



Item: Minor Plat Forest Glen South Business Park Addition

From: Charles Sheets, Planner I

Initiated By: Forest Glen L.L.C., Property Owner/Developer

Presented By: Bill Walters, Interim Planning Director

Action Requested: City Commission approve the Minor Plat and Findings of Fact.

Suggested Motions:

1. Commissioner moves:

“I move that the City Commission (approve/deny) the Minor Plat of Forest Glen South Business Park Addition and the Findings of Fact.”

2. Mayor calls for a second, discussion, inquires from the public and calls for the vote.

Planning Board Recommendation: The Planning Board has recommended the City Commission approve the Minor Plat Forest Glen South Business Park Addition and accompanying Findings of Fact, subject to the following conditions: 1) incorporation of correction of any errors or omissions noted by staff on the Minor Plat; 2) provision of a notification clause regarding soil conditions; 3) provision of easements as recommended by the City Engineer; and 4) restriction allowing only one additional approach from 26th Street South to the Minor Plat of Forest Glen South Business Park Addition.

Background: The Planning Office is in receipt of an application from Forest Glen L.L.C., regarding the subdivision of Lot 1A, Block 1, Forest Glen South Addition. Subject Lot 1A is vacant land between Forest Glen South Condominiums and the west boundary of 26th Street South. The applicant originally intended to develop the property and lease space to businesses. The applicant now intends to subdivide Lot 1A into 5 parcels and dedicate Bobcat Way as a public street.

For additional information, please refer to the attached Vicinity/Zoning Map, reduced draft copy of the Minor Plat and proposed site plan of Lot 1, Block 2, Forest Glen South Business Park Addition.

Access to the parcels within said Minor Plat will continue to be provided from 26th Street South by way of the dedication of Bobcat Way. The developer has agreed to chip seal Bobcat Way

before turning it over to the City for maintenance. Developers will be required to meet City sidewalk requirements. Easements will be provided for additional utilities to run north & south from Bobcat Way and servicing the individual parcels.

A water main was installed previously and service lines stubbed to the proposed property lines. A sanitary sewer main is being extended from the Forest Glen South Condominiums to serve Lots 1 – 3, Block 2. Storm water drainage ponds in Sand Hills Park were installed as a part of the development that has occurred to date. As the remaining five lots are developed, a storm water plan will be reviewed by the City.

Said Lot 1A is zoned M-1 Mixed use district. This district is intended to accommodate a balance and harmonious mixture of commercial, residential and institutional uses. Projected land uses within the subdivision will be primarily light commercial and medical related.

The developers of each lot in the subdivision will be required to adhere to all standard review and recommendations for development of buildings, parking and landscaping as required by the City.

Concurrences: Representatives from the City’s Public Works, Community Development, and Fire Department have been involved throughout the review and approval process for this project.

Fiscal Impact: Approval of the Minor Plat involves the City assuming maintenance responsibility for Bobcat Way. However, the roadway was recently constructed to City standards and if it is chip sealed, it should not require any significant maintenance for an extended period of time.

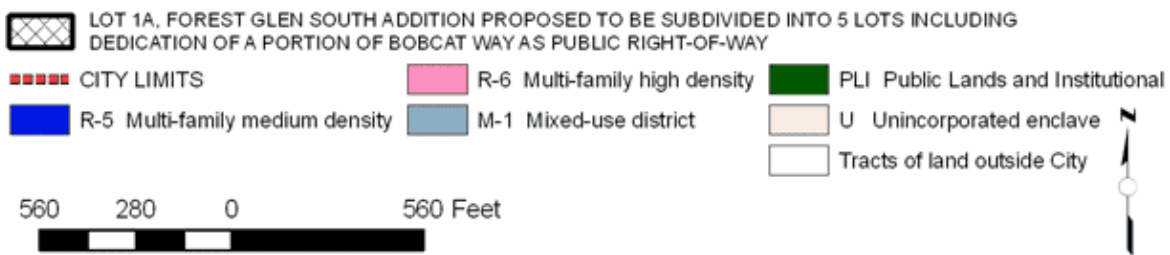
Alternatives: If there are justifiable reasons to do so, the City Commission could deny the requested action to the extent allowed in City Code and State Statute.

