



Item: Ordinance 3103 - Rezone the property addressed as 4711, 4727 & 4811 2nd Avenue North from C-2 General commercial to M-2 Mixed-use transitional, and Resolution 10011- Conditional Use Permit for a Mini-storage Facility at the property addressed as 4711 & 4727 2nd Avenue North

From: Galen Amy, Planner I, Planning and Community Development

Initiated By: JKW Enterprises, Inc.

Presented By: Mike Haynes, AICP, Director of Planning and Community Development

Action Requested: City Commission accept Ordinance 3103 on first reading and set a public hearing for April 2, 2013.

Suggested Motions: (Each motion to be separately considered)

1. Commissioner moves:

“I move that the City Commission (accept/deny) Ordinance 3103 on first reading and set a public hearing for April 2, 2013.”

And;

“I move that the City Commission set a public hearing for April 2, 2013, on Resolution 10011.

2. Mayor calls for a second, discussion, public comment, and calls the vote.

Recommendation:

At the conclusion of a public hearing held February 12, 2013, the Zoning Commission passed a motion recommending the City Commission approve rezoning of the property addressed as 4711, 4727 & 4811 2nd Avenue North and legally described as Lots 3-5, Block 3, Heren Addition, Section 9, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana from C-2 General Commercial to M-2 Mixed-use transitional subject to the conditions stated within this agenda report.

At the same public hearing, the Zoning Commission also passed a motion recommending the City Commission grant a Conditional Use Permit to allow a Mini-storage Facility on the property addressed as 4711 & 4727 2nd Avenue North and legally described as Lot 3 and Lot 5, Block 3, Heren Addition, Section 9, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, subject to the conditions stated within this agenda report.

Staff recommended the Zoning Commission approve the requested rezoning and Conditional Use Permit. No citizens spoke as proponents or opponents to the project at the public hearing.

Background:

The subject property is generally located north of 2nd Avenue North and east of 46th Street North. There is an existing U Stor It Mini-storage Facility in the county, east of the subject property, that was developed by the applicant, JKW Enterprises, Inc. The applicant now intends to expand the business onto a portion of the subject property. A Mini-storage Facility is not permitted in the current C-2 General commercial zoning district, therefore the applicant is requesting rezoning of all three lots, from C-2 General commercial to M-2 Mixed-use Transitional, and a Conditional Use Permit for the two westerly lots. Ultimately, the applicant would like to develop the entire property into a Mini-storage Facility. At this time only the two westerly lots are vacant and ready for redevelopment, while the eastern lot remains in use as a trailer court and will not be ready for redevelopment until the tenants have moved out. Should Lot 4 be developed in the future with storage units, approval of a Conditional Use Permit would be required prior to construction. Note that the Aerial Map reflects conditions on Lot 3 and Lot 5 before demolition and removal of the trailers was completed in July of 2012.

A Mini-storage Facility is conditionally allowed in the M-2 zoning district subject to Special Standards (OCCGF 17.20.6.130) that are attached as Exhibit C. The proposed facility appears to meet all of the requirements of said Special Standards. The redevelopment will consist of nine buildings comprising a total of 305 storage units of various dimensions (see Attachment A - Proposed Site Plan) on the two westerly lots (Lot 3 & Lot 5), consisting of ±3.58 acres. Said buildings will total approximately 58,716 square feet, resulting in ±38% lot coverage. The storage buildings will be constructed using split faced block, asphalt shingles and garage doors, finished to match the exiting U Stor It facility (see Exhibit D - Site Photographs). These storage units will not be insulated. There will be no outdoor storage area of vehicles, RVs or boats. No employee parking spaces will be required on the subject property as it will be an expansion of the existing U Stor It facility to the east.

Landscaping along the north property line is required to screen the project from the residential neighborhood, per City of Great Falls landscaping requirements. A 6-foot high vinyl-coated chain-link security fence is proposed around the perimeter of the site. It is further proposed to have three-strand barbed-wire above 6 feet, similar to the existing fence surrounding the adjacent U Stor It Facility (see Exhibit D - Site Photographs) which, while not preferred by planning staff, is permitted for a “security fence” (OCCGF 8.50.035 B.1).

