

AGENDA REPORT

DATE June 21, 2005

ITEM Ordinance No. 2921 to Establish City Zoning Upon 1.152 acres of Land in the NW¼ of Section 23, Township 20 North, Range 3 East, Cascade County, Montana (Rohrer)

INITIATED BY David & Stephanie Rohrer, Property Owners

ACTION REQUESTED Commission Accept Ordinance No. 2921 on First Reading and Set Public Hearing

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 assign a zoning classification of “A” Residence Use, “A” Area District, to 1.152 acres of land in the NW¼ of Section 23, Township 20 North, Range 3 East, Cascade County, Montana, (abuts the east boundary of Lot 3A, Block 1, Fox Farm Addition No. 2) upon annexation of same to the City.

MOTION:

“I move the City Commission accept Ordinance No. 2921 on first reading and set a public hearing for July 19, 2005, to consider adoption of Ordinance No. 2921.”

SYNOPSIS:

Ordinance No. 2921 assigns a zoning classification of “A” Residence Use, “A” Area District, to 1.152 acres of land in the NW¼ of Section 23, Township 20 North, Range 3 East, Cascade County, Montana, (abuts the east boundary of Lot 3A, Block 1, Fox Farm Addition No. 2) upon annexation of same to the City.

BACKGROUND:

David & Stephanie Rohrer, have submitted applications regarding the following:

- 1) Annexation to the City of Great Falls of 1.152 acres of land in the NW¼ of Section 23, Township 20 North, Range 3 East, Cascade County, Montana, (abuts the east boundary of Lot 3A, Block 1, Fox Farm Addition No. 2) and;
- 2) Rezoning said 1.152 acres of land from the current County “R-1” Suburban Residential District to the City “A” Residence Use, “A” Area District.

The 1.152 acres are located in the vicinity of Fox Drive and Park Garden Lane. The acreage will be combined with Lot 3A, Block 1, Fox Farm Addition No. 2. Lot 3A is occupied by the applicants’ single-family residence addressed as 533 Fox Drive. The annexation will increase the total area of Lot 3A to 1.891 acres.

For additional information, please refer to the attached vicinity map and draft Amended Plat of Lot 3A, Block 1, Fox Farm Addition No. 2.

The 1.152 acres is currently a portion of Parcel 10D consisting of 2.26 acres. The remaining acreage of Parcel 10D will be aggregated into two separate tracts outside the city limits; a one-acre portion will be added to Tract 1A of Park Garden Tracts and 0.108 acres will be added to Tract P17 of Park Garden Estates.

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.

Subject Lot 3A and the additional acreage to be annexed and zoned are located in a predominantly single-family residential neighborhood. The proposed zoning classification is in conformance with the existing zoning.

Staff concludes the above-mentioned criteria are substantially met in conjunction with the requested rezoning.

It is anticipated Lot 3A, Block 1, Fox Farm Addition No. 2 will be zoned "R-2" Single-Family Medium Density upon adoption of the new Land Development Code, which requires minimum lot sizes of 11,000 square feet.

The Planning Board at the conclusion of the public hearing held on May 24, 2005, passed a motion recommending the City Commission assign a zoning classification of "A" Residence Use, "A" Area District, to said 1.152 acres of land, upon annexation to the City.

It is anticipated the City Commission, following the public hearing on July 19, will consider an annexation resolution, annexation agreement and Amended Plat for Lot 3A, Block 1, Fox Farm Addition No. 2 simultaneously with Ordinance No. 2921.

Attach: Ordinance No. 2921

Vicinity Map

Reduced copy of Amended Plat of Lot 3A, Block 1, Fox Farm Addition No. 2.

cc w/o attach: David & Stephanie Rohrer 400 15th Ave S, Suite # 207, Great Falls MT 59405
Stephen D. Babb, PLS., 622 Alice Dr, Great Falls MT 59405