Attachments/Exhibits:

1. Vicinity/Zoning map
2. Minor Plat
3. Site Plan for Lot 1, Block 2, of Minor Plat
4. Findings of Fact

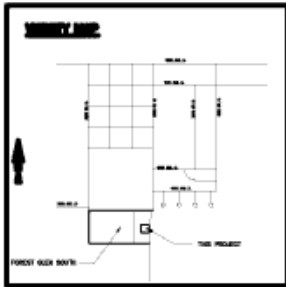
Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Forest Glen L.L.C., P.O. Box K, Black Eagle, MT 59414
Woith Engineering, 1725 41st St S, Great Falls MT 59405

VICINITY/ZONING MAP



MINOR PLAT OF
**FOREST GLEN SOUTH
 BUSINESS PARK**

AN ADDITION TO THE CITY OF GREAT FALLS
 A SUBDIVISION LOCATED IN THE SE 1/4 SECTION 18, SW 1/4 SECTION 17,
 T 20N, R 4E, P.M., MT, CASCADE COUNTY, MONTANA,
 INCORPORATING THEREIN THE VACATED PORTION OF 26TH STREET SOUTH

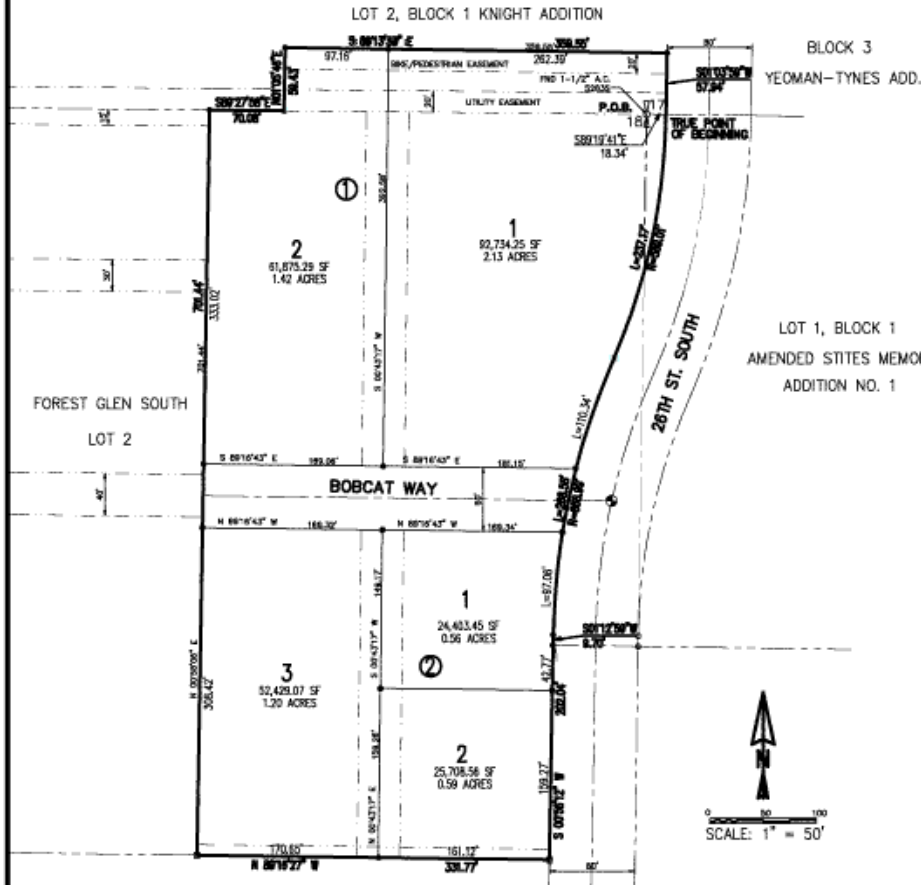


BASIS OF BEARING

BASIS OF BEARING IS TRUE NORTH
 BASED ON GEODETIC MONITOR USING
 SURVEY GRADE S.P.S. SYSTEM

AREAS

STREET 267,637.99 SF = 0.47 ACRES
 LOTS 267,166.62 SF = 0.96 ACRES
 TOTAL AREA 277,798.01 SF = 6.30 ACRES



CERTIFICATE OF SURVEY

We, the undersigned property owners, do hereby certify that we have caused to be arranged and plotted into lots, blocks, streets and avenues as shown by the attached amended plat, the land of land to be shown on the above PLAT OF FOREST GLEN SOUTH BUSINESS PARK to the City of Great Falls, a subdivision in the SE 1/4 Section 18, SW 1/4 Section 17, Cascade County, Montana, more fully described as follows:

Beginning at the west quarter corner of said Section 18; thence S 89°19'42" E along the east-west subdivision line of said Section 18, a distance of 143.34 feet to the western right-of-way of 28th Street; thence the TRUE POINT OF BEGINNING; thence southerly along aforementioned right-of-way as a horizontal curve to the right having a radius of 380.21 feet, a distance of 237.18 feet; thence southerly along said right-of-way as a horizontal curve to the left having a radius of 468.49 feet, a distance of 347.07 feet; thence S 27°12'19" W along said right-of-way a distance of 12.76 feet; thence S 89°19'42" E along said right-of-way a distance of 238.21 feet to the south-west corner of Lot 14 of above mentioned subdivision; thence S 89°19'42" E a distance