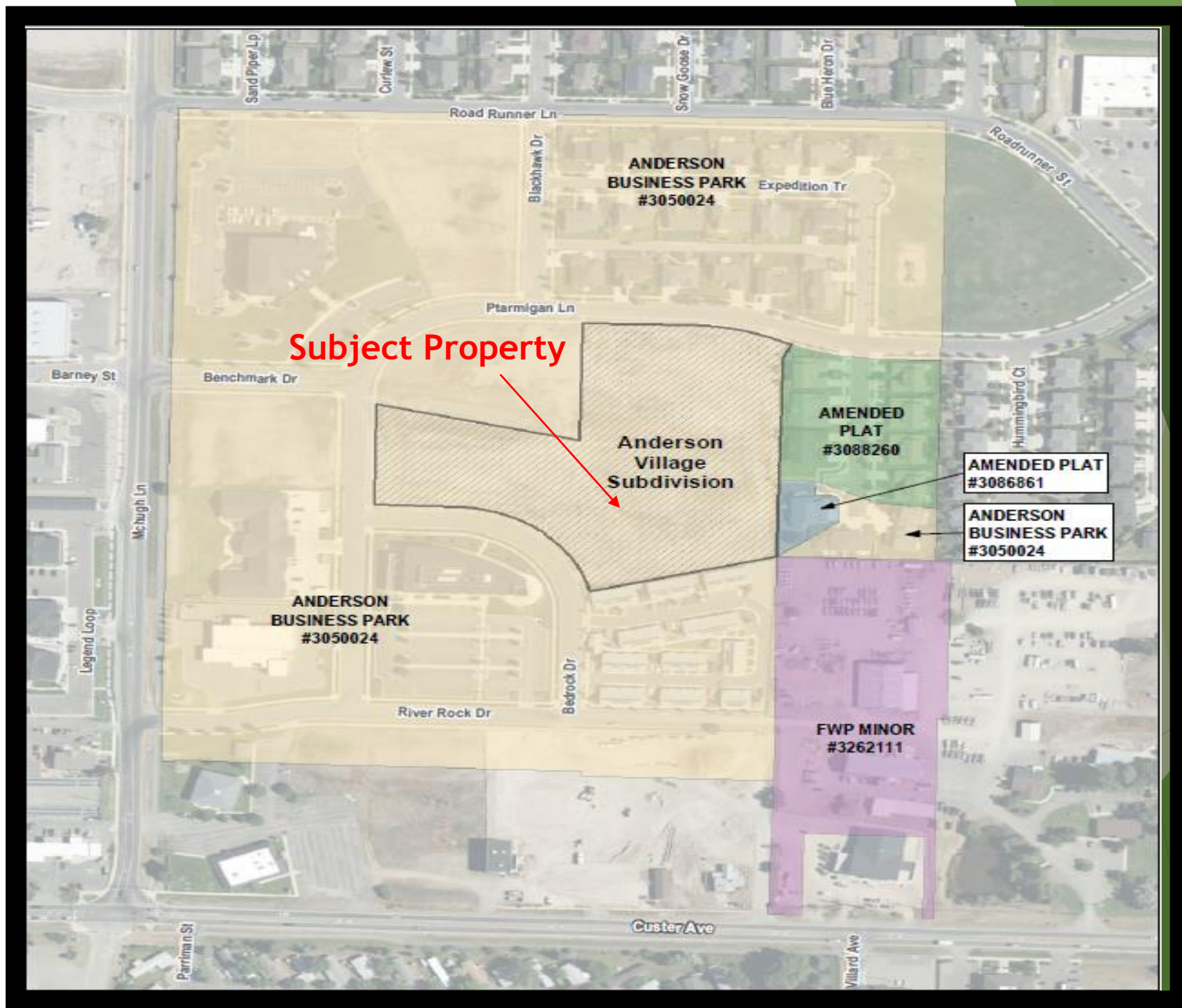


# Anderson Village Major Subdivision

City Commission: June 8, 2020

For those following along without video, the presentation can be found online  
at the [helenamt.gov](https://www.helenamt.gov).

