

**RESOLUTION NO. R14-77**

**A RESOLUTION OF THE CITY COUNCIL APPROVING AN APPLICATION FOR SPECIAL REVIEW SUBMITTED ON BEHALF OF GRACE BIBLE CHURCH.**

WHEREAS, LMC 17.10.010 states churches and other places of worship including parish houses and Sunday school buildings are only allowable in residential zones by special review; and

WHEREAS, Grace Bible Church desires to construct a church on their property located at 801 Washington Avenue, which is zoned as Residential Tracts; and

WHEREAS, Grace Bible Church submitted an application for special review to the Laurel-Yellowstone City-County Planning Board for review and consideration. The Planning Board recommends the approval of the application for special review, subject to the following conditions:

1. The Grace Bible Church shall apply for a building permit;
2. Property shall be kept free of noxious weeds;
3. All stormwater must be kept on site;
4. Off Street Parking shall be required as stated in Laurel Municipal Code LMC 17.40;
5. All signs shall comply with the regulations stated in Laurel Municipal Code 15.40;
6. Grace Bible Church shall execute a waiver of right to protest to be filed so that curb and gutter can be placed along East Maryland at which time in the future Maryland is improved; and
7. Sidewalk shall be installed along Washington Avenue and East Maryland Lane.

WHEREAS, the City Council held a public hearing concerning this matter on October 7, 2014. No objections were noted or received into the record; and

WHEREAS, the City Council of the City of Laurel hereby finds it is in the best interests of the residents of the City of Laurel to approve the application for special review as articulated in the Staff Report and Findings attached hereto, subject to the above stated conditions.


NOW THEREFORE, BE IT RESOLVED that the owner's request for approval of an application for special review to construct a church in a residential zone is hereby approved for the property located at 801 Washington Avenue.

BE IT FURTHER RESOLVED that the approval of the application for special review is site specific to this address, and the approval granted herein is subject to the seven conditions listed herein.

Introduced at a regular meeting of the City Council on October 7, 2014, by Council Member Dickerson.

PASSED and APPROVED by the City Council of the City of Laurel, Montana this 7<sup>th</sup> day of October, 2014.

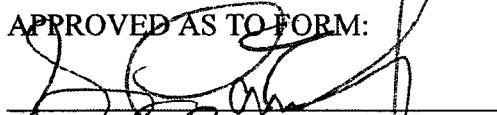
APPROVED BY THE MAYOR this 7<sup>th</sup> day of October, 2014.

CITY OF LAUREL  
  
Mark A. Mace, Mayor

ATTEST:

  
Shirley Ewan, Clerk/Treasurer

APPROVED AS TO FORM:

  
Sam S. Painter, Civil City Attorney



## LAUREL CITY-COUNTY PLANNING DEPARTMENT

### STAFF REPORT

TO: Laurel City Council  
FROM: Monica Plecker  
RE: Grace Bible Church – Special Review  
DATE: Public Hearing, October 7, 2014

#### DESCRIPTION/LOCATION:

An application for special review has been submitted on behalf of Grace Bible Church. Grace Bible Church owns property located at 801 Washington Avenue in Laurel. LMC 17.10.010 states that churches and other places of worship including parish house and Sunday school buildings are only allowable in residential zones by special review.

#### Applicant Data:

Owner: Grace Bible Church  
Legal Description: MORRIS SUBD 1ST FILING, S09, T02 S, R24 E, BLOCK 1, Lot 1 - 3, & LTS 1-11 BLK 2 & VAC ADJ 9TH ST and S09, T02 S, R24 E, C.O.S. 2385 AMD, PARCEL A1, AMD 3.997 AC (07)  
Address : 801 Washington Avenue  
Parcel Size: 4.559 Acres  
Existing Land Use: Vacant  
Proposed Land Use: Church  
Existing Zoning: Residential Tracts

#### Surrounding Land Use and Zoning:

North: Zoning: Community Commercial  
Land Use: The Crossings  
South: Zoning: R-7500  
Land Use: Laurel Middle School  
East: Zoning: Residential Limited Multi-family  
Land Use: Single Family Dwelling  
West: Zoning: R-7500  
Land Use: Residential/Single Family

## **STAFF FINDINGS:**

1. A Church facility has been proposed. The application, site plan, and supplemental information have been to this application.
2. Staff has studied the application with reference to its appropriateness and effect on existing and proposed land use, and references to the comprehensive plan. With the Laurel Middle School and Crossings facility being adjacent uses, a church would be a compatible land use. Furthermore, the property is served by Washington Avenue and East Maryland an identified Urban Route.
3. The advertising requirements of LMC 17.68.030 C-E have been met.

