

AGENDA REPORT

DATE January 6, 2004

ITEM Amended Plat, Lot 27, Block 2, Fair Addition

INITIATED BY Al Verploegen, Property Owner

ACTION REQUESTED Commission Approve Amended Plat

PREPARED BY Bill Walters, Senior Planner

APPROVED & PRESENTED BY Ben Rangel, Acting Planning Director

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RECOMMENDATION: The City-County Planning Board has recommended the City Commission approve the Amended Plat of Lot 27, Block 2, Fair Addition, and the accompanying Findings of Fact, subject to fulfillment of specified conditions.

MOTION: I move the Commission approve the Amended Plat of Lot 27, Block 2, Fair Addition, and the accompanying Findings of Fact, subject to fulfillment of conditions stipulated by the City-County Planning Board.

SYNOPSIS: The Amended Plat subdivides an existing 2.27-acre parcel along the Northwest Bypass at 9th Street Northwest into two commercial lots.

BACKGROUND: Al Verploegen has submitted an application to subdivide Lot 27, Block 2, Fair Addition, located at the Northwest Bypass and 9th Street Northwest. The applicant desires to subdivide the 2.27-acre parcel into two lots: Lot 27A, which is currently occupied by a Taco John's, and Lot 27B, which is vacant and the applicant intends to market for sale.

For additional information, please refer to the attached vicinity map and copy of the proposed Amended Plat.

Subject property is currently zoned "GC" General Commercial District.

Lot 27B, which undoubtedly will be developed commercially in the near future, fronts on 10th Avenue Northwest and the Northwest Bypass.

A City water main is located in a portion of the abutting 10th Avenue Northwest and a sanitary sewer interceptor is located along the south boundary of the Amended Plat.

There are no significant adverse issues from the Findings of Fact prepared in conjunction with the Amended Plat. The Planning Board during a meeting held December 9, 2003, passed a motion recommending the City Commission approve the Amended Plat of Lot 27, Block 2, Fair Addition, and the accompanying Findings of Fact, subject to:

- a) preparation of a certificate of title by a title company to be filed with the amended plat; and,
- b) correction of any errors or omissions on the amended plat which may be noted by staff including provision of an easement paralleling the south boundary to accommodate an existing sanitary sewer main.

Attach: Vicinity Map
Reduced Copy of Amended Plat
Findings of Fact

cc w/o atch: Al Verploegen, 3908 5 Avenue South

**FINDINGS OF FACT
FOR
AMENDED PLAT OF LOT 27, BLOCK 2,
FAIR ADDITION,
SECTION 2, T20N, R3E
CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)**

I. **PRIMARY REVIEW CRITERIA**

Effect on Agricultural

The subdivision site is surrounded by urban development, is partially occupied by a commercial business and has never been used for agricultural purposes. The subdivision will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services

The subdivision is in the City Limits of the City of Great Falls and is served by the Great Falls Police and Fire Departments. Response distance for emergency fire vehicles is one block. The subdivision is bordered on three sides by City and/or State maintained roadways. City water mains, sanitary sewer mains, and storm sewer facilities either border or are in close proximity to the subdivision.

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. Development of subject property will necessitate preparation of a drainage report to be reviewed and approved by the City Public Works Department.

Effect on Wildlife and Wildlife Habitat

The subdivision is surrounded by urban 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.

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 rock slides, nor potential man-made hazards such as high voltage power lines, high pressure gas

lines, or mining activity. The south boundary of the subdivision borders the Northwest Bypass, a four lane principal arterial maintained by the Montana Department of Transportation.

II. 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 subdivider and the local government have complied with the subdivision review and approval procedures set forth in the local subdivisions regulations.

III. EASEMENT FOR UTILITIES

Utilities are and can be accommodated in the existing public street right of way abutting the Amended Plat as well as existing easements traversing subject property.

IV. LEGAL AND PHYSICAL ACCESS

Legal and physical access to the subdivision is provided by the abutting 9th Street Northwest and 10th Avenue Northwest which are maintained by the City and the Northwest Bypass which is maintained by the Montana Department of Transportation.