The subject property is located in a developing area. The previous use on the subject property was a 22-unit trailer court, one single family residence, an office building, and one trailer used for storage. According to the 7th Edition Trip Generation Manual, Institute of Transportation Engineers, the previous use would generate an average of 120 vehicle trip ends per weekday. The proposed Mini-storage Facility use would produce around 86 vehicle trips per weekday, or 34 trips less than the previous use. Project site access would be from 2nd Avenue North, which is a 4-lane principal arterial that has adequate capacity to accommodate the trips generated by the proposed development. The applicant will not be required to improve any streets.

There is a 12-inch water main in 2nd Avenue North with existing taps that have been stubbed to the property line, and there is an 8-inch sanitary sewer main in the undeveloped public right-of-way, 4th Alley North, at the north of the subject property with existing taps that have been stubbed to the property line for the developer's use. Per City requirements, only one water and one sewer tap is permitted per address/lot. Lot 4 of the subject property will have one water and one sewer line as it will remain a trailer court until tenants have moved out. The subject property for the Mini-storage Facility will have one water line for irrigation. As a condition of approval, JKW Enterprises, Inc. will be required to abandon any unused water and sewer lines at the main.

The applicant will be required to provide a storm drain plan for the site. There is existing nearby storm drain facilities on 4th Avenue North, which are limited to two inlets with a connecting pipe between them discharging to a ditch. The applicant shall be in compliance with the City of Great Falls Storm Design Manual and City Standards related to stormwater management for the site.

Zoning Analysis/Conditional Use Permit Findings

The basis for decision on zoning map amendments is listed in Land Development Code section 17.16.40.030, and the basis for decision for a Conditional Use Permit is listed in Land Development Code section 17.16.36.040. The proposed project meets the intent of the code requirements. A Zoning Analysis and Conditional Use Permit Findings were provided to the Zoning Commission in an agenda report, which is accessible online at: <http://www.greatfallsmt.net/>

Staff concludes no significant negative impacts, associated with Land Development Code review criteria, should result from the approval of the rezoning and Conditional Use Permit, provided the applicant is otherwise conducting business in compliance with City Code.

The Notice of Public Hearing was mailed to neighboring property owners on January 23, 2013 and was published in the *Great Falls Tribune* on January 27, 2013. A sign was also placed on the subject property.

At the conclusion of the public hearing held February 12, 2013, the Zoning Commission passed a motion recommending the City Commission rezone Lots 3-5, and grant a Conditional Use Permit to allow a Mini-storage Facility on the west portion of the subject property (Lot 3 and Lot 5) as legally described in this report, subject to the following conditions:

1. **Amended Plat.** The Amended Plat of Lot 3 and Lot 5, Block 3, Heren Addition, Section 9, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, which eliminates property lines, thus aggregating two lots into one lot shall be filed by the developer with the County Clerk & Recorder's Office, and shall incorporate corrections of any errors or omissions noted by staff.
2. **Stormwater Management.** A Stormwater Management Plan shall be developed to City standards and shall be submitted to the City Public Works Department for review and approval prior to issuance of building permits for the Site.
3. **Substantial Compliance.** Final build-out of the project shall be in substantial compliance with the final approved site plan documents, drawings and renderings dated 12/19/2012.

4. **Land Use and Zoning.** Except as provided herein, development of the property shall be consistent with the allowed uses and development standards of the M-2 Mixed-use transitional district designation.
5. **General Code Compliance.** The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
6. **Subsequent modifications and additions.** If after establishment of a conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning Department shall determine in writing if such proposed change would alter the finding for one or more review criteria. If such proposed changes would alter a finding, the proposal shall be submitted for review as a new conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.
7. **Landscape Screening.** Applicant shall provide and maintain a 15-foot landscape buffer including trees and shrubs along the north and northwestern portion of the property. Applicant shall provide landscaping in the boulevard.
8. **Utilities.** Any additional water and sewer lines be abandoned at the main so there is only one irrigation line serving the Mini-storage Facility (Lots 3 & 5), and one water and one sewer line serving the trailer court (Lot 4).

