

AGENDA REPORT

DATE March 15, 2005

ITEM Public Hearing – Resolution No. 9456 to Annex and Ordinance No. 2901 to Establish City Zoning Upon Lot 1, Block 2, First Addition to Great Falls Clinic Addition

INITIATED BY Benefis Healthcare, Property Owner and Developer

ACTION REQUESTED Commission Adopt Resolution No. 9456 and Ordinance No. 2901 and Approve Annexation Agreement all related to Lot 1, Block 2, First Addition to Great Falls Clinic Addition

PREPARED BY Bill Walters, Senior Planner

APPROVED & PRESENTED BY Benjamin Rangel, Planning Director

RECOMMENDATION:

The City-County Planning Board has recommended the City Commission approve the annexation of Lot 1, Block 2, First Addition to Great Falls Clinic Addition, assigning a zoning classification of “C” Residence Use, “B” Area District.

MOTIONS (Each motion to be separately considered):

“I move the City Commission adopt Resolution No. 9456 and approve the Annexation Agreement all related to Lot 1, Block 2, First Addition to Great Falls Clinic Addition.”

and

“I move the City Commission adopt Ordinance No. 2901.”

SYNOPSIS:

Resolution No. 9456 annexes Lot 1, Block 2, First Addition to Great Falls Clinic Addition, located east of 29th Street South along the north side of the easterly projection of 15th Avenue South. Ordinance No. 2901 assigns a zoning classification of “C” Residence Use, “B” Area District, to subject Lot 1, upon annexation of same to City. The Annexation Agreement contains terms and conditions associated with annexation.

BACKGROUND:

Benefis Healthcare has submitted applications regarding the following:

- 1) Annexation to the City of Great Falls of Lot 1, Block 2, First Addition to the Great Falls Clinic Addition, located in the NW1/4 of Section 17, Township 20 North, Range 4 East, Cascade County, Montana.
- 2) Rezoning subject Lot 1 requested to be annexed to the City from the current County “R-2” Low Density Residential District to the City “C” Residence Use, “B” Area District.

Subject Lot 1, comprising 8.04 acres, is located east of 29th Street South along the north side of the easterly projection of 15th Avenue South. Applicant intends to construct an approximate 7300 sq ft gift of life housing facility in the northwest corner of subject Lot 1 to utilize in conjunction with the Sletten Regional Cancer Institute presently under construction on an adjoining parcel. Development plans for the balance of Lot 1 are currently unknown.

For additional information, please refer to the vicinity map attached to Resolution No. 9456 as Exhibit “A” and the proposed building plan for Gift of Life Housing.

Access to the proposed gift of life housing facility in the northwest corner of subject Lot 1 will be by a private drive from the north serving the back or eastside of the Sletten Regional Cancer Institute. The easterly extension of 15th Avenue South along the south boundary of subject Lot 1 is proposed to be dedicated and improved at such time adjacent property uses require the improvement.

An 8-inch water main is planned to be installed between the existing main at the southeast corner of Aspen Village and the main in 29th Street South. Sanitary sewer service will be extended from the east side of the Sletten Regional Cancer Institute to serve the gift of life facility. Storm drainage from the gift of life facility will be directed north to planned storm drainage inlets.

Subject Lot 1 is currently zoned in the County as “R-2” Low Density Residential District. The Applicant has requested that upon annexation to the City, Lot 1 be rezoned “C” Residence Use, “B” Area District.

Section 76-2-304 Montana Code Annotated lists the following 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.

A goal of the recently adopted *Great Falls City-County Growth Policy* is “to support and encourage efficient, sustainable development and redevelopment throughout the community”. Land use changes should be compatible with the type, scale and physical character of the neighborhood.

Subject Lot 1, is bordered on three sides by incorporated property with a “C” Residence Use District zoning classification. Existing land uses include multi-family housing and a residential condominium to the north, horse pasture to the east, a retirement home and a specialty medical building (under construction) to the south and a parking lot to the west.

Annexation of Lot 1 will enhance health, safety, and welfare, through application of City Code and provisions of municipal services.

Policies from the Growth Policy include encouraging compatible infill and promoting annexations that are logical and efficient extensions of the City’s boundaries and service area.

Staff concludes the above criteria are substantially met.

The Planning Board, at the conclusion of a public hearing held October 26, 2004, recommended the City Commission annex Lot 1, Block 2, First Addition to Great Falls Clinic Addition, and assign a zoning classification of “C” Residence Use, “B” Area District, to said Lot 1, subject to the applicant paying remaining annexation related fees, entering into an annexation agreement containing terms and conditions associated with

annexation and providing an easement to accommodate extension of the water main from Aspen Village to 29th Street South.

The above conditions have been fulfilled.

Attach: Resolution No. 9456
Ord. No. 2901
Proposed Building Plan for Gift of Life Housing
Annexation Agreement

cc: Jack Fisher, TD&H, 1200 25th St S
Dawn Willey, Benefis Healthcare, 1101 26th St S