

**A G E N D A   R E P O R T**

**DATE** January 8, 2008

**ITEM** Preliminary Plat of Cottage Grove Addition Phase 3

**INITIATED BY** Discovery Meadows Inc., Property Owner and Developer

**ACTION REQUESTED** Commission Conditionally Approve Preliminary Plat and 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 Preliminary Plat of Cottage Grove Addition Phase 3, and the accompanying Findings of Fact subject to fulfillment of stipulated conditions.

**MOTION:**

“I move the City Commission approve the Preliminary Plat of Cottage Grove Addition Phase 3 and the accompanying Findings of Fact subject to fulfillment of conditions stipulated by the Planning Board.”

**SYNOPSIS:**

Cottage Grove Addition Phase 3 is located along the northerly extension of 50<sup>th</sup> Street North from 7<sup>th</sup> Avenue North.

**BACKGROUND:**

Owner/developer Discovery Meadows Inc., has submitted applications regarding the following:

- 1) Preliminary Plat of Cottage Grove Addition Phase 3, located in Section 4, Township 20 North, Range 4 East, Cascade County, Montana.
- 2) Annexation of said Addition, consisting of 5.19 acres to the City of Great Falls.
- 3) Rezoning the area requested to be annexed to the City from the current County “A-1” Agriculture to the City PUD Planned unit development district.

Cottage Grove Addition Phase 3 consists of 28 single-family lots ranging in size from 4686 sq. ft. to 9742 sq. ft.

For additional information, please refer to the attached Vicinity/Zoning Map and Preliminary Plat of Cottage Grove Addition Phase 3.

Lots in the subdivision will be accessed by 7<sup>th</sup> Avenue North. The developer does intend to install standard City paving, curb and gutter in 50<sup>th</sup> Street North, 8<sup>th</sup> Ave North and the north ½ of the abutting portion of 7<sup>th</sup> Avenue North. The south ½ of 7<sup>th</sup> Avenue North was improved as a part of the development of Portage Meadows Addition.

City water and sanitary sewer mains are proposed to be installed in 50<sup>th</sup> Street North, being dedicated on the subdivision plat.

Surface drainage from the subdivision will flow southerly to a low spot within the subdivision and piped to the existing City storm sewer system in 7<sup>th</sup> Avenue North. The applicant will be obligated to pay for a proportionate share of the cost of extending the storm sewer system to the east side of Phase 3 for future connections.

To fulfill the subdivision's park obligation, the developer proposes to pay a fee in lieu of dedicating land.

The Planning Board conducted a public hearing on the preliminary plat on December 11, 2007. The development has generated no public comment. At the conclusion of the public hearing, the Planning Board unanimously passed a motion recommending the City Commission approve the Preliminary Plat of Cottage Grove Addition Phase 3 and the accompanying Findings of Fact subject to the following conditions being fulfilled by the applicant:

- 1) The final plat of Cottage Grove Addition Phase 3 shall incorporate correction of any errors or omissions noted by staff.
- 2) The final engineering drawings and specifications for the required public improvements to serve Cottage Grove Addition Phase 3 shall be submitted to the City Public Works Department for review and approval prior to consideration of the final plat.
- 3) An Annexation Agreement shall be prepared containing terms and conditions for annexation of Cottage Grove Addition Phase 3.
- 4) All applicable fees owed as a condition of plat or annexation approval shall be paid upon final platting and annexation, including:
  - a) annexation resolution fee \$ 100.00
  - b) annexation agreement fee 200.00
  - c) final plat fee 200.00
  - d) storm sewer fee (\$250/acre) to be determined
  - e) park fee (11% x net acres x current fair market value of unsubdivided, unimproved land) to be determined
  - f) recording fees for annexation documents (\$11 per page) to be determined

The zoning for the subdivision will be further addressed as the final plat and accompanying annexation documents are considered.