# Vicinity Map



# Overview

- ▶ Applicant is requesting preliminary plat review of the Anderson Village Major Subdivision
- ▶ 18 new lots from 5.76 acres
  - ▶ *From .15 ac to .43 ac*
- ▶ New street ROW: Nighthawk Street
- ▶ Current Land Use: Vacant
- ▶ Current Zone: R-O (Residential/Office)
- ▶ Adjacent Land Use & Zoning:
  - North: Residential (R-O)(R-3)
  - South: Residential & Commercial (B-2)
  - East: Residential (R-3)
  - West: Commercial Office (B-2)





# Review Timeline

- ▶ Original Submittal: May 31, 2019
- ▶ Completeness Review Sent: June 5, 2020 - Incomplete
- ▶ Resubmittal: December 26, 2019
- ▶ Completeness Review Sent: January 2, 2020 - Complete & submitted for sufficiency.
- ▶ Sufficiency Review Sent: January 23, 2020 - Insufficient
- ▶ Resubmittal: February 13, 2020
- ▶ Sufficiency Review Sent: March 5, 2020
- ▶ 30 Day Extension Requested & Accepted: March 16, 2020 (Attached)
- ▶ Planning Board Public Hearing: April 21, 2020 - Recommendation of Conditional Approval
- ▶ City Commission: June 8, 2020 - TBD

