

AGENDA REPORT

DATE February 5, 2008

ITEM Ordinance 3000 to Assign City Zoning to a 20 Foot Strip of Land to be combined with Lot 1, Block 6, Meadowlark Addition No. 5

INITIATED BY Meadowlark Partners LLP, Property Owner and Developer

ACTION REQUESTED Commission Accept Ordinance 3000 on First Reading and Set Hearing

PREPARED BY Charles Sheets, Planner I

APPROVED & PRESENTED BY Benjamin Rangel, Planning Director

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RECOMMENDATION:

The City Zoning Commission has recommended the City Commission assign a zoning classification of R-3 Single-family high density district to the unincorporated 20 foot strip of land to be combined with the incorporated Lot 1, Block 6, Meadowlark Addition No. 5 upon annexation to the City.

MOTION:

“I move the City Commission accept Ordinance 3000 on first reading and set a public hearing for March 4, 2008, to consider adoption of Ordinance 3000.”

SYNOPSIS:

Ordinance 3000 assigns a zoning classification of R-3 Single-family high density district to the unincorporated 20 foot strip of land to be combined with the incorporated Lot 1, Block 6, Meadowlark Addition No. 5 upon annexation of same to City.

BACKGROUND:

On behalf of the applicant, HKM Engineering has prepared an Amended Plat of Lot 1, Block 6, Meadowlark Addition No. 5 adding a 20 foot strip of land to its east boundary. The applicant wishes to increase the size of said lot to provide additional yard space for a planned single-family residence.

Please refer to the attached vicinity/zoning map and a reduced copy of the amended plat.

The amended plat will not result in any additional lots. The applicant has installed standard City paving, curb, gutter, water mains and sanitary sewer mains in Delea Drive and easements within the subdivision as a part of the development of Meadowlark Addition No. 5.

The proposed zoning for the 20 foot strip of land will be the same as the lot to which the strip is being added. In that the zoning assignment for the lot was previously evaluated and approved in conjunction with the original plat of Meadowlark Addition No. 5, staff concludes that the 12 criteria listed in Section 76-2-304 Montana Code Annotated, are also substantially met for the strip of land.

The Zoning Commission on January 22, 2008 recommended assigning a zoning classification of R-3 Single-family high density district upon annexation to the City.

It is anticipated the City Commission, following the public hearing on March 4, will also consider an annexation resolution for the 20 foot strip of land, simultaneously with Ordinance 3000.

Attach: Vicinity/Zoning Map, Reduced copy of the amended plat, Ordinance 3000

Cc: Meadowlark Partners LLP, 410 Central Ave, Ste. 414