Attach: Vicinity/Zoning Map  
Reduced Copy of Preliminary Plat with building setbacks  
Findings of Fact












Cc: Discovery Meadows Inc., 1725 41<sup>st</sup> St S

# EXHIBIT "A"

## VICINITY/ZONING MAP

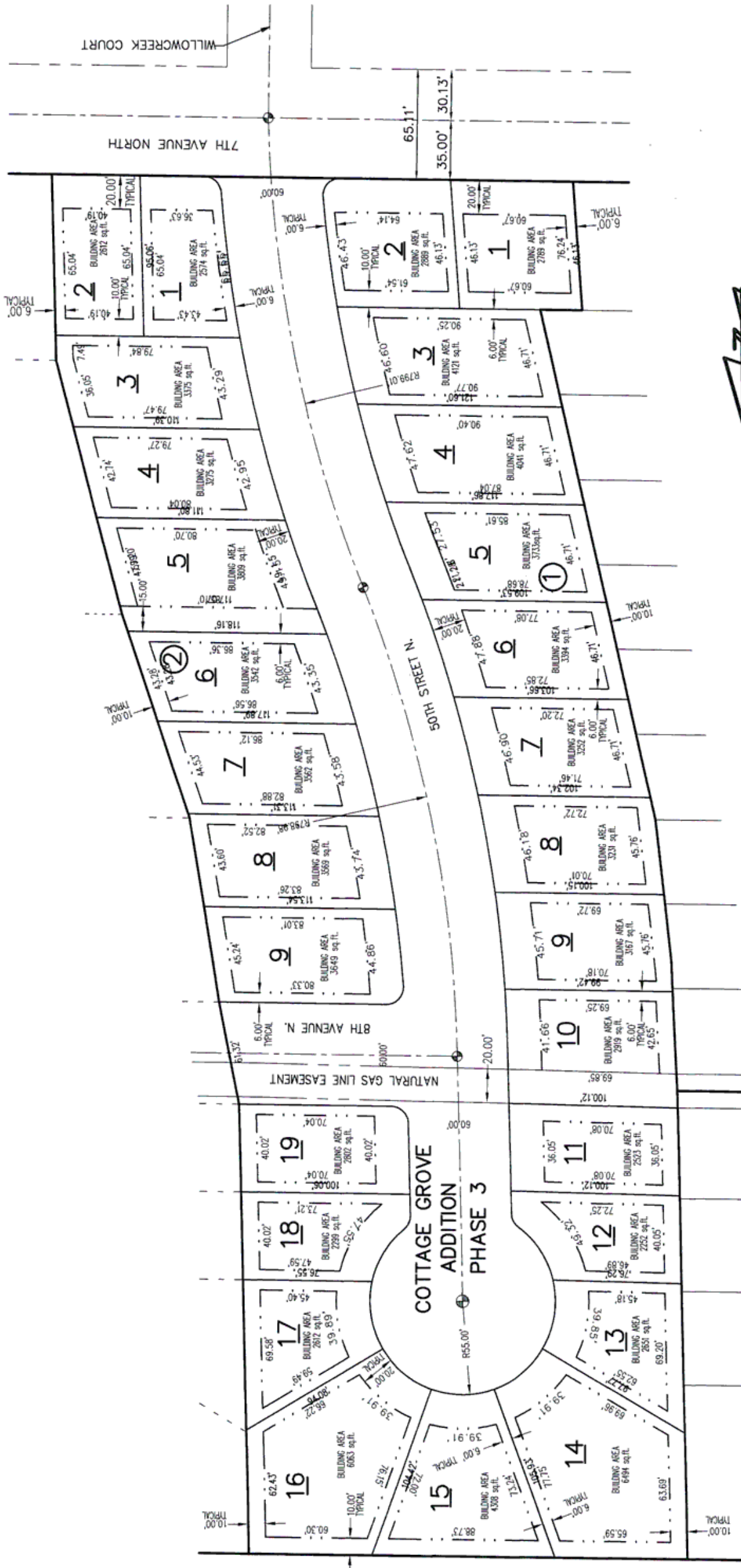


 PROPOSED PRELIMINARY PLAT OF COTTAGE GROVE ADDITION PHASE 3 TO BE ASSIGNED A CITY ZONING CLASSIFICATION OF "PUD" PLANNED UNIT DEVELOPMENT UPON ANNEXATION