of 221.77 feet to the south-west corner of said Lot 14; thence S 1°02'30" W a distance of 730.44 feet to the south-west corner of said Lot 14; thence S 89°27'59" E a distance of 75.08 feet along the northern boundary of Lot 14; thence S 89°19'42" E a distance of 39.45 feet to the eastern boundary of Lot 3, Block 1 of the right addition to Great Falls; thence S 89°17'03" E a distance of 206.22 feet to the western right-of-way of 28th Street South; thence S 89°17'03" W along said right-of-way a distance of 37.91 feet to the TRUE POINT OF BEGINNING, containing 4.38 acres.

The above described tract of land is to be shown and designated on the AMENDED PLAT OF FOREST GLEN SOUTH BUSINESS PARK to the City of Great Falls, Cascade County, Montana.

FORREY, INC.

FORREY, INC.

COUNTY OF MONTANA

On this _____ day of _____, 2010, before me, a Notary Public, to and for the State of Montana, personally appeared _____ AMENDED, known to me to be the person that executed the foregoing Certificate of Subdivision and acknowledged to me that he executed the same.

TESTIFY PUBLIC, Notary Montana
 Notary at Great Falls, Montana
 By Commission Expires _____

CERTIFICATE OF APPROVAL

I, MALE E. SCHMIDT, Professional Engineer and Land Surveyor, Montana Reg. No. 22662, do hereby certify that on July 20, 2010, I approved the survey of the tract of land shown on the attached AMENDED PLAT OF FOREST GLEN SOUTH BUSINESS PARK to the City of Great Falls, Cascade County, Montana, as described in the Certificate of Subdivision, and that the survey was made in accordance with the provisions of Title 76, Chapter 4, Part 4, MCA.

MALE E. SCHMIDT, P.E.
 Montana Reg. No. 22662

CERTIFICATE OF GREAT FALLS PLANNING BOARD

We, the undersigned, Great Falls Planning Board, do hereby certify that the accompanying AMENDED PLAT OF FOREST GLEN SOUTH BUSINESS PARK to the City of Great Falls, Cascade County, Montana, has been submitted to Great Falls Planning Board for the submission by them and was found by them to conform to law and was approved at a meeting held on the _____ day of _____, 2010.

