

AGENDA REPORT

DATE March 4, 2008

ITEM Public Hearing – Resolution 9728 to Annex and Ordinance 3000 to Establish City Zoning upon an unincorporated 20 foot strip of land to be combined with the incorporated Lot 1, Block 6, Meadowlark Addition No. 5

INITIATED BY Meadowlark Partners LLP, Property Owner and Developer

ACTION REQUESTED Commission Adopt Resolution 9728 and Ordinance 3000 and Approve Amended Plat of Lot 1, Block 6, Meadowlark Addition No. 5

PREPARED BY Charles Sheets, Planner I

APPROVED & PRESENTED BY Benjamin Rangel, Planning Director

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RECOMMENDATION:

The City Planning Board and Zoning Commission have recommended the City Commission approve the amended plat and annexation of the unincorporated 20 foot strip of land being combined with the incorporated Lot 1, Block 6, Meadowlark Addition No. 5 and establish a zoning classification of R-3 Single-family high density district upon annexation to the City.

MOTION (Each motion to be separately considered):

“I move the City Commission adopt Resolution 9728 and approve the Amended Plat of Lot 1, Block 6, Meadowlark Addition No. 5.”

And;

“I move the City Commission adopt Ordinance 3000.”

SYNOPSIS:

Resolution 9728 annexes the unincorporated 20 foot strip of land being combined with the incorporated Lot 1, Block 6, Meadowlark Addition No. 5. Ordinance 3000 establishes a zoning classification of R-3 Single-family high density district upon the unincorporated land.

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.

For review purposes, please refer to the attached Vicinity/Zoning Map.

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 Planning Board and Zoning Commission, at the conclusion of a combined public hearing held January 22, 2008, unanimously recommended the City Commission establish a zoning classification of R-3 Single-family high density district to the unincorporated 20 foot strip of land being combined with the incorporated Lot 1, Block 6, Meadowlark Addition No. 5 via an amended plat, and the City Commission annex the narrow strip of land to the City, subject to any errors or omissions on the amended plat being corrected.

Attach: Resolution 9728, Ordinance 3000, and Vicinity/Zoning Map

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