

CITY OF GREAT FALLS, MONTANA

AGENDA # 2

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

DATE March 15, 2005

ITEM Public Hearing – Resolution No. 9460 to Annex and Ordinance No. 2902 to Establish City Zoning Upon Lots 1 & 5, Block 1, Medical Tech Park Subdivision

INITIATED BY Centene Management Company, LLC, Property Owner and Developer

ACTION REQUESTED Commission Adopt Resolution No. 9460 and Ordinance No. 2902 and Approve Annexation Agreement all related to Lots 1 & 5, Block 1, Medical Tech Park Subdivision

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 Lots 1 & 5, Block 1, Medical Tech Park Subdivision and assign a zoning classification of “C” Residence Use, “B” Area District, to subject Lots 1 & 5, with a conditional use allowing a complex for office buildings on subject Lot 1, upon annexation to the City.

MOTIONS (Each motion to be separately considered):

“I move the City Commission adopt Resolution No. 9460 and approve the Annexation Agreement all related to Lots 1 & 5, Block 1, Medical Tech Park Subdivision.”

and

“I move the City Commission adopt Ordinance No. 2902.”

SYNOPSIS:

Resolution No. 9460 annexes Lots 1 & 5, Block 1, Medical Tech Park Subdivision, located between 26th Street South and the MSU College of Technology. Ordinance No. 2902 assigns a zoning classification of “C” Residence Use, “B” Area District, to Lots 1 & 5, Block 1, Medical Tech Park Subdivision, with a conditional use allowing a complex for office buildings on subject Lot 1, upon annexation of same to City. Initial development on the site will include a 55,000 square foot office building to be constructed in phases to accommodate a medical billing processing center. The Annexation Agreement contains terms and conditions associated with annexation.

BACKGROUND:

Centene Management Company, LLC, has submitted applications regarding the following:

- 1) Annexation to the City of Great Falls of 24.212 acres in the SE1/4 of Section 18, Township 20 North, Range 4 East, Cascade County, Montana, currently being platted as Lots 1 and 5, Block 1, of the Medical Tech Park Minor Subdivision.
- 2) Rezoning subject 24.212 acres 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 with a conditional use allowing a complex for office buildings.

Subject 24.212 acres is located between 26th Street South and the MSU College of Technology. Initial development on the site will include a 55,000 square foot office building to be constructed in phases to

accommodate a medical billing processing center. Abutting segments of 23rd and 26th Streets South are proposed to be simultaneously annexed to the City.

For additional information, please refer to the attached material.

- Vicinity Map
- Annexation Exhibit including lots platted as part of the Medical Tech Park Minor Subdivision
- Preliminary Site Plan for initial development on property requested to be annexed

Access to subject property will initially be from the abutting 26th Street South with eventual additional access from the extension of 23rd Street South.

Immediately planned infrastructure to serve the project includes:

- Water main extension in 23rd and 26th Streets to be looped across subject Lot 1.
- Lateral extension from the South Sewer Interceptor to be installed in the projected southerly extension of 23rd Street.
- Extension of a storm sewer main from the Sand Hills Storm Water Detention Facility.
- Extension of the 4-lane roadway improvements in 26th Street to the south boundary of subject Lot 1.

Designing and installing this infrastructure will be financed utilizing a combination of City funds and a proposed special improvement district (SID).

Longer term infrastructure includes roadway improvements to the section of 23rd Street herein proposed to be annexed.

The proposed improvements to sections of 23rd and 26th Streets South should be sufficient to accommodate the approximate 700 trips per day to be generated by the proposed office building.

Subject Lots 1 and 5 are presently zoned in the County as “R-2” Low Density Residential District. The applicant has requested, upon annexation to the City, subject Lots 1 and 5 be zoned “C” Residence Use, “B” Area District, with a conditional use allowing a complex for office buildings on subject Lot 1.

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 provide 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;
- l) will encourage the most appropriate use of land throughout the municipality.

The attached vicinity map also reflects the current zoning.

Subject property is bordered on the north by the proposed Forest Glen South project consisting of 80 condominium units and a proposed office complex along 26th Street South, bordered on the east by a large vacant

area owned by the Catholic Diocese subject to future development, bordered on the south by vacant land and an outdoor recreational facility and bordered on the west by the MSU College of Technology and a vacant parcel owned by School District No. 1.

Annexation of subject property will enhance health, safety and welfare through application of city codes and provision of municipal services.

Subject development site on the edge of the City is a natural progression for growth of the community.

A goal from the Land Use Element of the Growth Policy is “to support and encourage a compatible mix of land uses in newly developing areas.” The Policy also states “employment centers should be planned and located based on site requirements, ease of access by multiple types of transportation, environmental impacts, long-term relationships to residential uses, and the potential for generating related growth.”

The proposed medical billing processing center is in close proximity to a regional medical facility, fronts on a minor arterial (26th Street South) and significant area exists for expansion and addition of related uses.

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 Lots 1 & 5, Block 1, and 23rd Street South contained in the Medical Tech Park Minor Subdivision and the abutting portion of 26th Street South and assign a zoning classification of “C” Residence Use, “B” Area District, to said Lots 1 & 5, with a conditional use allowing a complex for office buildings on subject Lot 1, subject to the applicant paying remaining annexation related fees and entering into an annexation agreement containing terms and conditions associated with annexation.

The appropriate Annexation Agreement has been executed by the applicant. As the involved annexation fees and charges (totaling \$6,425.00) have not been paid by the applicant, said monies will be provided as part of the City funding for the project.

Attach: Resolution No. 9460
Ord. No. 2902
Vicinity Map
Preliminary Site Plan
Annexation Agreement

cc: CTA Architects & Engineers, Attn; Marty Byrne, 701 2nd St S