

Memorandum

REPORT TO: City Commission

FROM: Chris Saunders, Community Development Manager
Anna Bentley, Community Development Interim Director

SUBJECT: Ordinance 2128 and Resolution 5453, the Yellowstone Montessori Academy Annexation and Zone Map Amendment for Amendment on 0.67 Acres from R2 to R4 and Initial Zoning of R4 on 0.87 Acres, 1625 and 1705 W Kagy Blvd, and Annexation of 1705 W Kagy Blvd, Application 22121

MEETING DATE: November 1, 2022

AGENDA ITEM TYPE: Ordinance

RECOMMENDATION: Recommended Annexation Motion: Having reviewed and considered the staff report, application materials, public comment, and all information presented, I hereby adopt the findings presented in the staff report for application 22121 and move to adopt Resolution 5453, the Yellowstone Montessori Academy Annexation, and authorize the City Manager to sign the annexation agreement and associated easements.

Recommended Zoning Motion: Having reviewed and considered the staff report, application materials, public comment, recommendation of the Zoning Commission, and all information presented, I hereby adopt the findings presented in the staff report for application 22121 and move to provisionally adopt Ordinance 2128, the Yellowstone Montessori Academy Zone Map Amendment.

STRATEGIC PLAN: 4.2 High Quality Urban Approach: Continue to support high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods.

BACKGROUND: A request to establish initial zoning on one parcel in conjunction with annexation and to rezone an adjacent parcel owned by the same party at the same time. Requested zoning is R4, Residential High Density. The parcel at 1625 W. Kagy Blvd is also being reviewed for annexation. See the attached staff report for more information. The applicant has met all requirements and the implementing actions are presented with this initial review. The application materials are available through the City's [Community Development viewer](#) and [Laserfiche](#) archive.

UNRESOLVED ISSUES: None.

ALTERNATIVES:

1. Approval of the application;
2. Denial of the application based on findings of non-compliance with the applicable criteria contained within the staff report; or
3. Open and continue the public hearing on the application, with specific direction to staff or the applicant to supply additional information or to address specific items.

FISCAL EFFECTS: None.

Attachments:

[22121 Yellowstone Montessori Annx-ZMA CC SR.pdf](#)

[22121 YMA Annexation Agreement - signed.pdf](#)

[220340 ANNEX Map-10.13.2022.pdf](#)

[22121 1625 Street Easement - signed.pdf](#)

[22121 1625 Utility Easement - signed.pdf](#)

[22121 1705 Utility Easement - signed.pdf](#)

[22121 1705 Street Easement - signed.pdf](#)

[Ordinance 2128 YMA Annexation ZMA - Provisional Adoption.pdf](#)

[220340 Zone Map-10.23.2022..pdf](#)

Report compiled on: October 21, 2022