Concurrences: Representatives from the City's Public Works, Park and Recreation and Fire Departments have been involved throughout the review and approval process for this project.

Fiscal Impact: Approval of rezoning and the Conditional Use Permit will allow the applicant to redevelop a large vacant lot. The improvements will increase the tax base of the City.

Alternatives: If there are justifiable reasons to do so, the City Commission could deny the requested action to the extent allowed in City Code and State Statute.

Attachments/Exhibits: Ordinance 3103
Resolution 10011 with Attachment A- Proposed Site Plan
Zoning Map
Aerial Photo
Exhibit A - Draft Amended Plat
Exhibit B - Mini-storage Facility special standards
Exhibit C - Site Photographs

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood & Youth Council Coordinator
Jim Workman, JKW Enterprises, Inc., PO Box 773, Great Falls, MT 59403
Spencer Woith, Woith Engineering, spencerwoith@woithengineering.com

ORDINANCE 3103

A ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS LOTS 3-5, BLOCK 3, HEREN ADDITION, SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA, FROM C-2 GENERAL COMMERCIAL TO M-2 MIXED-USE TRANSITIONAL.

* * * * *

WHEREAS, Lots 3-5, Block 3, Heren Addition, Section 9, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, are presently zoned C-2 General Commercial district; and,

WHEREAS, in 2005 the City of Great Falls completed a City-wide rezoning wherein the subject properties were zoned C-2 General commercial; and,

WHEREAS, the property owner, JKW Enterprises, Inc., has petitioned the City of Great Falls rezone said property to M-2 Mixed-use transitional district; and,

WHEREAS, JKW Enterprises, Inc. has, in addition to the rezoning, petitioned the City of Great Falls to allow for the development of a Mini-storage Facility on Lots 3 and 5, Block 3, Heren Addition, Section 9, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana; and,

WHEREAS, a Mini-storage Facility is permitted in the M-2 Mixed-use transitional zoning district upon processing and approval of a Conditional Use Permit; and,

WHEREAS, the City Commission will take separate action on the Conditional Use Permit as a part of Resolution 10011; and,

WHEREAS, the zoning map amendment on said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls, Section 17.16.40.030; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on February 12, 2013, to consider said Rezoning from C-2 General commercial to M-2 Mixed-use transitional and at the conclusion of said hearing passed a motion recommending the City Commission rezone the property legally described as Lots 3-5, Block 3, Heren Addition, Section 9, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. It is determined that the herein requested rezoning will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Unified Land Development Code of the City of Great Falls.

Section 2. That the Lots 3-5, Block 3 Heren Addition, Section 9, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana be rezoned to M-2 Mixed-use transitional district.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

APPROVED by the City Commission, Montana on first reading March 5, 2013.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David L. Nielsen, Interim City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3103 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;
On the Bulletin Board, first floor, Cascade County Court House;
On the Bulletin Board, Great Falls Public Library

(CITY SEAL)

Lisa Kunz, City Clerk

RESOLUTION 10011

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN MINI-STORAGE FACILITY ON THE PROPERTY LEGALLY DESCRIBED AS LOT 3 & LOT 5, HEREN ADDITION, SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA.

* * * * *

WHEREAS, JKW Enterprises, Inc. is the owner of record of the property legally described as Lot 3 & Lot 5, Heren Addition, Section 9, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana; and,

WHEREAS, JKW Enterprises, Inc. has petitioned said property be rezoned to City zoning classification of M-2 Mixed-use transitional district; and,

WHEREAS, a Mini-storage Facility is permitted upon processing and approval of a conditional use application; and

WHEREAS, JKW Enterprises, Inc. has applied for a Conditional Use Permit to allow multiple buildings consisting of $\pm 58,716$ square feet on said property to serve as a Mini-storage Facility; and

WHEREAS, the proposed Conditional Use Permit for a Mini-storage Facility on said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls Section 17.16.36.040; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on February 12, 2013, to consider said conditional use permit application and at the conclusion of said hearing, passed a motion recommending a conditional use permit be granted to allow a Mini-storage Facility on said property subject to the following conditions:

