

A G E N D A R E P O R T

DATE December 7, 2004

ITEM Ordinance No. 2895 to Establish City Zoning Upon Parcel Mark No.s 7, 7B and 7C, Section 3, T20N, R4E, (Soccer Park)

INITIATED BY School District No. 1 and City of Great Falls, Property Owners

ACTION REQUESTED Commission Accept Ordinance No. 2895 on First Reading and Set Hearing

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, “B” Area District, to Parcel Mark No.s 7, 7B and 7C, Section 3, Township 20 North, Range 4 East, Cascade County, Montana, upon annexation to the City.

MOTION:

“I move the City Commission accept Ordinance No. 2895 on first reading and set a public hearing for January 4, 2005, to consider adoption of Ordinance No. 2895.”

SYNOPSIS:

Ordinance No. 2895 assigns a zoning classification of “A” Residence Use, “B” Area District, to Parcel Mark No.s 7, 7B and 7C, Section 3, Township 20 North, Range 4 East, Cascade County, Montana, upon annexation to the City. Said Parcel Mark No.s 7B and 7C comprise the site for the community soccer complex currently under construction. Parcel Mark No. 7 is a vacant 4-acre tract of land owned by the City, located along the east side of 57th Street and south of the 10th Avenue North entrance to MAFB.

BACKGROUND:

Great Falls Public Schools and the City of Great Falls have submitted an application to zone Parcel Mark No.s 7, 7B and 7C, Section 3, Township 20 North, Range 4 East, Cascade County, Montana, upon annexation to the City, as “A” Residence Use, “B” Area District.

Parcel Mark No. 7B is a 30-acre tract owned by School District No. 1 and the adjoining Parcel Mark No. 7C is a 37.6-acre tract owned by the City of Great Falls. Combined, these parcels are the site for the community soccer complex currently under construction. Mark No. 7 is a vacant 4-acre tract of land owned by the City and located along the east side of 57th Street and south of the 10th Avenue North entrance to MAFB.

For additional information, please refer to the attached vicinity map.

Subject tracts of land are currently zoned in the County as “A” Agricultural District. The applicants have requested that upon annexation to the City, the tracts be zoned “A” Residence Use, “B” 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.

The attached vicinity map also reflects the current zoning. The current City Zoning Code does not have a use district, such as open space or public lands and institutional, which typically specifically accommodate park and recreational uses. The "A" Residence Use District does allow parks and recreation buildings as permitted uses.

The soccer park site is bordered on the north by industrial uses, on the east by MAFB and Loy School, on the south by the site proposed to accommodate the community ice hockey/skating facility and on the west by existing and proposed residential development.

Significant study and research by the Great Falls Soccer Association have gone into the selection of this site for the community soccer park complex. The site contains sufficient acreage to accommodate 15 soccer fields with parking, is gently sloped to allow for more practical development and is in close proximity to public services including water, sewer and roadways.

As the soccer park and its accompanying zoning classification would not notably impact any of the above stated criteria, staff concludes the criteria are substantially met.

The Planning Board conducted a public hearing on the rezoning on November 23, 2004. The only public testimony presented was from Bob Bourgeois, 5128 Silverwood Court, who raised questions about who eventually assumes maintenance responsibility for the complex, what is the potential impact of surface runoff and ground water upon the nearest residential neighbors, and what measures will be taken to insure the parking lots don't become an after hours congregating place for youth. Public Works Director Jim Rearden responded to the questions and comments. The Planning Board, at the conclusion of the public hearing, recommended the City Commission assign a zoning classification of "A" Residence Use, "B" Area District, to Parcel Mark No.s 7, 7B and 7C, Section 3, Township 20 North, Range 4 East, Cascade County, Montana, upon annexation to the City.

Attach: Ord. No. 2895
Vicinity Map