Belgrade Future Land Use

Legend

- Belgrade Planning Jurisdiction
- Belgrade Zoning
- High Density
- Low Density
- Medium Density

Roads

Rivers

Streams

06/02/2006
FUTURE LAND USE MAP

A key component of the Plan is the attached future land use map. The map provides visual guidance to where development of certain densities should occur.

The map shows the entire planning jurisdiction divided into four different categories: The City of Belgrade Zoning Jurisdiction, High Density, Medium Density, and Low Density. As stated by the Plan’s primary goal, the intention is to encourage growth and development within and adjacent to Belgrade on soils which would be considered marginal for agricultural production. As the distance increases from the City, lower densities and agriculture are encouraged.

The following is a brief description of the land use map’s four categories and the Plan’s recommendations for development in those areas:

PROJECTS CONTIGUOUS WITH OTHER AREA BOUNDARIES:

The Future Land Use Map is a tool in helping the Planning Board and Governing Body generally determine whether or not a project (including zoning proposals) is appropriate in relation to its orientation in the planning jurisdiction. A project all or partially in one color may be more appropriate in a contiguous category (color on map), given site specific factors to the property (i.e. groundwater situation, flood prone areas, orientation to major roads, contiguous uses, other environmental concerns, etc.) These site-specific factors need to be analyzed by the planning staff and Planning Board on a case-by-case basis during project review. If a project is contiguous with a more appropriate land use category (color on map) on the Future Land Use Map, the Planning Board, giving due weight to the expressed preference of the applicant, may deem that a project be considered as within the contiguous category (color on the map).

THE CITY OF BELGRADE ZONING JURISDICTION (blue):

The City of Belgrade Zoning Ordinance establishes zoning districts for the City of Belgrade and areas located roughly one mile around the City limits. Each zoning district has a specific list of permitted uses and permitted conditional uses that can be conducted within that district. Uses not specifically listed are prohibited.

To accomplish the Belgrade Area Plan and the Growth Policy’s primary goal of directing growth to areas adjacent or near Belgrade, the zoning of much of the City’s one-mile jurisdiction has and will continue to be modified.

The Growth Policy strongly recommends that owners of large tracts of land in and around Belgrade submit detailed master plans for their properties for review and approval showing proposed road layouts, lot sizes, residential and commercial areas, water and sewer lines, etc., before development is approved.
HIGH DENSITY (red)

The next category on the future land use map is areas labeled “High Density”. These areas are located adjacent to Belgrade’s zoning jurisdiction and are likely to be zoned and/or annexed by the City in the future. Property north of Belgrade adjacent to the airport noise contour, and areas along Jackrabbit Lane south of Belgrade should be expected to develop commercially. Commercial areas should be developed with adequate buffers from residential development. Whether commercial or residential, new development should be in character with adjacent existing development.

Most of this area should support higher density residential development than is normally seen in subdivisions located outside City zoning jurisdictions in Gallatin County. Residential subdivisions with lots smaller than one acre with central water and sewer systems are strongly encouraged. Water and sewer systems should be designed to easily connect to City or County mains when available. Subdivisions should include trails, sidewalks, curb and gutter and developed parks. Development in the High Density areas should be reviewed as if it will someday be located within the City of Belgrade.

MEDIUM DENSITY (yellow)

These areas are located farther outside the City, but are generally oriented to major roads and within a reasonable distance to schools and businesses. Most of the sections designated as Medium Density by the Growth Policy have already had a significant amount of subdivision activity. Some of the most successful rural residential subdivisions in Gallatin County are located in this category including, Mountain View, Valley Grove, Wiley Creek Estates, Landmark, and Cobblestone. Given the popularity of these subdivisions and others, the Plan recognizes that future subdivision activity will be strong in these areas.

Future subdivisions should be oriented to existing development, with consideration given to the existing characteristics of the area the new subdivision is being located. Central water and sewer systems are generally required, especially in areas that have already seen heavy development, for example the Valley Grove/Wiley Creek area along Valley Center Road. Subdivisions should be large enough to support their own maintenance of paved roads, fire protection water supply, and be able to develop parks, yet still maintain a rural look and feel.

Commercial development proposed in the Medium Density areas should be done with strict land use covenants attached. All outside storage should be screened, and manufacturing operations should be conducted entirely indoors. Commercial areas should have adequate buffers from adjacent residential and agricultural uses.

Existing agriculture activities in the medium density area should be encouraged to continue, and potential negative effects on agriculture from proposed development should be mitigated before the development is approved.
LOW DENSITY (green)

These sections generally contain the best soils for agricultural production in the planning jurisdiction. Most of these areas have not seen extensive development activity. Low density subdivision should only occur on property not able to be used for agriculture production and subdivisions should have covenants restricting subsequent subdivision of lots.

Most of the West Gallatin and East Gallatin Rivers in Belgrade's planning jurisdiction are located in the Low Density area. Development near the rivers and especially in the flood plain should be discouraged.

The Low Density category also includes the Gallatin Field Airport Noise Contour. According to the Gallatin Field Airport Noise-Land Use Study, areas within the noise contour that are not zoned by the County as non-development zones permit commercial development and very low density residential development (1 residence per 10 acres).

A large portion of the planning jurisdiction is located within the Airport Influence Area and is governed by the Airport Influence Area Resolution (County Commission Resolution No. 381), and its accompanying map. Development that occurs in the Airport Influence Area must comply with that resolution.
The following documents are adopted into the Belgrade Area Growth Policy by reference:

Belgrade Area Transportation Plan, revised June 2002, Prepared by Morrison Maierle, Inc.


Four Corners Community Plan as Amended by the Gallatin County Commission, adopted April 11, 2006.