1. **Amended Plat.** The Amended Plat of Lot 3 and Lot 5, Block 3, Heren Addition, Section 9, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, herein referred to as Amended Plat, which eliminates property lines, thus aggregating two lots into one lot shall be filed by the developer with the County Clerk & Recorder's Office, and shall incorporate corrections of any errors or omissions noted by staff.
2. **Stormwater Management.** A Stormwater Management Plan shall be developed to City standards and shall be submitted to the City Public Works Department for review and approval prior to issuance of building permits for the Site.
3. **Substantial Compliance.** Final build-out of the project shall be in substantial compliance with the final approved site plan documents, drawings and renderings dated 12/19/2012.
4. **Land Use and Zoning.** Except as provided herein, development of the property shall be consistent with the allowed uses and development standards of the M-2 Mixed-use transitional district designation.
5. **General Code Compliance.** The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
6. **Subsequent modifications and additions.** If after establishment of a conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning Department shall determine in writing if such proposed change would alter the finding for one or more review criteria. If such proposed changes would alter a finding, the proposal shall be submitted for review as a new conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.
7. **Landscape Screening.** Applicant shall provide and maintain a 15-foot landscape buffer including trees and shrubs along the north and northwestern portion of the property. Applicant shall provide landscaping in the boulevard.
8. **Utilities.** Any additional water and sewer lines be abandoned at the main so there is only one irrigation line serving the Mini-storage Facility (Lots 3 & 5), and one water and one sewer line serving the trailer court (Lot 4).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

That the Conditional Use Permit to allow a Mini-storage Facility is hereby approved; and,

BE IT FURTHER REOLVED BY SAID CITY COMMISSION that, pursuant to Title 17, Section 16, Article 36 of the Unified Land Development Code, (1) the development of the subject property shall be substantially in accordance with the site plan attached as Attachment A and, by this reference; made a part hereof; (2) the Conditional Use Permit shall be considered a covenant that runs with the land and shall be binding on all subsequent property owners; and, (3) the Conditional Use

Permit shall expire one year after the date of issuance unless substantial work has commenced under the permit and continues in good faith to completion.

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that this resolution shall become effective immediately upon its passage and approval by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on April 2, 2013.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

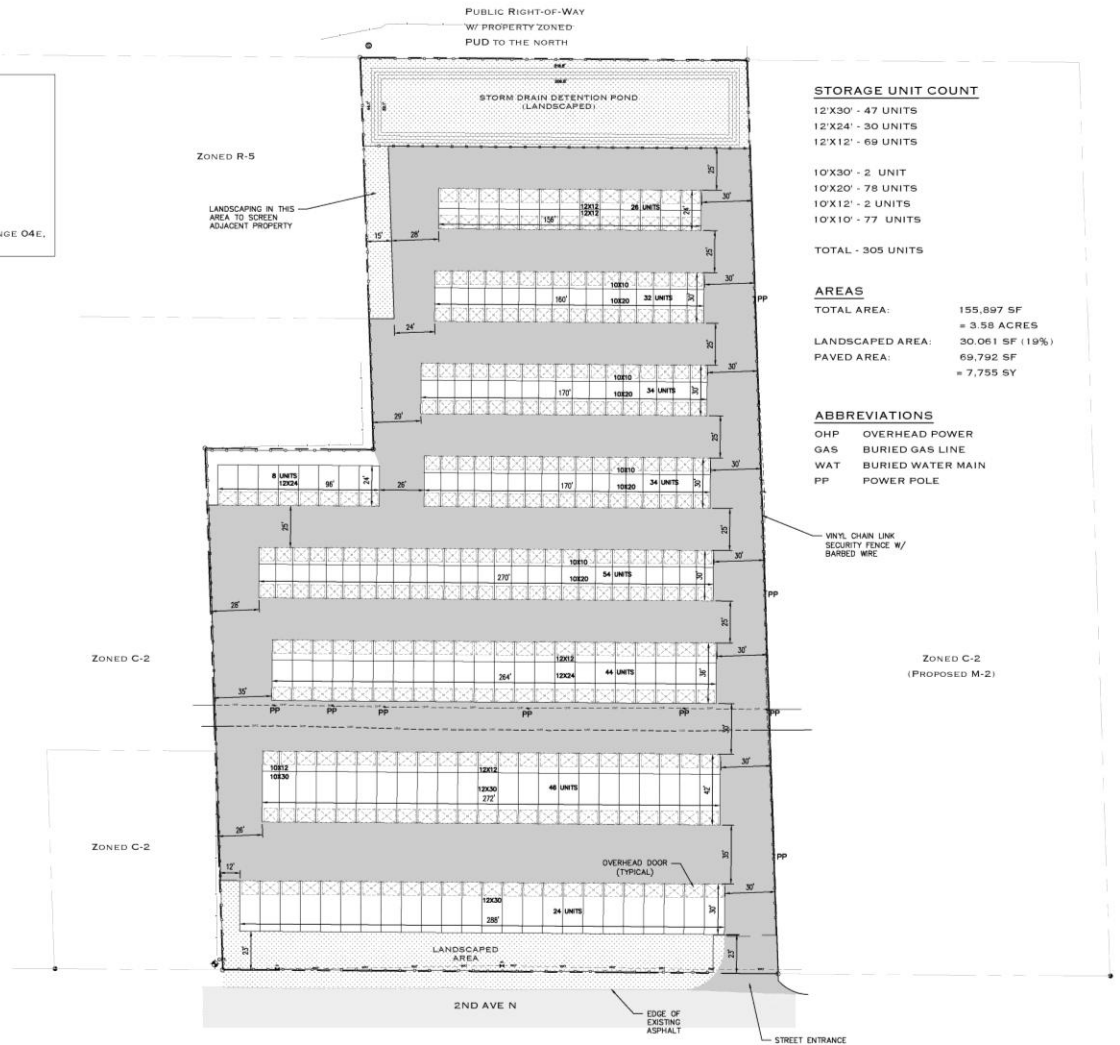
(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David L. Nielsen, Interim City Attorney

