

AGENDA REPORT

DATE March 4, 2008

ITEM Preliminary Plat of Castle Pines Addition Phases VI - VIII

INITIATED BY Harold Poulsen, 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 Castle Pines Addition Phases VI - VIII, and the accompanying Findings of Fact subject to fulfillment of stipulated conditions.

MOTION:

“I move the City Commission approve the Preliminary Plat of Castle Pines Addition Phases VI - VIII and the accompanying Findings of Fact subject to fulfillment of conditions stipulated by the Planning Board.”

SYNOPSIS:

Castle Pines Addition Phases VI - VIII consists of 36 residential lots located along the east side of 13th Street South and south of 27th Avenue South.

BACKGROUND:

Owner/developer Harold Poulsen, has submitted applications regarding the following:

- 1) Preliminary Plat of Castle Pines Addition Phases VI - VIII, located in Section 19, Township 20 North, Range 4 East, Cascade County, Montana.
- 2) Annexation of said Addition, consisting of 10.22 acres including an abutting portion of 13th Street South to the City of Great Falls.
- 3) Zoning the area requested to be annexed from the current County “R-2” Low Density Residential District to the City R-3 Single-family high density district.

Similar to Castle Pines Addition Phases III & V, the developer is working with NeighborWorks who proposes to acquire 10 or more lots in the subdivision to accommodate construction of “self-help” program homes. The remaining lots will be sold by the developer to others to build single-family residences. These lots will be annexed simultaneously with the filing of the final plat. However the “self-help” program homes will not be annexed until after the homes are constructed.

Within the subdivision, streets and avenues will connect to 27th Avenue South, which in turn connects directly to 13th Street South. Roadways in the subdivision will be improved to City standards with paving, curb and gutter.

City water and sewer mains will be installed in the southerly extensions of Castle Pines Drive, 15th Street South and 16th Street South and in 28th Avenue South.

Based on land contours, the area generally slopes to the northwest. The Master Plan Agreement which accompanied Castle Pines Addition Phase I indicates the developer of Phase I and the City participated jointly in the construction of a surface drainage control facility (south of the Multi-Sports Complex) and storm drain piping in 13th Street South to serve the area being developed as Castle Pines Addition. City storm drainage has been extended south, with inlets in 27th Avenue South.

According to the Master Plan Agreement, the developer of Castle Pines Phase I paid to the City \$12,261 in lieu of dedicating park land for the area covered by the original master plan for Castle Pines Subdivision. Castle Pines Phases VI - VIII are included within that original master plan area.

An Off-Site Improvement Trust Fund was established in conjunction with Castle Pines Phase 1 wherein as each lot is sold a monetary amount is deposited in the trust fund to assist in the eventual improvement of 13th Street South and 24th Avenue South, including water main installation and providing a secondary water source to the Castle Pines area.

Subject property borders Castle Pines Addition Phases II - V, which are being developed for single-family residences. Castle Pines Addition Phases VI - VIII generally adheres to a conceptual plan that was prepared in 1995 for the area, in conjunction with a master plan for Castle Pines Addition.

The Planning Board conducted a public hearing on the preliminary plat on February 12, 2008. 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 Castle Pines Addition Phases VI - VIII and the accompanying Findings of Fact subject to the following conditions being fulfilled by the applicant:

- 1) The final plat of Castle Pines Addition Phases VI - VIII 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 Castle Pines Addition Phases VI - VIII 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 Castle Pines Addition Phases VI - VIII, including agreement by applicant to:
 - a) install within two years of the date of annexation of each phase of Castle Pines Addition Phases VI - VIII, the public improvements referenced in Paragraph 2) above,
 - b) adhere to the Agreement dated November 7, 1995, pertaining to the previously mentioned Off-Site Improvement Trust Fund, and
 - c) prohibit private driveway approaches to 13th Street South from abutting lots within the subdivision.
- 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) recording fees for annexation documents (\$11 per page)	to be determined

