

**Final Staff Report SPR 2014-08**  
**Site Plan Review**  
**Mac's Frontierland**  
**Meeting Date: December 23, 2014**

**I. REVIEW PROCEDURE**

This proposal requires Site Plan Review by the Miles City Planning Board and City Council under Section 24-96 of the Code of Ordinances (Ordinance No. 1258). The application was received on October 29, 2014. The Planning Board public hearing was conducted December 10, 2014 at 5:00 PM in the City Hall Conference Room. Following the public hearing, the Planning Board's recommendation for approval was forwarded to the City Council.

**II. GENERAL INFORMATION**

**A. Project Applicant**

**Applicant/Owner:** Ken Makelky  
Mac's Frontierland  
3016 Valley Drive East  
Miles City, MT 59301

**B. Project Description**

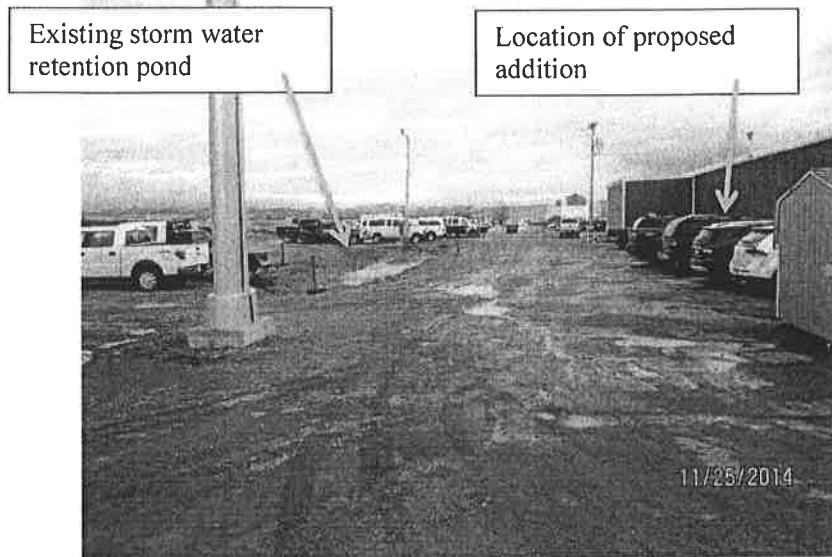
The project consists of a 5,000-square foot addition to Mac's Frontierland auto dealership. The addition will be used to perform the same vehicle service and maintenance tasks currently being provided in the existing building.

**Figure 1: Mac's Frontierland with the proposed addition (yellow) and storm water retention pond (hatched red)**



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**Figure 2: Location of proposed addition, looking southeast**



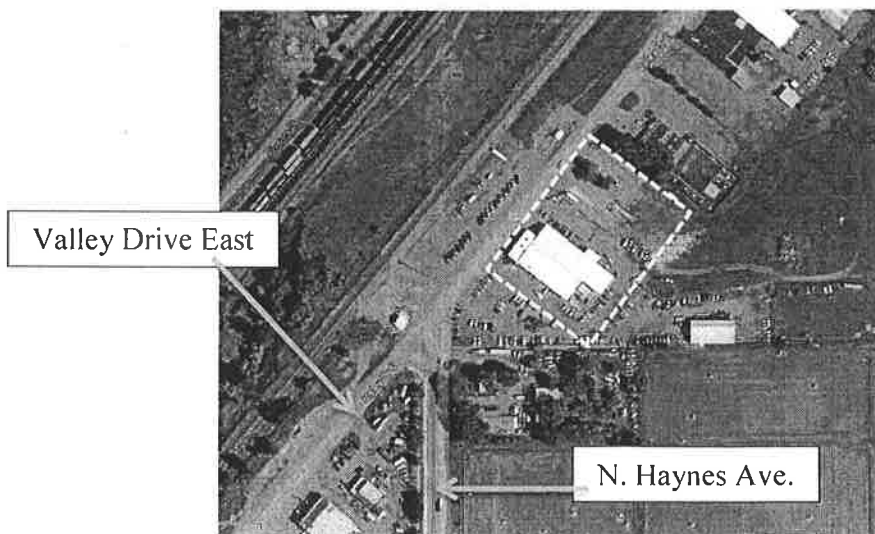
**C. Legal Description of Subject Property**

S26, T8N, R47E, the Woods Tract and M&B Tract in Sec 26, T8N, R47E as filed in Envelope 26 at the Custer County Courthouse.

**D. Location**

The project is located at 3016 Valley Drive East, the northeast corner of N. Haynes Ave and Valley Drive East.

**Figure 3: Project location**



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**E. Land Use & Zoning**

**Existing Land Use:** Mac's Frontierland, which provides auto sales and service, is currently using the area for outdoor, unprotected storage of vehicles.

**Proposed Land Use:** No change in land use is proposed.

**Existing Zoning:** General Commercial (GC). The use is a conforming use.

**Proposed Zoning:** There is no proposed change to the current zoning and the proposed use is a permitted use in the GC zone.

**F. Surrounding Land Use & Zoning**

**General Description:** The property is surrounded on three sides by GC districts and historic commercial development. The property abuts a Mobile Home-B district to the southeast. The surrounding zones are compatible with the proposed use.

**III. COMMENTS RECIEVED**

**Public Comment:** Notice of the Planning Board's public hearing was satisfied according to Subsection 24-96(f)(6) of the city codes. The City received no written comments on the application. The Planning Board heard no comments at the public hearing.

