

CITY OF GREAT FALLS, MONTANA      AGENDA # 21

A G E N D A   R E P O R T                      DATE September 6, 2005

ITEM Amended Plat of Lot 4A, Block 6, Portage Meadows No. 2 Addition

INITIATED BY Pheasant Run, L.L.C., Property Owner and Developer

ACTION REQUESTED Commission Approve Amended 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 Great Falls Planning Board has recommended the City Commission approve the Amended Plat of Lot 4A, Block 6, Portage Meadows No. 2 Addition, and the accompanying Findings of Fact.

**MOTION:**

“I move the City Commission approve the Amended Plat of Lot 4A, Block 6, Portage Meadows No. 2 Addition and the accompanying Findings of Fact.”

**SYNOPSIS:**

Subject Amended Plat subdivides Lot 4A, Block 6, Portage Meadows No. 2 Addition, into three lots.

**BACKGROUND:**

Pheasant Run, L.L.C., has submitted a petition to subdivide Lot 4A, Block 6, Portage Meadows No. 2, into three lots. Two of the proposed lots will be 0.52 acres and the third lot being 0.37 acres. The owner desires to construct a 12-plex apartment building on each of the half acre lots and a 8-plex apartment building on the smaller lot. The proposed subdivision is located along the south side of 4th Avenue North and immediately west of 52<sup>nd</sup> Street North.

The amended plat continues an existing 10 foot sanitary sewer easement abutting the south right-of-way of 4<sup>th</sup> Ave N and the west right-of-way of 52<sup>nd</sup> St N. The easement is provided but the sanitary sewer lines have not been installed. A condition of approval when the previous owner subdivided and created Lot 4A, precluded issuance of any permit for the development of said lot until the extension of the sanitary sewer system to the southeast corner of the existing Lot 4A is designed, installed and accepted by the City. Water mains exist in both 4<sup>th</sup> Ave N and 52<sup>nd</sup> St N. No storm drainage mains exist in the vicinity of the proposed amended plat. Storm water discharged from the site will have to be directed north to the drainage swales meandering though Portage Meadows Greenbelt.

Subject property is presently zoned “LB” Local Business, “C” Area District. The Unified Land Development Code under consideration by the City Commission would classify the area as “R-5” Multi-family residential medium density.

After reviewing the matter during a meeting held August 9, 2005, the Great Falls Planning Board passed a motion recommending the City Commission approve the Amended Plat of Lot 4A, Block 6, Portage Meadows No. 2 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 which may be noted by staff;
- 2) statement precluding issuance of any permits for development of either Lots 4A, 5A, and 6A until the extension of the sanitary sewer system to the southeast corner of Lot 6A is designed, installed and accepted by the City; and
- 3) preparation of a certificate of title by a title company to be filed with the Amended Plat.

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

cc: Pheasant Run L.L.C., P.O. Box 1989, Great Falls, MT 59403