JOSH WARDEN, President, Great Falls Planning Board

CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, JIM BEHRENS, Public Service Director for the City of Great Falls, Montana, do hereby certify that I have examined the accompanying AMENDED PLAT OF FOREST GLEN SOUTH BUSINESS PARK to the City of Great Falls, Cascade County, Montana, and the survey that it represents, and I find the same conforms to the regulations governing the platting of land and to presently stated adjacent land, so that no discontinuance will result and I do hereby approve the same on this _____ day of _____, 2010.

JIM BEHRENS, Public Service Director, City of Great Falls

CERTIFICATE OF CITY MANAGER

I, BRADLEY T. BOYDA, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the AMENDED PLAT OF FOREST GLEN SOUTH BUSINESS PARK to the City of Great Falls, Cascade County, Montana, was duly examined and approved by the Commission of the City of Great Falls at its regular meeting held on the _____ day of _____, 2010.

BRADLEY T. BOYDA, City Manager, City of Great Falls, Montana

CERTIFICATE OF AVAILABILITY OF AMENDING RECORD

I, BRADLEY T. BOYDA, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the City Commission of the City of Great Falls, Montana, found that adequate recorded facilities for the safety of water and other utilities are available for the above described property, namely, the facilities of the City of Great Falls, Cascade County, Montana, and that the certificate is made pursuant to Section 76-6-124, MCA, thereby permitting the Clerk and Recorder of Cascade County, Montana to record the accompanying plat. Dated this _____ day of _____, 2010.

BRADLEY T. BOYDA, City Manager, City of Great Falls, Montana

CERTIFICATE ENDORSING WITH PARK PLANNING BOARD

I, BRADLEY T. BOYDA, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the City Commission of the City of Great Falls, Montana, found that no such an addition of any part of playground is required within the plat area of the AMENDED PLAT OF FOREST GLEN SOUTH BUSINESS PARK to the City of Great Falls, Cascade County, Montana, in accordance with Section 76-6-401, MCA. Dated this _____ day of _____, 2010.

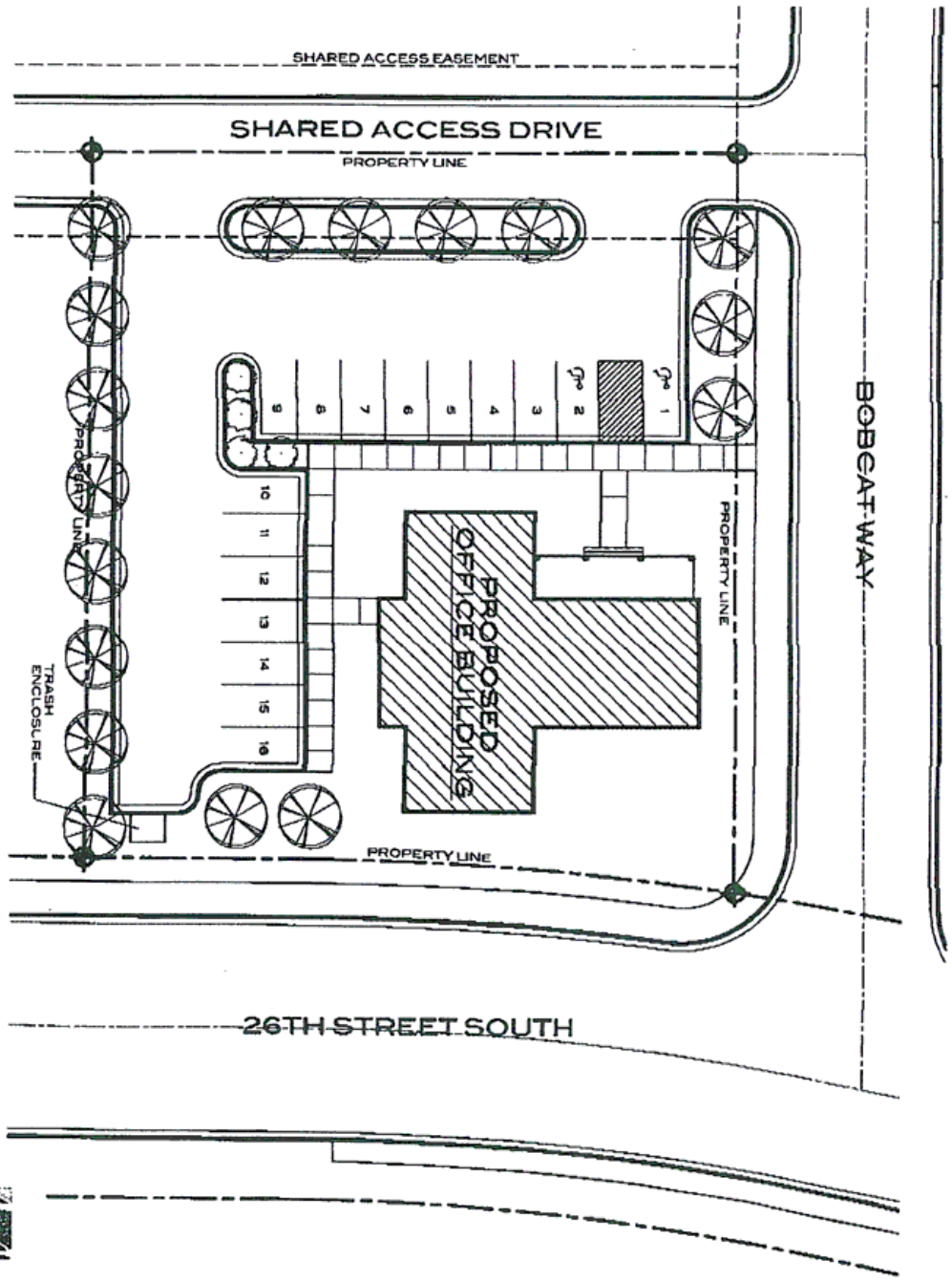
BRADLEY T. BOYDA, City Manager, City of Great Falls, Montana

