

AGENDA REPORT

DATE February 21, 2006ITEM Ordinance No. 2931 to Establish City Zoning Upon Meadowlark No. 4 AdditionINITIATED BY Meadowlark Partners, LLP, Property Owner and DeveloperACTION REQUESTED Commission Accept Ordinance No. 2931 on First Reading and Set HearingPREPARED BY Charles Sheets, Planner IAPPROVED & PRESENTED BY Benjamin Rangel, Planning Director**RECOMMENDATION:**

It is recommended the City Commission assign a zoning classification of R-3 Single-family high-density district, to Meadowlark No. 4 Addition, upon annexation to the City.

MOTION:

"I move the City Commission accept Ordinance No. 2931 on first reading and set a public hearing for March 21, 2006, to consider adoption of Ordinance No. 2931."

SYNOPSIS:

Ordinance No. 2931 assigns a zoning classification of R-3 Single-family high-density district, to Meadowlark No. 4 Addition, upon annexation of same to City. The proposed development consists of 18 single-family residential lots located southwest of Grande Vista Park and immediately east of Flood Road.

BACKGROUND:

Last July, the City Commission conditionally approved the preliminary plat of Meadowlark No. 4 Addition. For review purposes, please find attached:

Vicinity map

Reduced copy of final plat of Meadowlark No. 4 Addition

Lots in the subdivision will be accessed by Alpine Drive and West Ferguson Drive to the north and Flood Road to the west. The developer will install standard City paving, curb and gutter in Camas Drive and West Ferguson Drive being dedicated on the subdivision plat. City water and sanitary sewer mains are proposed to be installed in Camas Drive and West Ferguson Drive being dedicated on the subdivision plat. A water main will also be installed in Flood Road right-of-way to loop the water mains in Beargrass Drive and Camas Drive. Surface drainage from the subdivision will flow northeasterly to Alpine Drive and then east to Ferguson Drive on the east side of Grande Vista Park. The final engineering documents relative to the final plat of Meadowlark No. 4 have been prepared by the project engineer and have been approved by the Engineer's Office. Staff concludes that the basic conditions set forth in the conditional approval of the preliminary plat are being met by the developer in the overall process of final plat, final engineering and Annexation Agreement for Meadowlark No. 4.

Subject property is presently zoned in the County as R-2 Low Density Residential District and the applicant has requested the property be zoned for single-family residences, upon annexation to the City.

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 property is located on the fringe of the City, which has been attracting high quality single-family dwelling units. The subdivision is a natural projection of urban growth.

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

The Zoning Commission, at the conclusion of a public hearing held June 14, 2005, unanimously recommended the City Commission assign a zoning classification of to "A" Residence Use, "A" Area District (which is comparable to R-3 Single-family high density under the new Unified Land Development Code) to Meadowlark No. 4 Addition, at such time the City approves the final plat of the Addition and the annexation of the area contained therein.

It is anticipated the City Commission, following the public hearing on March 21, 2006, will consider an annexation resolution, annexation agreement and final plat for Meadowlark No. 4 Addition, simultaneously with Ordinance No. 2931.

Attach: Ord. No. 2931
Vicinity Map
Reduced Copy of Drawing Portion of Final Plat

cc: Meadowlark Partners, 608 Robin Court
Gary Knudson, Delta Engineering