

AGENDA REPORT

DATE September 2, 2003

ITEM Public Hearing - Ordinance No. 2858 to Establish City Zoning Upon West Ridge Addition, Phase 1

INITIATED BY G & M Properties, Property Owner and Developer

ACTION REQUESTED After Conducting Joint Public Hearing on Annexation for Addition and Ordinance No. 2858, Commission Adopt Ordinance No. 2858

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, "B" Area District, to West Ridge Addition, Phase 1, upon annexation of same to the City.

MOTION:

"I move the City Commission adopt Ordinance No. 2858."

SYNOPSIS:

Ordinance No. 2858 assigns a zoning classification of "A" Residence Use, "B" Area District, to West Ridge Addition, Phase 1, upon annexation of same to the City. Subject development consists of 34 single family residential lots along the westerly extensions of 32nd and 33rd Avenues Northeast from 2nd Street Northeast.

BACKGROUND:

In November 2002, the City and County Commissions conditionally approved the preliminary plat of West Ridge Addition, a 113 lot single family residential subdivision located on the west and north sides of Skyline Education Center.

G & M Properties desires to final plat and complete the annexation process for Phase 1, consisting of 34 lots along the westerly extensions of 32nd and 33rd Avenues Northeast from 2nd Street Northeast.

Subject property is presently zoned in the County as "R-2" Low Density Residential District and the applicant has requested the property be zoned "A" Residence Use District, upon annexation to the City.

Section 76-2-304 Montana Code Annotated lists criteria and guidelines which must be considered in a proposed zoning or rezoning of 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.

Subject property is located on the fringe of the City, which has been attracting high quality single family dwelling units. The subdivision is a natural projection of urban growth.

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

It is anticipated the planned single family use of the property will be compatible with neighboring uses. Therefore, staff concludes the above-cited criteria are substantially met, provided the conditions in the accompanying recommendation for the subdivision are fulfilled.

To offer more variety and flexibility in structure placement on lots and create a more visually appealing streetscape, it is being recommended the entire subdivision be zoned "B" Area District. Therefore, the minimum setbacks for structures in the subdivision would be:

Front Yard	-	20 ft.
Side Yard	-	5 ft.
Rear Yard	-	10 ft. for lots less than 150 ft. in depth
	-	20 ft. for lots more than 150 ft. in depth

The Planning Board, at the conclusion of a public hearing held October 22, 2002, recommended the City Commission assign a zoning classification of "A" Residence Use, "B" Area District, to West Ridge Addition, Phase 1, upon annexation to the City.

Attach: Ord. No. 2858
Vicinity Map

cc: G & M Properties, 220 30th Ave. NE