## **ZONING COMMISSION CONSIDERATIONS AND RECOMMENDATION:**

The Zoning Commission shall review and make determinations on the following chapters and sections of the Laurel Municipal Code (LMC):

1. Prior to approving a special review application LMC 17.68.040 states the application:
  1. Complies with all requirements of this section;
  2. Is consistent with the objectives and purposes of this title and the Laurel Comprehensive Planning Process;
  3. Is compatible with surrounding land use or is otherwise screened and separated from adjacent land in such a way as to minimize adverse effects;
  4. Further the zoning commission shall consider and may impose modifications or conditions concerning, but not limited to the following:
    - a. Street and road capacity,
    - b. Ingress and egress to adjoin streets,
    - c. Off-street parking,
    - d. Fencing, screening and landscaping,
    - e. Building bulk and location
    - f. Usable open space,
    - g. Signs and lighting.
2. As per LMC 17.68.040 the Zoning Commission shall make a recommendation to the City Council to:
  1. Grant the application for special review;
  2. Deny the application;
  3. Delay action on the application for a period not to exceed thirty days; or
  4. Grant the application subject to conditions and recommendations and give the reasons therefor.

**STAFF SUGGESTED CONDITIONS:**

If the Planning Board recommends approval of the Special Review, the following conditions are suggested:

1. The applicant shall apply for a building permit.
2. Property shall be kept free of noxious weeds.
3. All stormwater must be kept on site.
4. Off Street Parking shall be required as stated in Laurel Municipal Code LMC 17.40.
5. All signs shall comply with the regulations stated in Laurel Municipal Code 15.40.
6. A waiver of right to protest shall be filed so that curb and gutter can be placed along East Maryland at which time Maryland is improved.
7. Sidewalk shall be installed along Washington Avenue and East Maryland Lane.

**Planning Board Recommendation:**

The City/County Planning Board has recommended approval of the special review with the above mentioned conditions.

**CITY HALL**

115 W. 1st St.

**PUB WORKS: 628-4796**

PWD FAX: 628-2241

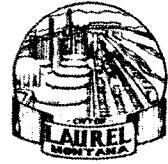
**WATER OFFICE: 628-7431**

WTR FAX: 628-2289

**MAYOR: 628-8456**

# City Of Laurel

P.O. Box 10  
Laurel, Montana 59044



DEPARTMENT

## APPLICATION FORM – SPECIAL REVIEW

The undersigned as owner or agent of the following described property requests a Special Review as outlined in the City Zoning Ordinance:

Legal Description: U.O.G. 2385 AND Parcel A1, lots 1-3 & lots 1-11 blk 2

General Description: (address): 801 Washington Ave

ATTACH MAP SHOWING DIMENSIONS, ACREAGE AND LOCATION OF TRACT: \_\_\_\_\_

Owner of Tract: Grace Bible Church

Mailing address: 20 2nd Avenue Laurel

Phone number: 608-4978

Attach site plan: X

Time Schedule for development:

Oct 15, 2014

Special Review requested:

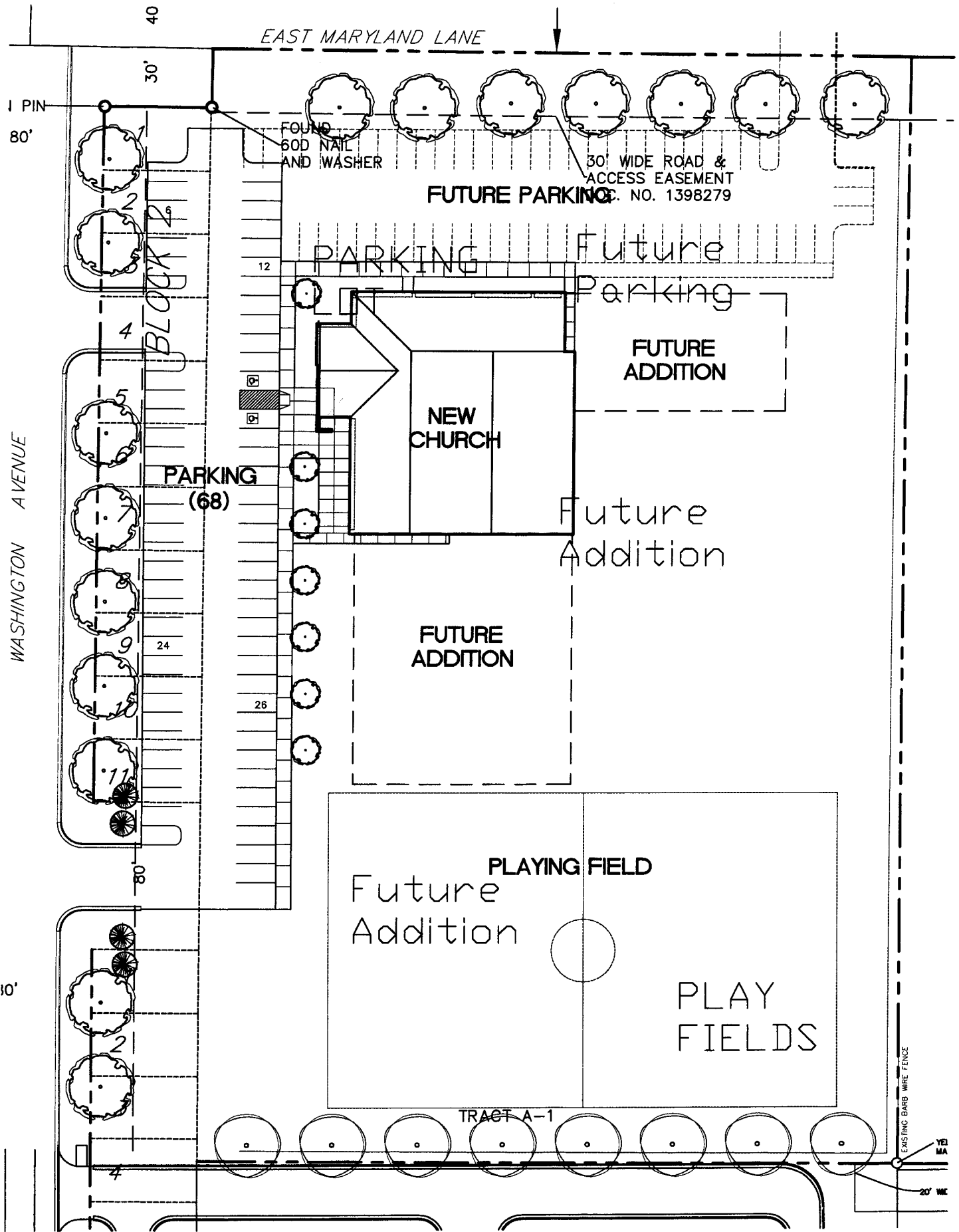
church use in Residential District

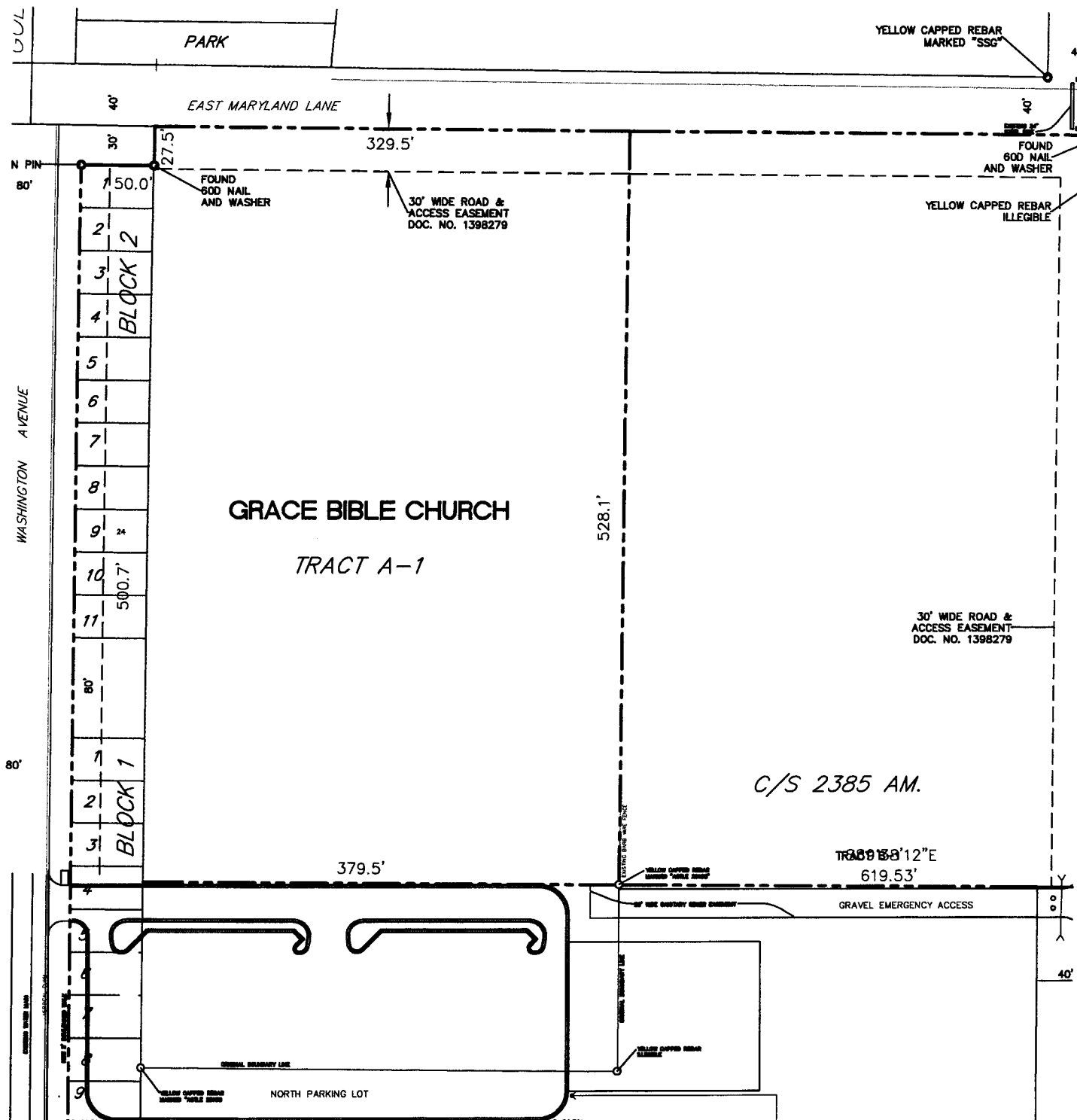
I understand that the filing fee accompanying this application is not refundable and that it pays part of the cost in processing. Also, that all information is true and correct.

Petitioner's Signature: [Signature]

Fee paid and date: 19 Aug 14

City of Laurel is an EEO Employer  
Equal Housing Opportunity





**OWNER:**  
 GRACE BIBLE CHURCH  
 20 2ND AVE, LAUREL MT 59044  
**PROPERTY ADDRESS:**  
 801 WASHINGTON AVE  
**FULL LEGAL:**  
 MORRIS SUBD 1ST FILING BLOCK 1, LOT 1-3 AND BLOCK  
 2, LOTS 1-11 AND VAC ADJ 9TH STREET AND  
 C.O.S. 2385 AMD PARCEL A1  
**SIZE:**  
 .562 ACRES + 3.997 ACRES = 4.559 ACRES

