

AGENDA REPORT

DATE November 3, 2004

ITEM Resolution No. 9437, Intent to Annex Castle Pines Addition, Phase II

INITIATED BY Harold Poulsen, Property Owner and Developer

ACTION REQUESTED Commission Adopt Resolution No. 9437, which sets Public Hearing for December 7, 2004

PREPARED BY Bill Walters, Senior Planner

APPROVED & PRESENTED BY Ben Rangel, Planning Director

- - - - -

RECOMMENDATION:

The City-County Planning Board has recommended the City Commission annex the area within Castle Pines Addition, Phase II.

MOTION:

“I move the City Commission adopt Resolution No. 9437.”

SYNOPSIS:

Resolution No. 9437 sets a public hearing for December 7, 2004, to consider annexation of the area within Castle Pines Addition, Phase II, a 28 lot single-family residential subdivision along segments of 25th Avenue South and 16th Street South.

BACKGROUND:

In March, the City and County Commissions conditionally approved the preliminary plat of Castle Pines, Phase II, a 28 lot single-family residential subdivision along segments of 25th Avenue South and 16th Street South.

The project engineer has prepared and submitted the final plat of the subdivision for review and approval.

The segments of 25th Avenue South and 16th Street within the subdivision will be fully improved with water, sanitary sewer, paving, curb and gutter. The short involved segments of 26th and 27th Avenues South within the subdivision will be fully improved with a water main, paving, curb and gutter.

Surface runoff from Phase II will drain northwesterly to the storm sewer main in 13th Street South, which discharges into the City surface drainage control facility south of the Multi-Sports Complex.

The final engineering documents relative to the final plat have been prepared by the project engineer and approved by the City Engineer’s Office. Staff concludes that the basic conditions set forth in the conditional approval of the preliminary plat are being met by the developer in the overall process of final plat, final engineering and Annexation Agreement preparation for Phase II.

The Planning Board, during a meeting held July 13, 2004, recommended approval of the final plat of Castle Pines, Phase II, and annexation of the property contained therein subject to the following conditions:

- 1) The applicant shall execute an Annexation Agreement acceptable to the City of Great Falls and shall submit the appropriate supporting documents referenced in the Agreement.

- 2) All applicable fees and charges due as a consequence of either plat or annexation approval shall be paid by the applicant.
- 3) Any errors or omissions on the final plat noted by staff shall be corrected.
- 4) Final engineering documents for required public improvements to serve the subdivision are subject to approval by the Public Works Department.

The above conditions 1), 2) and 4) have been fulfilled and condition 3) will be fulfilled prior to filing and recording the final plat.

Attach: Res. No. 9437

cc: Harold Poulsen, P O Box 1376
Jack Fisher, TD&H, 1200 25th St S