Attachment A - Proposed Site Plan

PROPERTY INFORMATION
 OWNER: JKW ENTERPRISES, INC.
 ADDRESS: 4727 2ND AVE NORTH
 GREAT FALLS, MT 59405
 ZONING: C-2 (EXISTING)
 M-2 (PROPOSED)
 LEGAL DESCRIPTION:
 HEREN ADDITION
 SECTION 09, TOWNSHIP 20N, RANGE 04E,
 BLOCK 003, LOT 003 & LOT 005



STORAGE UNIT COUNT
 12'X30' - 47 UNITS
 12'X24' - 30 UNITS
 12'X12' - 69 UNITS
 10'X30' - 2 UNIT
 10'X20' - 78 UNITS
 10'X12' - 2 UNITS
 10'X10' - 77 UNITS
 TOTAL - 305 UNITS

AREAS
 TOTAL AREA: 155,897 SF
 = 3.58 ACRES
 LANDSCAPED AREA: 30,061 SF (19%)
 PAVED AREA: 69,792 SF
 = 7.755 SY

ABBREVIATIONS
 OHP OVERHEAD POWER
 GAS BURIED GAS LINE
 WAT BURIED WATER MAIN
 PP POWER POLE

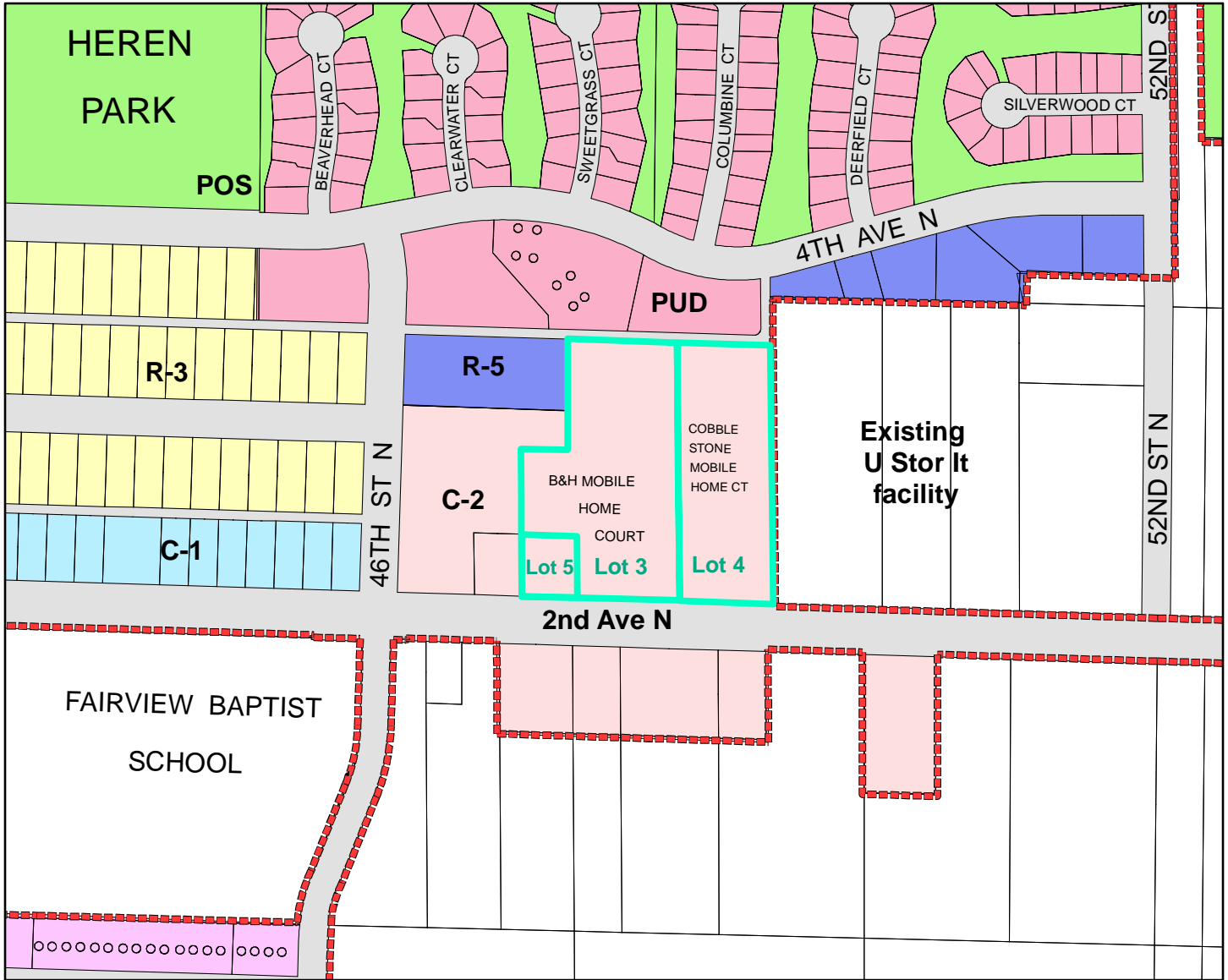


PRELIMINARY - NOT FOR CONSTRUCTION
 U-STOR-IT EXPANSION WORKMAN
 SITE LAYOUT PLAN
 NORTH ENGINEERS, INC.
 ENGINEERS & SURVEYORS
 230 1ST AVE, GREAT FALLS, MONTANA 59405
 406.755.1111
 406.755.1112
 406.755.1113
 406.755.1114
 406.755.1115
 406.755.1116
 406.755.1117
 406.755.1118
 406.755.1119
 406.755.1120
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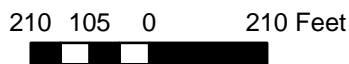


