

AGENDA REPORT

DATE January 4, 2005

ITEM Public Hearing - Resolution No. 9450 to Annex and Ordinance No. 2895 to Establish City Zoning on 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 Adopt Resolution No. 9450 and Ordinance No. 2895

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 Parcel Mark No.s 7, 7B and 7C, Section 3, Township 20 North, Range 4 East, Cascade County, Montana, and a segment of 10th Avenue North between 52nd and 57th Streets North, and assign a zoning classification of "A" Residence Use, "B" Area District, to same, upon annexation to the City.

MOTIONS (Each motion to be separately considered):

"I move the City Commission adopt Resolution No. 9450."

and

"I move the City Commission adopt Ordinance No. 2895."

SYNOPSIS:

Resolution No. 9450 annexes:

- 1) said Parcel Mark No.s 7B and 7C, which combined, comprise the site for the community soccer complex
- 2) said Parcel Mark No. 7 which 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; and
- 3) the segment of 10th Avenue North between 52nd and 57th Streets North which abuts the north boundary of the soccer complex.

Ordinance No. 2895 assigns a zoning classification of "A" Residence Use, "B" Area District, to the above described areas upon annexation to the City.

BACKGROUND:

Great Falls Public Schools and the City of Great Falls have submitted an application to annex to the City, Parcel Mark No.s 7, 7B and 7C, Section 3, Township 20 North, Range 4 East, Cascade County, Montana and a segment of 10th Avenue North located between 52nd Street North and 57th Street North.

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 and the preliminary site plan for the soccer park.

Access to the soccer park is proposed from 52nd and 57th Streets North and 10th Avenue North. The Montana Department of Transportation is currently reconstructing the abutting portion of 57th Street North. 10th Avenue North between 38th Street North and 57th Street North was recently paved and is intended to serve as a detour route while the Northeast Bypass is reconstructed. 52nd Street North between 2nd & 7th Avenues North is paved while that portion between 7th and 10th Avenues North is gravel and maintained by Cascade County. City water mains are located in 52nd Street between 2nd and 7th Avenues and along the east side of 57th Street North. A City sanitary sewer main is located in the abutting portion of 10th Avenue North.

Storm drainage for the park will be controlled with on site detention areas along 52nd Street North, (the west boundary of the complex) which will discharge into a storm sewer main recently extended in 7th Avenue North.

NorthWestern Energy presently owns a 100-foot corridor between the west boundary of the soccer park complex and 52nd Street North. The City is attempting to acquire this corridor, which will allow it to be formally incorporated into the soccer park facility and eventually lead to annexation and further improvement of 52nd Street North.

A few traffic complaints previously existed in the immediate area of the proposed development. These were primarily associated with the condition of, as well as, dust and speeds on 10th Avenue North between 38th and 57th Streets. In association with the reconstruction of the Northeast Bypass, 10th Avenue North has now been paved, effectively eliminating the dust and roadway condition complaints. However, traffic speeds along the upgraded roadway have already been stated as a concern of one area resident.

Although there may be peak traffic periods during the operation of the soccer park, especially during regional tournaments, these periods should be better accommodated with roadway and traffic improvements currently underway in the immediate area by the Montana Department of Transportation, using Federal/State funds. These improvements have been programmed for a number of years. The improvements include the reconstruction of the NE Bypass/57th Street between 2nd Avenue North and 38th Street North as a two lane roadway with a center left turn lane on the east-west segment and left turn bays on the north-south segments; the installation of new traffic signals at both the intersections of 10th Avenue North and 38th Street North; and, an overlay of 10th Avenue North from 38th Street to 57th Street to serve as a project detour route. Landscaping will also be included throughout the project length. Finally, the State reconstructed the intersection of 57th Street/2nd Avenue North, including an updated signal system, in 2001.

The remaining streets in the project area, especially 52nd Street between 2nd and 10th Avenues North, should continue to be monitored as this project and others become more fully developed and as traffic patterns change and/or become established. Improvements to this roadway should be completed as other adjoining properties are developed or as deemed by the City. Additionally, adjustments to existing signing and/or traffic signals should be conducted, as warranted. Finally, speeds on the newly paved 10th Avenue North should be monitored to see if safety problems arise as a result of the paving, or if excessive speeds persist after the roadway work on 57th Street North is complete and 10th Avenue North ceases to function as a detour route.

Overall, when consideration is given to the quality and capacity of the newly reconstructed major street network that serve this area or the community, this is an exceptionally good location for a recreational complex of this size and nature.

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 annexation and 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. At the conclusion of the hearing, the Planning Board passed a motion recommending the City Commission annex Parcel Mark No.s 7, 7B and 7C, Section 3, T20N, R4E, Cascade County, Montana, and a segment of 10th Avenue North between 52nd and 57th Streets and assign a zoning classification of "A" Residence Use, "B" Area District, to same, upon annexation to the City.

Attach: Res. No. 9450
Ordinance No. 2895
Vicinity Map
Preliminary Site Plan for Soccer Park
Minutes of November 23, 2004, Planning Board Public Hearing

cc w/o attach: Gregory Smith, 104 2nd St S, Suite 101, G. F. MT 59405