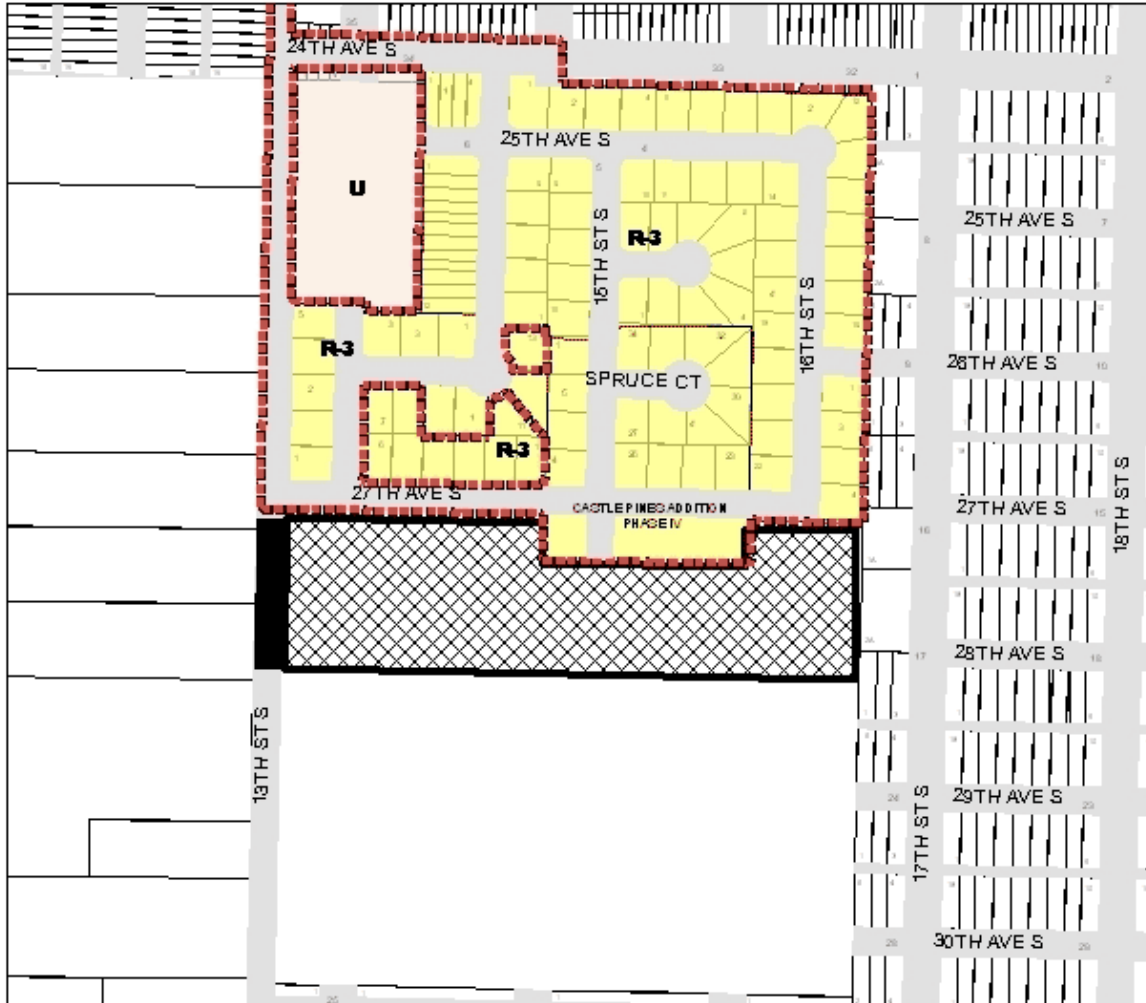
The zoning for the subdivision will be further addressed as the final plat and accompanying annexation documents are considered.

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

Cc : Harold Poulsen, P.O. Box 1376
Woth Engineering, 1725 41st St S
Al Henry, NeighborWorks, 509 1st Ave S

EXHIBIT "A"

VICINITY/ZONING MAP



PROPOSED PRELIMINARY PLAT OF CASTLE PINES ADDITION PHASES VI - VIII AND ESTABLISHING A CITY ZONING CLASSIFICATION OF "R-3" SINGLE-FAMILY HIGH DENSITY DISTRICT UPON ANNEXATION TO THE CITY.

