

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

DATE March 15, 2005

ITEM Minor Plat of the Martin Addition

INITIATED BY Ronald and Tiffani Martin, Property Owners

ACTION REQUESTED Approve Minor Plat and Accompanying Findings of Fact

PREPARED BY Charles Sheets, Planner I

APPROVED & PRESENTED BY Benjamin Rangel, Planning Director

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RECOMMENDATION:

The City-County Planning Board has recommended the City Commission approve the Minor Plat of the Martin Addition, and the accompanying Findings of Fact, subject to specified conditions.

MOTION:

“I move the City Commission approve the Minor Plat of the Martin Addition, and the accompanying Findings of Fact, subject to conditions specified by the City-County Planning Board.”

SYNOPSIS:

The Minor Plat subdivides the property located at the northwest corner of the intersection of 31st Street North and 9th Avenue North into two single-family residential lots.

BACKGROUND:

Property owners Ronald and Tiffani Martin desire to subdivide subject 0.626-acre parcel into two lots. Proposed Lot 1A is 11,421 sq. ft. and has an existing single-family dwelling located on it. Proposed Lot 1B is 15,873 sq. ft. and is vacant. The owners intend to sell both parcels for residential use.

Please refer to the attached vicinity map and draft Minor Plat.

Subject property is presently zoned Suburban Residential District and is bordered on the north by the Burlington Northern Santa Fe Railroad. The proposed Land Development Code now in review, proposes an “R-3” Single-Family High Density zoning classification for said property. The created lots exceed the minimum design standards (7200 sq.ft. & 60 ft width) for residential use as stipulated by the City Subdivision Regulations.

City water and sanitary sewer mains are located in the abutting portions of 31st Street North and 9th Avenue North allowing service for the created lots without the use of easements. An easement along the proposed common boundary between the two proposed lots accommodates an existing sanitary sewer main. The northwest corner of the Street/Avenue is an easement granted by the owner to the City. Public Works would like the easement changed to dedicated right-of-way, which eliminates future property owners from paying taxes on something they really cannot use. As a development plan is considered for Lot 1B, the surface drainage must be controlled and drained to the street. City standard policies will apply to the installation of curb cuts and sidewalk. A triangular segment of unimproved street right-of-way exists immediately south of Lot 1B. City staff is interested in vacating this right-of-way, but according to the applicant, one of the property owners bordering the south boundary of subject right-of-way opposes the vacation and will not sign a petition to initiate the abandonment.

The City-County Planning Board considered the Minor Plat during a meeting held February 22, 2005, wherein, it unanimously passed a motion recommending approval of the Minor Plat and accompanying Findings of Fact subject to the applicant fulfilling the following conditions:

- 1) correction of any errors or omissions on the Minor Plat which may be noted by staff including dedicating the existing easement comprising the corner of the intersection of 9th Avenue North and 31st Street North as public right-of-way; and
- 2) preparation of a certificate of title by a title company to be filed with the Minor Plat.

Attach: Vicinity Map/Reduced Copy of Draft Minor Plat/Findings of Fact
cc: Ronald and Tiffani Martin, 3101 9th Avenue North, Great Falls, MT