- |   |  |   |
|---|--|---|
|  City Limits                     |  C-2 General commercial             |  I-2 Heavy industrial        |
|  R-3 Single-family high density  |  PLI Public Lands and Institutional |  U Unincorporated            |
|  R-5 Multi-family medium density |  POS Parks and Open Space           |  Tracts of land outside City |
|  C-1 Neighborhood commercial     |  PUD Planned unit development       |   |



MAXIMUM BUILDING HEIGHT OF PRINCIPAL BUILDING IS 35 FEET.  
 MAXIMUM BUILDING HEIGHT OF DETACHED ACCESSORY BUILDINGS IS 24 FEET.



## COTTAGE GROVE ADDITION PHASE 3 BUILDING ENVELOPE SETBACKS AND HEIGHTS

RECEIVED  
 DEC 4  
 GREEN PLAINS



**WOITH ENGINEERING, INC.**  
**ENGINEERS & SURVEYORS**  
 P.O. BOX 7326, GREAT FALLS, MONTANA 59406

**FINDINGS OF FACT  
FOR PRELIMINARY PLAT OF COTTAGE GROVE ADDITION PHASE 3, IN  
SECTION 4, TOWNSHIP 20 NORTH, RANGE 4 EAST TO  
GREAT FALLS, CASCADE COUNTY, MONTANA  
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)**

I. PRIMARY REVIEW CRITERIA

**Effect on Agricultural**

Utilization of the subdivision site for dry land crop production has diminished due to its proximity to urban residential development. The subdivision will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity.

**Effect on Local Services**

The subdivision will connect to City water and sewer systems. The subdivider will pay the cost of extending the utility system. The City should not experience an appreciable increase in maintenance and operating costs. The occupants of eventual homes within the subdivision will pay regular water and sewer charges.

The subdivision will receive law enforcement and fire protection service from the City of Great Falls. The nearest fire station is one and three quarter miles from the subdivision site. Providing these services to the single-family residences in the subdivision is expected to be a negligible cost to the City. Increased tax revenues from improved properties will likely cover any increased costs.

Public streets will be extended into the subdivision to serve the proposed residential units, but the subdivision will have a negligible impact on cost of road maintenance. The subdivider will have responsibility to install curb, gutter and paving in the roadways within the subdivision.

**Effect on the Natural Environment**

The subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. Any excess surface runoff will flow southerly, ultimately into the City storm sewer system.

**Effect on Wildlife and Wildlife Habitat**

The subdivision is in close proximity to urban development. The subdivision is not in an area of significant wildlife habitat and will not result in closure of public access to hunting or fishing areas, nor to public lands.

**Effect on Public Health and Safety**

Based on available information, the subdivision is not subject to abnormal potential natural hazards such as flooding, wildfire, snow or rockslides, nor potential man-made hazards such as high voltage power lines, high traffic volumes, or mining activity. A high-pressure gas line does traverse the subdivision.

II. REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation, and conforms to the design standards specified in the local subdivision regulations. The subdivider and the local government have complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

III. EASEMENT FOR UTILITIES

Within the subdivision, the subdivider will provide the necessary utility easements as a part of the subdivision plat.

IV. LEGAL AND PHYSICAL ACCESS

Legal and physical access to the subdivision is provided by the abutting 7<sup>th</sup> Avenue North, which is public right-of-way maintained by the City of Great Falls. Within Cottage Grove Phase 3, right-of-way will be dedicated and improved to provide access to each lot being created.