ABUTTING PORTION OF 13TH STREET SOUTH REQUIRED TO BE ANNEXED AS ABUTTING LOTS ARE ANNEXED

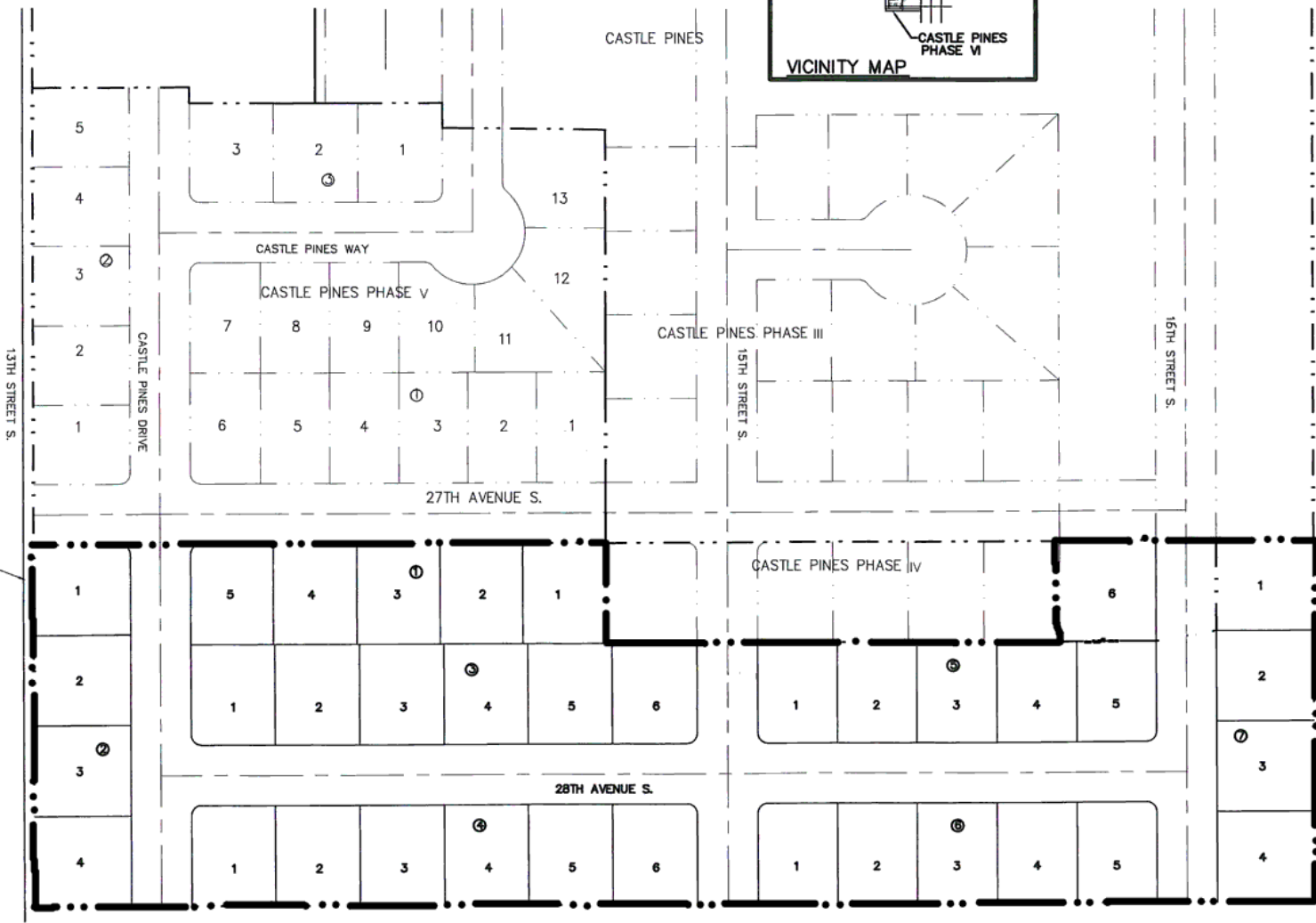
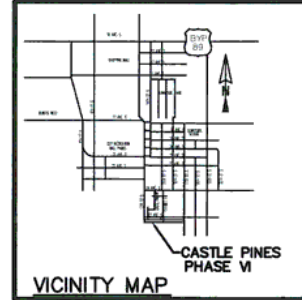
CITY ZONING CLASSIFICATION R-3 SINGLE-FAMILY HIGH DENSITY DISTRICT

CITY LIMITS

350 175 0 350 Feet



PRELIMINARY MASTER PLAN
CASTLE PINES PHASES VI - VIII
 AN ADDITION TO THE CITY OF GREAT FALLS
 A SUBDIVISION LOCATED IN G.L.O. LOT 1 OF SECTION 19,
 T20N, R4E, P.M., MT, CASCADE COUNTY, MONTANA



W
 NORTH ENGINEERING, INC.
 ENGINEERS & SURVEYORS
 P.O. BOX 7526, GREAT FALLS, MONTANA 59403

PRELIMINARY MASTER PLAN

CASTLE PINES PHASE VI



**FINDINGS OF FACT
FOR PRELIMINARY PLAT OF CASTLE PINES PHASES VI - VIII
IN SECTION 19, T20N, R4E, CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)**

I. PRIMARY REVIEW CRITERIA

Effect on Agricultural

The subdivision site is not used for agricultural purposes. 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 cost of extending the utility systems will be paid by the subdivider. 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 services from the City of Great Falls. The nearest fire station is three miles from the subdivision site. Providing these services to the single-family lots in the subdivision is expected to be a negligible cost to the City. Any increased costs likely will be covered by increased tax revenues from improved properties.

Public streets will be extended into the subdivision to serve the proposed residential lots, 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. Surface drainage from the subdivision will be directed to the northwest into a storm sewer inlet at the intersection of 27th Avenue South and Castle Pines Drive which discharges into an existing storm water detention facility along the south side of 21st Avenue South and west of 13th Street South which is owned and maintained by the City.

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, snow or rockslides, wildfire, nor potential man-made hazards such as high voltage power lines, nearby industrial or mining activity, or high traffic volumes.

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 will conform 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

Necessary utilities exist at the boundary of the proposed subdivision. Utilities will be accommodated in dedicated public road right-of-way and utility easements provided as part of the subdivision plat.

IV. LEGAL AND PHYSICAL ACCESS

Dedicated public roadways within the subdivision will be improved to municipal standards and maintained by the City and will provide legal and physical access to each proposed lot in the subdivision.