

CITY OF GREAT FALLS, MONTANA

AGENDA # 18

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

DATE July 19, 2005

ITEM Amended Plat of Lot 4, Block 1, Broadwater Bay Business Park Addition

INITIATED BY Bottrell Family Investments, L.P., Owner

ACTION REQUESTED Commission Approve Amended Plat and
Accompanying Findings of Fact

PREPARED BY Charles Sheets, Planner I

APPROVED & PRESENTED BY Ben Rangel, Planning Director

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RECOMMENDATION:

The City-County Planning Board has recommended the City Commission approve the Amended Plat of Lot 4, Block 1, Broadwater Bay Business Park Addition, and the accompanying Findings of Fact.

MOTION:

“I move the City Commission approve the Amended Plat of Lot 4, Block 1, Broadwater Bay Business Park Addition, and the accompanying Findings of Fact.”

SYNOPSIS:

Subject Amended Plat subdivides Lot 4, Block 1, Broadwater Business Park Addition, into two lots.

BACKGROUND:

Bottrell Family Investments, L.P. has submitted a petition to subdivide Lot 4, Block 1, Broadwater Bay Business Park Addition into two commercial lots. The property is located at 700 River Drive South.

Please refer to the attached vicinity map and reduced copy of the Amended Plat

The north half of Lot 4 is currently occupied by the Farm Credit Service Office and parking lot. The applicant has not indicated what specific use or business will occupy the southern portion of the involved property (Lot 4-B). The property is covered by and subject to the terms and conditions of the Development Agreement for Broadwater Bay Business Park.

The City Engineering Staff has confirmed that the existing stubbed sewer main into the southeast corner of proposed Lot 4-B, may serve both Lots 4-A and 4-B subject to the appropriate manhole and easement being provided. An easement will need to be provided across Lot 4-B to accommodate sewer service for Lot 4-A.

Surface drainage from subject property would need to be collected and directed to the west to the storm sewer main in Odd Fellows Park.

The existing Lot 4 has one approach to River Drive South. The Montana Department of Transportation has submitted a communication that no additional approaches to this property will be permitted. Therefore, the existing approach, as shown on the preliminary Amended Plat, will serve as a shared and common entrance for both lots.

Subject property is presently zoned in the Great Falls Revitalization Plan as “B-3” High Density Business District. The zoning proposed in the City Unified Land Development Code is “M-2” Mixed-use Transitional, which provides for a mixture of commercial, residential, institutional uses and public spaces.

After reviewing the matter during a meeting held June 28, 2005, the City-County Planning Board passed a motion recommending the City Commission approve the Amended Plat of Lot 4, Block 1, Broadwater Bay Business Park Addition and the accompanying Findings of Fact, subject to fulfillment of the following conditions:

- 1) correction of any errors or omissions on the Amended Plat that may be noted by staff; and,
- 2) preparation of a certificate of title by a title company to be filed with the Amended Plat; and
- 3) if necessary, a manhole being constructed at the end of the sewer stub across River Drive and that a utility easement be provided.

Attachments: Vicinity Map
Reduced copy of the Amended Plat
Findings of Fact

cc: Dave Dobbs, City Engineer
Bottrell Family Investments, L.P., P.O. Box 80284, Billings, MT 59108
Peter Knapp, Engineering, Inc., 1300 North Transtech Way, Billings, MT 59102