

AGENDA REPORT

DATE October 5, 2004

ITEM Public Hearing - Ordinance No. 2885 to Establish City Zoning Upon Lot 2, Block 1, Mount Olivet Subdivision

INITIATED BY Roman Catholic Bishop of Great Falls, Property Owner

ACTION REQUESTED After Conducting Joint Public Hearing on Annexation of Lot 2 and Ordinance No. 2885, Commission Adopt Ordinance No. 2885

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 "C" Residence Use, "A" Area District, to Lot 2, Block 1, Mount Olivet Subdivision, upon annexation of same to City.

MOTION:

"I move the City Commission adopt Ordinance No. 2885."

SYNOPSIS:

Ordinance No. 2885 assigns a zoning classification of "C" Residence Use, "A" Area District, to Lot 2, Block 1, Mount Olivet Subdivision, located immediately east of Mount Olivet Cemetery, upon annexation of same to City.

BACKGROUND:

The Roman Catholic Bishop of Great Falls has requested Lot 2, Block 1, Mount Olivet Subdivision, be annexed to the City and upon annexation, the property be rezoned from the current County "OS" Open Space District to the City "C" 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.

Subject Lot 2 is bordered on the north and south by vacant undeveloped property, on the east by single-family residences and on the west by a cemetery.

Annexation of subject Lot 2 will enhance health, safety and welfare through application of City Codes and provision of municipal services.

Subject development site is somewhat isolated and secluded, which in the applicant's viewpoint makes it ideal for the planned use, particularly with the availability of City services.

Lot 2 is large enough in size (13+ acres) to provide sufficient separation or buffer for the monastery complex from existing and future neighboring land uses. Based upon ten potential occupants in the facility results in an eventual density on Lot 2 of less than one person per acre.

A goal from the Land Use Element of the recently adopted Growth Policy is "to support and encourage a compatible mix of land uses in newly developing area." A stated policy encourages a variety of residential uses and housing types planned and located so that they do not result in adverse impacts upon one another. Typically, properties that are zoned for higher density residential uses should be located in areas with ready access to transit, commercial services, and employment opportunities. However, the occupants of the facility on subject Lot 2 will not have any substantial need for these services.

Staff concludes the above-cited criteria are substantially met.

The Planning Board, at the conclusion of a hearing held July 13, passed a motion recommending the City Commission assign a zoning classification of "C" Residence Use, "A" Area District, to Lot 2, Block 1, Mount Olivet Subdivision, upon annexation to the City.

Attach: Ord. No. 2885
Vicinity Map

cc w/o attach: Joe Loncki, Business Manager, Diocese, 121 23rd St S