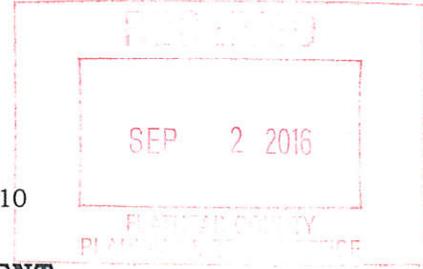




Flathead County
Planning & Zoning
 1035 1st Ave W, Kalispell, MT 59901
 Telephone 406.751.8200 Fax 406.751.8210



PETITION FOR ZONING AMENDMENT

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

APPLICANT/OWNER:

FEE ATTACHED \$ _____

1. Name: Thornton Motorsports LLC Phone: 760-522-4339
2. Mail Address: P.O. Box 280
3. City/State/Zip: Whitefish, MT 59937
4. Interest in property: _____

Check which applies: Map Amendment Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: APEC Engineering Inc. Phone: 406-393-2127
 Mailing Address: 75 Somers Road
 City, State, Zip: Somers, MT 59932
 Email: tobias@apex-mt.com

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

A. What is the proposed zoning text/map amendment?

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

A. Address of the property: 3790 Highway 93 N. Kalispell, MT 59901

B. Legal Description: Tract 4 in SW 1/4 of NE 1/4
(Lot/Block of Subdivision or Tract #)

1 2 - 2 9 - 2 2
 Section Township Range *(Attach sheet for metes and bounds)*

C. Total acreage: 40.6

D. Zoning District: Hwy 93 North

E. The present zoning of the above property is: AG-40

F. The proposed zoning of the above property is: R-1 PUD

G. State the changed or changing conditions that make the proposed amendment necessary: The proposed development of this property and the current neighborhood plan designation do not conform to the current zoning of AG-40.

THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
2. Is the proposed amendment designed to:
 - a. Secure safety from fire and other dangers?
 - b. Promote public health, public safety and the general welfare?
 - c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
3. Does the proposed amendment consider:
 - a. The reasonable provision of adequate light and air?
 - b. The effect on motorized and non-motorized transportation systems?
 - c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
 - d. The character of the district and its peculiar suitability for particular uses?
 - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during approval process.



Owner/Applicant Signature(s)

9/02/2016

Date

Zoning Map Amendment Criteria Response

1. *Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?*

Yes. The property is located within the Riverdale Neighborhood Plan and is designated as "mixed use" on Map 9: Riverdale Future Land Use. The proposed zoning of R-1 PUD is consistent with this designation. In Part 3, Section 1 of the Riverdale Neighborhood Plan, it states that "Housing can also be expected in the Mixed Use land use category; this plan assumes an average of six (6) dwelling units per acre within this land use category, totaling approximately 1,368 residential housing units on 228 acres."

2. *Is the proposed amendment designed to:*

a. *Secure safety from fire and other dangers?*

The proposed development will require fire protection per the Flathead County Subdivision Regulations. There are also 2 fire stations within 3 miles of the parcel.

b. *Promote public health, public safety and the general welfare?*

Yes, a community water and sewer system and an internal road system will serve the proposed development.

c. *Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?*

Yes. Improvements to serve the property will include roads, water, and sewer. Parkland dedication will be a requirement for this proposed development.

3. *Does the proposed amendment consider:*

a. *The reasonable provision of adequate light and air?*

Yes, the proposed zoning has sufficient lot size and setbacks to maintain adequate light and air.

b. *The effect on motorized and non-motorized transportation systems?*

The property currently contains an existing motor vehicle race track with a single access onto US Hwy 93. Currently, there is little use of this access other than when races occur. When races do occur, there are a high number of vehicles that use this access which can cause congestion. The proposed use and accompanying zoning will likely have similar total traffic using this access and will have much fewer congestion problems than what currently exists.

c. *Compatible urban growth in the vicinity of cities and towns that at a minimum must include the area around municipalities?*

Yes. See #1 above.

d. *The character of the district and its peculiar suitability for particular uses?*

The character of the district is primarily of mix of agricultural and rural residential. The proposed zoning is similar to nearby uses and aligns within its future use designation.

e. *Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?*

The existing infrastructure will be removed to allow for the development of a residential subdivision.

4. *Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?*

The proposed zone change is compatible with zoning on surrounding properties.