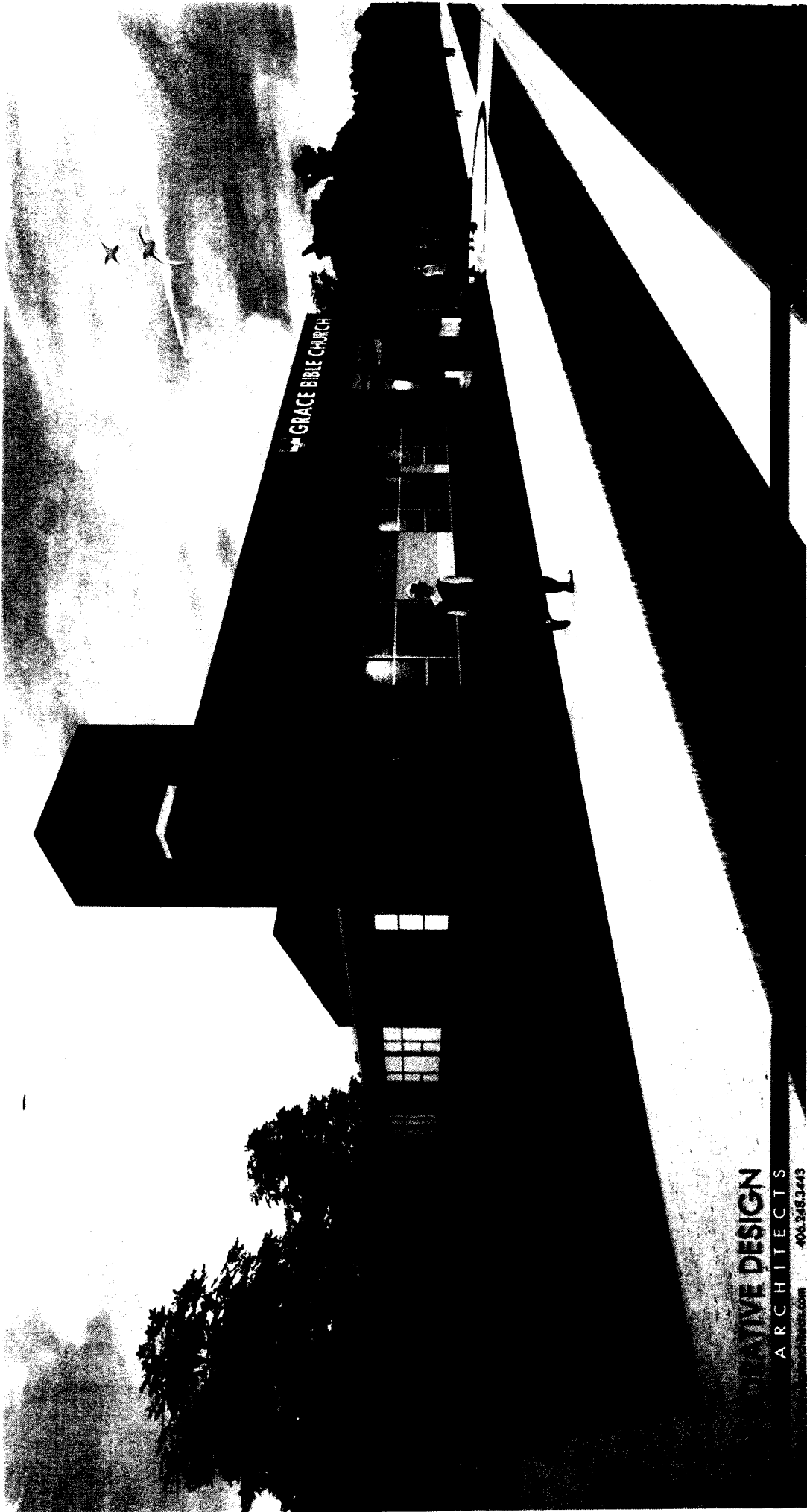






# GRACE BIBLE CHURCH

CREATIVE DESIGN



GRACE BIBLE CHURCH

CREATIVE DESIGN  
ARCHITECTS  
406.248.2443  
www.creativearchitects.com