

AGENDA REPORT

DATE December 7, 2004

ITEM Public Hearing – Ord. No. 2889 to Establish City Zoning Upon West Ridge Addition, Phase II

INITIATED BY G & M Properties, Property Owner and Developer

ACTION REQUESTED After Conducting Joint Public Hearing on Annexation of Phase II and Ordinance No. 2889, Commission Adopt Ordinance No. 2889

PREPARED BY Bill Walters, Senior Planner

APPROVED & PRESENTED BY Ben Rangel, Planning Director

- - - - -

RECOMMENDATION:

The City-County Planning Board has recommended the City Commission assign a zoning classification of “PUD” Planned Unit Development District to Blocks 6 and 11 and “A” Residence Use, “B” Area District, to Block 12, West Ridge Addition, Phase II, upon annexation to the City.

MOTION:

“I move the City Commission adopt Ordinance No. 2889.”

SYNOPSIS:

Ordinance No. 2889 assigns a zoning classification of “PUD” Planned Unit Development District to Blocks 6 and 11 and “A” Residence Use, “B” Area District, to Block 12, West Ridge Addition, Phase II, upon annexation of same to City. Subject development is located immediately north of Skyline Education Center and consists of 32 proposed condominium units and 6 conventional single-family lots.

BACKGROUND:

In May, the City and County Commission conditionally approved the preliminary plat of West Ridge Addition, Phase II, located immediately north of Skyline Education Center and consisting of 32 proposed condominium units and 6 conventional single-family residential lots.

The developers of the subdivision, G & M Properties, has obtained approval of the City Public Works Department of the final engineering documents for the required infrastructure to serve the subdivision.

Subject property is presently zoned in the County as “R-2” Low Density Residential District and the applicant has requested Blocks 6 and 11 be zoned “PUD” Planned Unit Development District and Block 12 be zoned “A” Residence Use, “B” 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.

The proposed Planned Unit Development (PUD) District on Blocks 6 and 11 differs from the surrounding "A" Residential District zoning classification. The proposed PUD District will consist of 32 dwelling units while subdivision of Blocks 6 and 11 into conventional lots with "A" Residential zoning would realistically yield 18 dwelling units. However, even with the added density, the additional traffic resulting from the 32 condominium units is not that much more significant than that which would be generated by 18 conventional single family units.

All of the units in Blocks 6 and 11 are attached. There are five duplex structures, one four-plex structure and three six-plex structures.

According to the site plan for Blocks 6 and 11, the front and side yard setbacks, 25 and 20 feet respectively, exceed the minimum "B" Area setbacks (20 and 6 feet respectively) for the conventional lots in the balance of West Ridge Addition.

It is also noted, it is intended the 32 condominium units will be owner occupied and not be rental units.

A land use goal in the recently adopted Great Falls City-County Growth Policy is "to support and encourage a compatible mix of land uses in newly developing areas." The key issue for review officials to consider in this regard is how compatible will the 32 attached condominium units be with the surrounding conventional single-family residential neighborhood and is it out of character for the area.

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 6 single-family lots in Block 12 and the 32 condominium units on Blocks 6 and 11 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 April 27, 2004 recommended the City Commission assign a zoning classification of "PUD" Planned Unit Development District to Blocks 6 and 11 and "A" Residence Use, "B" Area District, to Block 12, West Ridge Addition, Phase II, upon annexation to the City.

Opposition from some neighboring property owners to the proposed 32 condominium units was presented and discussed in the Agenda Report dated May 18 to the City Commission regarding the preliminary plat of West Ridge Addition, Phase II

A previous condition of approval was that the condominium structures to be placed on Blocks 6 and 11 be reviewed and approved by the City's Design Review Board. Although this condition would not have to be fulfilled until a building permit is sought, the developer has already met with the Design Review Board to obtain their input.

Attach: Ord. No. 2889
Vicinity Map
Site Plan for PUD Portion of Subdivision

cc: G & M Properties, 220 30th Ave NE