**IV. SUBMITTAL REQUIREMENTS**

The applicant is required to submit all of the materials listed in Subsection 24-96(e)(1) through (6). If it becomes apparent during review that a reasonable decision cannot be reached based on the existing submittal, the review period timeline will be suspended until the required information is submitted. If the required information is not submitted within 60 days, the application will be deemed expired.

***Finding #1:*** *In accordance with Subsection 24-96(e), the applicant has submitted all of the required materials listed in 24-96(e)(1) through (6) except for the following items, which were waived by staff.*

- *topographic map*
- *traffic analysis*

**V. EVALUATION CRITERIA PER SECTION 24-96**

According to Subsection 24-96(g)(1), reviewers shall consider the applicant's plans to ensure safety of circulation patterns, emergency access/fire prevention measures, traffic impacts to the surrounding road network, adequate storm drainage, provisions for water, sewer, and other utilities, the city's historic preservation policies, and adequate parking. Plans shall also be reviewed to ensure they comply with other standards in the zoning regulations such as setbacks, height restrictions, signage, and design requirements. Below, each of these criteria is listed. Following each criterion is a draft finding by the administrator in *italics* as to how it appears the plans relate to the listed criterion:

1.1 Safety of circulation patterns

***Finding #2:*** *The circulation pattern on the property will remain largely the same – vehicles can be driven around all sides of the building.*

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1.2 Emergency access/fire prevention measures

**Finding #3:** *Emergency access to the site will not be impacted by the proposed structure. One fire hydrant is located near the intersection of Valley Drive East and Haynes Ave and is within 500 feet of the new structure. The proposed structure meets fire prevention requirements, pending final inspection.*

1.3 Traffic impacts to the surrounding road network

**Finding #4:** *The surrounding road network will not be impacted by the proposed addition. Construction will not change street access points or daily traffic patterns. Average Daily Traffic is anticipated to remain less than 400 vehicles.*

1.4 Adequate storm drainage

**Finding #5:** *A retention pond is currently located just east of the existing building. Due to the size of the addition, the pond will have to be relocated. City Sanitarian Mike Rinaldi will be working with the business owner to design an appropriate stormwater runoff plan.*

1.5 Provisions for water, sewer, and other utilities

**Finding #6:** *The proposed site is currently served by the CCWSD for wastewater services. A private well provides water. All utilities serving the new building will be extended from the existing facility. The new structure will include one unisex restroom and a trench drain with a sand/oil separator.*

1.6 The City's historic preservation policies

**Finding #7:** *The proposed structure will not impact the City's historic preservation policies. The site is not located in a designated historic district and does not have a structure that is historic (50+ years old) nor is it eligible for listing on the National Register of Historic Places.*

1.7 Adequate parking

**Finding #8:** *There are no changes in the employee or customer parking requirements.*

In addition to Subsection 24-96(g)(1), Subsection 24-96(g)(2) adds the following criteria (following each criterion is a draft finding by the administrator in *italics*): No site plan application approval shall be given unless it is determined that:

- a. The use complies with all applicable regulations in the district in which it is located.

**Finding #9:** *The proposal has been reviewed for compliance with the applicable regulations for the GC district, such as setbacks, height restrictions, signage, and design requirements. The use complies with all applicable regulations for this district.*

- b. The use complies with all adopted regulations and policies.

**Finding #10:** *The site is located in the 100-year floodplain. The structure will be dry floodproofed to an elevation of 2356 (3' 11" above lowest adjacent grade). The Base Flood Elevation of the site is 2353' 11". The finished floor elevation will be 2353 feet. A floodplain development permit has not been issued at the time of this writing.*

*The proposal complies with all zoning requirements and fire codes. There are no known conflicts with other adopted regulations and policies in the Miles City Code of*

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*Ordinances.*

- c. The use will not be detrimental to or endanger public health, safety or general welfare.

***Finding #11:*** *The proposed project is located in an established commercial zone where the business is currently operating. Building an addition on the same site will have no detrimental effect on public health, safety or general welfare.*

- d. The existing and reasonably anticipated permitted uses in the area will not be substantially impaired or diminished by the establishment of the proposed use.

***Finding #12:*** *The proposed new structure will not substantially impair or diminish the existing and reasonably anticipated permitted uses in the area.*

- e. Adequate utilities, access ways, drainage, and other necessary site improvement have been provided or will be provided prior to the use being initiated.

***Finding #13:*** *No utilities or access ways will be required prior to the use being initiated. The existing detention pond will be relocated and re-sized to accommodate the location of the new structure.*

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on public streets.

***Finding #14:*** *Use of the existing ingress and egress points will not change. No negative effect on traffic congestion for public streets is anticipated.*

**VI. RECOMMENDATION**

The Planning Board recommends that the City Council adopt this staff report as findings of fact and grant approval of this project, subject to the following conditions.

**VII. CONDITIONS**

***Standard Conditions:***

1. All site development and use of the property shall be in accordance with the Miles City Zoning Codes, the approved application and plans, and as discussed in the Final Staff Report SPR 2014-08. Any modifications shall require additional review by the City of Miles City.

***Site-Specific Conditions:***

2. The owner or authorized representative shall obtain a Building Permit from the State Building Inspector prior to start of construction.
3. The owner shall maintain adequate parking space for employees at one space per employee and reasonably adequate spaces for visitor parking as required by Miles City Code of Ordinances for the General Commercial (GC) District Section 24-59(6)(a).
4. A floodplain development permit or letter of map amendment must be obtained prior to construction.
5. DEQ approval of the storm water, water supply and wastewater treatment system shall be obtained prior to construction.