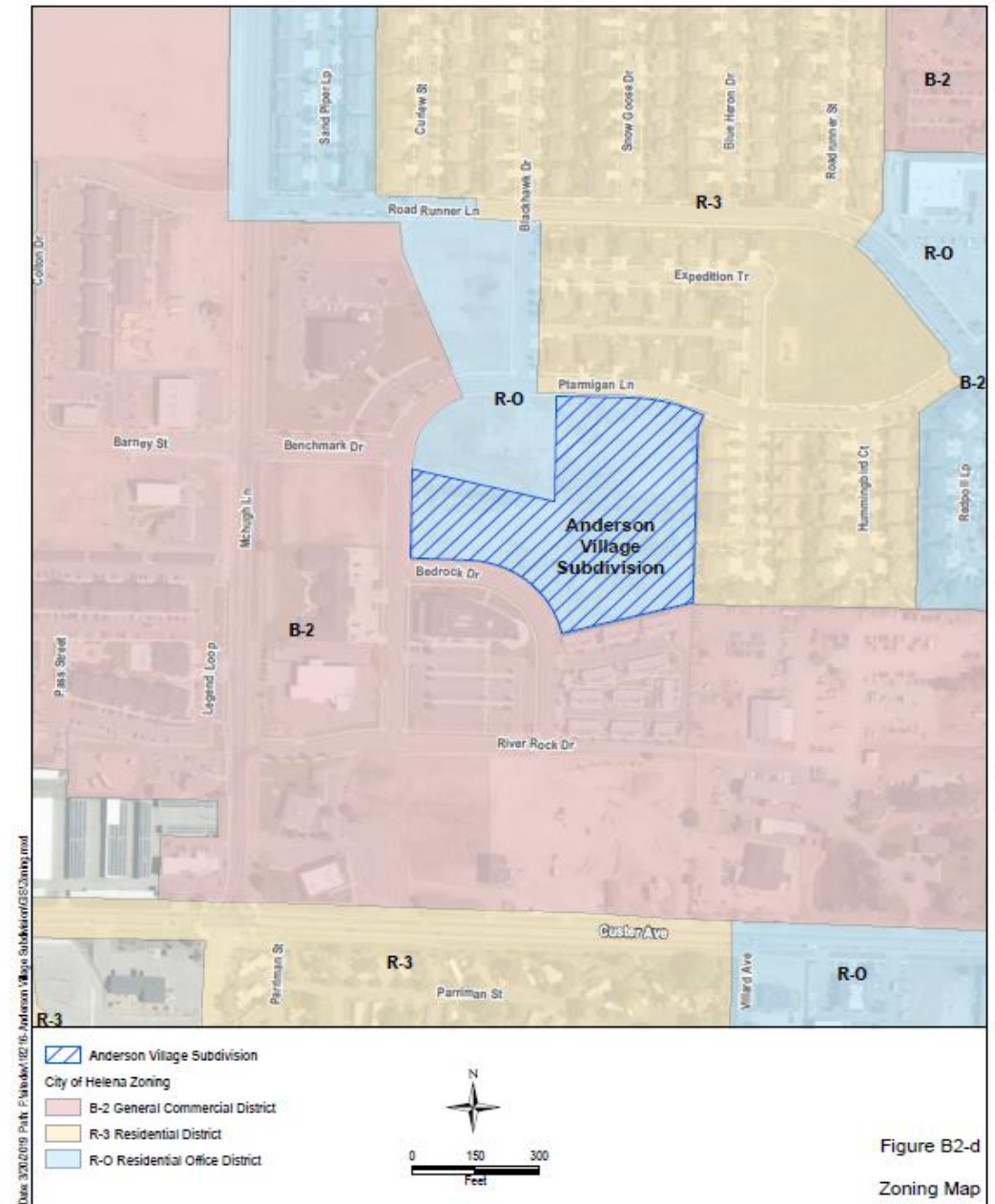
# Subdivision Review Criteria

- Impacts to Agriculture

None

- Impacts to Agricultural Water User Facilities

None



# Subdivision Review Criteria

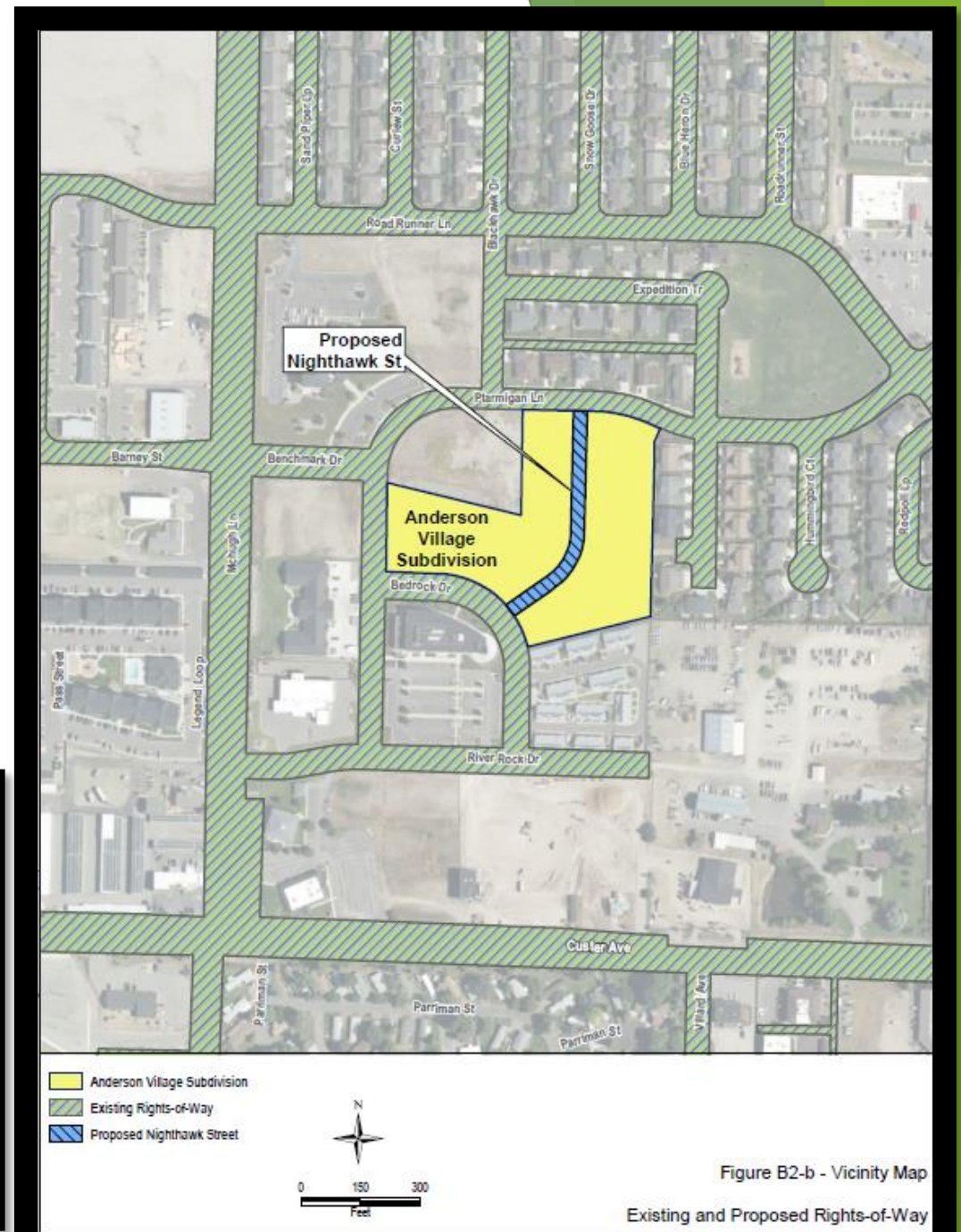
## Impacts to Local Services

- ▶ Approximately 534 new trips per day
  - ▶ ≈20% east on Custer, ≈25% west on Custer
- ▶ All intersections will continue to function at a LOS C or better
- ▶ Stop signs at either end of Nighthawk Street must be installed prior to FP Approval for vehicular and pedestrian safety (Condition #1)
- ▶ Road ID signs must be installed prior to final plat for emergency services wayfinding (Condition #2)

**Table 2 – 2019 Level of Service Summary**

Intersection	AM		PM	
	Delay (Seconds)	LOS	Delay (Seconds)	LOS
McHugh Dr & Custer Ave	21.0	C	26.4	C
McHugh Dr & River Rock Dr*	17.2	C	17.8	C
McHugh Dr & Benchmark Dr*	10.4/15.8	B/C	11.9/16.8	B/C
McHugh Dr & Road Runner Dr*	10.5/14.7	B/B	11.7/12.2	B/B
Road Runner Dr & Blackhawk St	7.3	A	7.3	A
Road Runner Dr & Ptarmigan Ln*	10.2/10.3	B/B	10.3/10.9	B/B

\*Eastbound/Westbound side street LOS and delay.

