

**A G E N D A   R E P O R T**

**DATE** November 16, 2004

**ITEM** Amended Plat Block 151, Eleventh Addition, (Boland Villa)

**INITIATED BY** Ken Miller and James Price, Property Owners

**ACTION REQUESTED** Commission Approve Amended Plat and Accompanying Findings of Fact

**PREPARED BY** Charles Sheets, Planner I

**APPROVED & PRESENTED BY** Ben Rangel, Planning Director

- - - - -

**RECOMMENDATION:**

The City-County Planning Board has recommended the City Commission approve the Amended Plat of Block 151, Eleventh Addition, and the accompanying Findings of Fact, subject to specified conditions.

**MOTION:**

“I move the City Commission approve the Amended Plat of Block 151, Eleventh Addition and the accompanying Findings of Fact, subject to conditions specified by the City-County Planning Board.”

**SYNOPSIS:**

The subject Amended Plat resubdivides Block 151, into two lots containing 1.29 acres each. The block is located between 23<sup>rd</sup> and 24<sup>th</sup> Streets North and 6<sup>th</sup> and 7<sup>th</sup> Avenues North.

**BACKGROUND:**

Ken Miller and James Price own all of Block 151, consisting of 11 parcels including the vacated alley. The owners are currently razing all the structures on the block, which consisted of the 40-unit Grizzly Apartment complex. The owners intend to build 28 detached residential units on the block, to be named the Northern Lights Condominiums.

Attached are:

- Vicinity Map
- Reduced Copy of Drawing Portion of Amended Plat
- Reduced Copy of Drawing Portion Proposed Site Plan

The Montana Subdivision and Platting Act requires governing body review and approval of subdivisions wherein six or more lots are being redesigned or rearranged.

City water mains are located in 6<sup>th</sup> and 7<sup>th</sup> Avenues. The sanitary sewer is located in a 20-foot wide utility easement through the middle of the block. These existing water and sewer mains will be available to serve the new development.

The north half of subject block is presently zoned "C" Residential and the south half is zoned "B" Residential. It is anticipated the entire block will be zoned "R-5" Multi-family medium density upon adoption of the new Land Development Code.

The developer met with Neighborhood Council District 8, on September 28, 2004. The Council views this project as a positive direction for the neighborhood.

The City-County Planning Board considered the Amended Plat during a meeting held October 26, 2004, wherein it passed a motion recommending approval of the Amended Plat and accompanying Findings of Fact subject to the applicant fulfilling the following conditions:

- 1) Any errors or omissions on the Amended Plat, noted by staff, shall be corrected; and
- 2) A certificate of title prepared by a title company shall be recorded with the Amended Plat.

Attach: Vicinity Map  
Reduced Copy of Drawing Portion of Amended Plat  
Reduced Copy of Drawing Portion Proposed Site Plan  
Findings of Fact

cc: Ken Miller, 1923 7<sup>th</sup> Ave N