and
- l) will encourage the most appropriate use of land throughout the municipality.

The attached vicinity map also reflects the current City and County zoning.

The proposed City zoning classification conforms to the zoning on neighboring existing incorporated development (Portage Meadows, Hauer and Northridge Additions) which primarily permit single family residences. The neighboring unincorporated properties zoned "A" Agricultural District are vacant and are very eligible for urban development. The property immediately east of the applicant's parcel is the location of the approved preliminary plat of Discovery Meadows Addition, a 62-lot single family residential subdivision.

Annexation of subject property will enhance health, safety and welfare through application of City Codes and provision of municipal services.

The Planning Board, at the conclusion of a public hearing held October 23, 2001, recommended the City Commission assign a zoning classification of "A" Residence Use, "A" Area District, to Redding Addition upon annexation to the City.

Attach: Ord. No. 2848  
Vicinity Map

cc: Linda and Raymond Redding, 317 56<sup>th</sup> St. S.