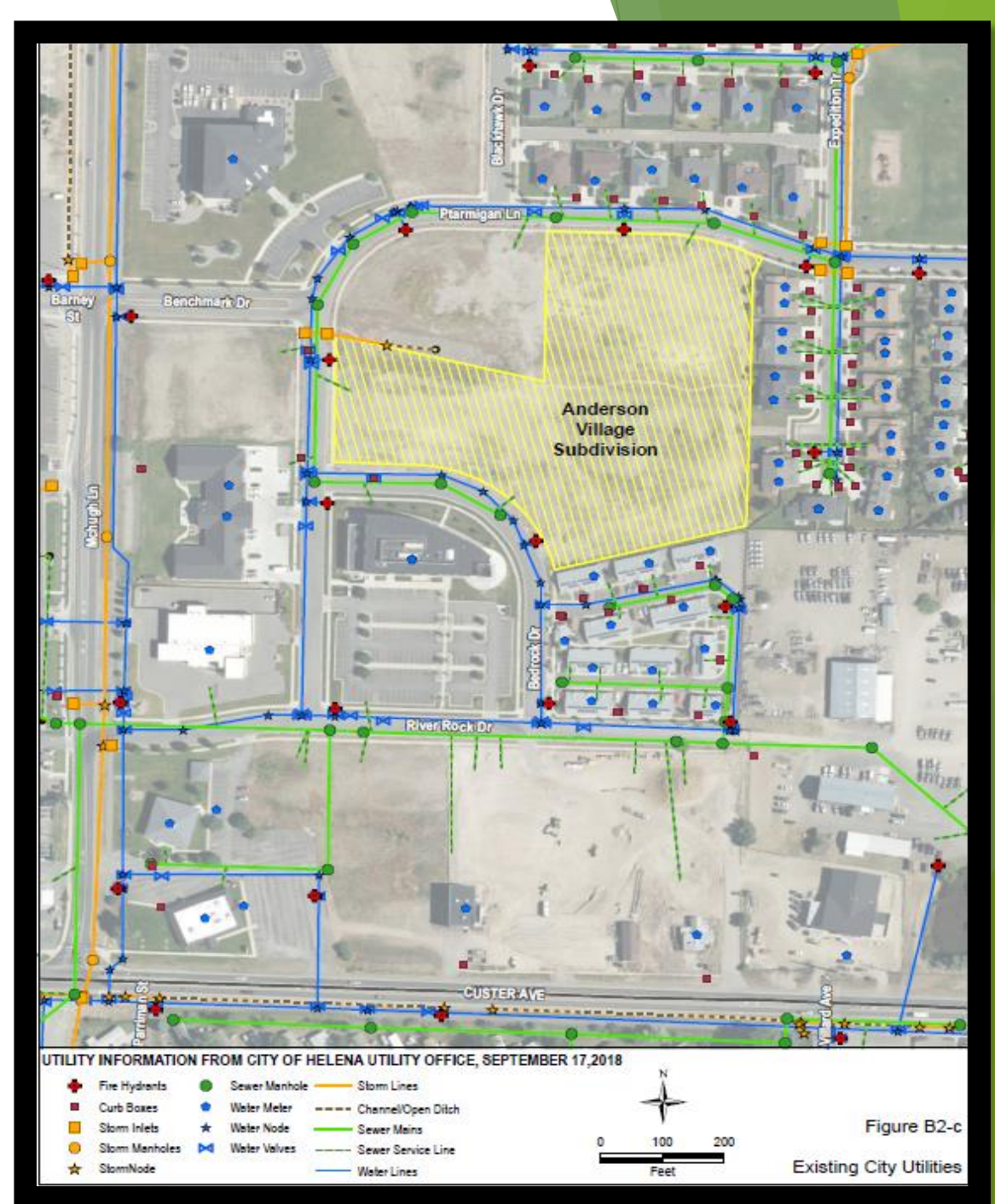




# Subdivision Review Criteria

## Impacts to Local Services

- ▶ All services will be or are currently provided by the City of Helena (Police, Fire, Solid Waste, Water/Sewer)
- ▶ Subdivision has adequate capacity in Golden Estates lift station.



# Subdivision Review Criteria

## Impacts to the Natural Environment

- ▶ Will utilize city water & wastewater
- ▶ Part of Lighting District #209
  - ▶ *expect an average amount of light and noise consistent with existing urban area*

## Impacts to Wildlife & Wildlife Habitat

- ▶ Minimal impacts

## Impacts to Public Health & Safety

- ▶ Small chance of liquefaction, will be mitigated using appropriate building techniques