CERTIFICATE OF COUNTY TREASURER

I, JIM ANDERSON, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the area included in the accompanying AMENDED PLAT OF FOREST GLEN SOUTH BUSINESS PARK to the City of Great Falls, Cascade County, Montana, and that the taxes on the same have been paid for the last three years. Dated this _____ day of _____, 2010.

JIM ANDERSON, Cascade County Treasurer





WALKER OFFICE BUILDING

PRELIMINARY SITE PLAN
SCALE: 1" = 30'-0"



**FINDINGS OF FACT
FOR MINOR PLAT FOREST GLEN SOUTH
BUSINESS PARK ADDITION,
SE¼ OF SECTION 18, 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 within the City Limits surrounded by urban development and 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 is within the City Limits of Great Falls and is served by City water and sewer systems. The subdivision receives law enforcement and fire protection services from the City of Great Falls. Response distance for emergency fire vehicles is two miles. The subdivision is bordered on the east side by a paved City maintained roadway which is connected to Bobcat Way, an improved roadway within the subdivision being dedicated as public right-of-way.

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. A storm water detention facility is planned for the northeast corner of the subdivision to serve all the lots within the subdivision and to be maintained by a property owners association.

Effect on Wildlife and Wildlife Habitat

The subdivision is located within the City Limits surrounded by existing development and is not in an area of significant wildlife habitat. The subdivision 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 does not appear to be subject to abnormal potential natural hazards such as flooding, wildfire, snow or rock slides, high winds, nor potential man-made hazards such as high voltage power lines, high pressure gas 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 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

Utilities are or will be accommodated in the existing public roadways bordering the east side of the subdivision and within proposed right-of-way and utility easements to be provided on the final minor plat.

IV. LEGAL AND PHYSICAL ACCESS

Legal and physical access to the subdivision is provided by the abutting 26th Street South which is a paved dedicated public roadway maintained by the City and Bobcat Way, a fully improved roadway being dedicated as right-of-way as part of the minor plat. The lots within the subdivision are also interconnected through access easements off of the dedicated Bobcat Way.