

CITY OF GREAT FALLS, MONTANA

AGENDA # 2

AGENDA REPORT

DATE August 3, 2004

ITEM Public Hearing - Ordinance No. 2881 to Establish City Zoning Upon Skyline Park Addition, Phase 14

INITIATED BY Jim Workman Construction Co., Property Owner and Developer

ACTION REQUESTED After Conducting Joint Public Hearing on Annexation of the Addition and Ordinance No. 2881, Commission Adopt Ordinance No. 2881

PREPARED BY Bill Walters, Senior Planner

APPROVED & PRESENTED BY Ben Rangel, 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 Skyline Park Addition, Phase 14, upon annexation of same to the City.

**MOTION:**

"I move the City Commission adopt Ordinance No. 2881."

**SYNOPSIS:**

Ordinance No. 2881 assigns a zoning classification of "A" Residence Use, "A" Area District, to Skyline Park Addition, Phase 14, upon annexation of same to the City. Subject property is located north of Skyline Education Center and the subdivision consists of 14 single family lots along the westerly extension of 39<sup>th</sup> Avenue Northeast.

**BACKGROUND:**

In April 2002, the City and County Commissions conditionally approved the preliminary plat of Skyline Park Addition, Phases 8-16, a 127 lot single family residential subdivision located north of Skyline Education Center.

Jim Workman Construction has completed the platting and annexation of Phase 8, consisting of 15 lots; Phase 9, consisting of 6 lots; Phase 10, consisting of 14 lots; Phase 12, consisting of 14 lots; Phase 13, consisting of 15 lots, and now desires to final plat and complete the annexation process for Phase 14, consisting of 14 lots along the westerly extension of 39<sup>th</sup> Avenue 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, "A" Area District, upon annexation to the City.

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.

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 are fulfilled.

The Planning Board, at the conclusion of a public hearing held March 26, 2002, recommended the City Commission assign a zoning classification of "A" Residence Use, "A" Area District, to Skyline Park Addition, Phase 14, upon annexation to the City.

Attach: Ord. No. 2881  
Vicinity Map

cc w/o attach: Woith Engineering, P O Box 7326  
Jim Workman, 4901 2<sup>nd</sup> Ave N