## Survey Requirements

- ▶ Will be reviewed for completeness upon FP submission





# Subdivision Review Criteria

## Helena Subdivision Regulations

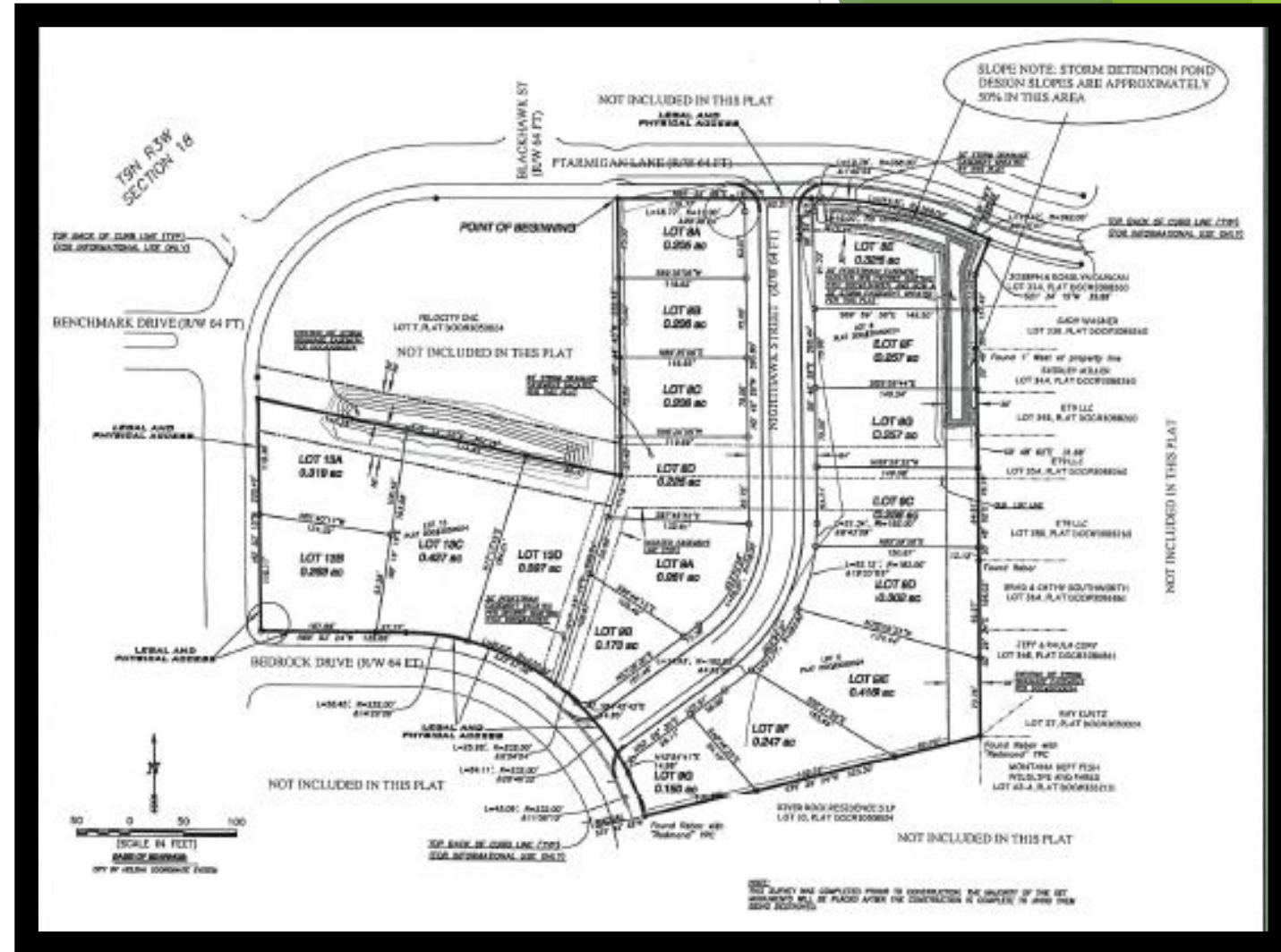
- ▶ All future developments must comply with city zoning code
- ▶ Nighthawk will be less than 600' in length, complying with block length requirements
- ▶ Will have 2 public access points

## Easements

- ▶ New storm drainage facilities proposed must be within city owned easements prior to FP approval per city code (Condition #3)

## Local Subdivision Review Procedure

- ▶ Planning Board - April 21, 2020
- ▶ City Commission - June 8, 2020



# Motion:

- ▶ Move to conditionally approve the preliminary plat for the Anderson Village Major Subdivision creating 18 lots from 5.76 acres, to adopt the findings of fact and the conditions contained therein, and accept the dedication to the City of the property and public improvements so designated thereon, for property legally described as Lots 8, 9 & 13 of the Anderson Business Park Subdivision as shown in COS# 3050024, in the records of the Clerk & Recorder of Lewis & Clark County, Montana.



Questions for Staff?