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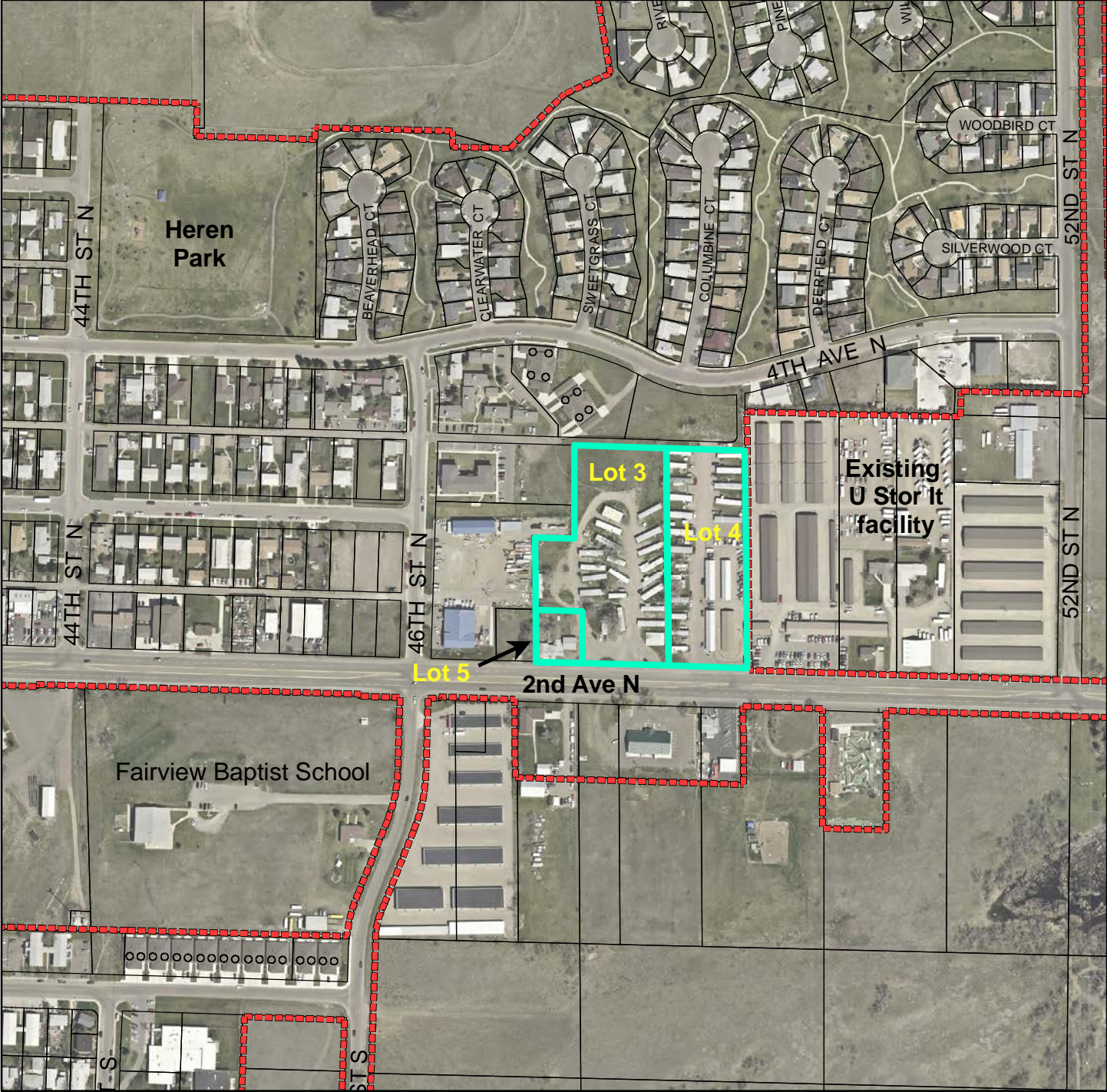
Zoning Map






- City Limits
 - U Stor It development location
 - Tracts of Land
- ZONING**
- | | | |
|--|---|---|
| <ul style="list-style-type: none"> AI Airport Industrial C-1 Neighborhood commercial C-2 General commercial C-3 Highway commercial C-4 Central business core | <ul style="list-style-type: none"> C-5 Central business periphery I-1 Light industrial I-2 Heavy industrial M-1 Mixed-use district M-2 Mixed-use transitional PLI Public lands institutional POS Park Open Space PUD Planned unit development | <ul style="list-style-type: none"> R-1 Single-family suburban R-2 Single-family medium density R-3 Single-family high density R-5 Multi-family medium density R-6 Multi-family high density R-9 Mixed residential R-10 Mobile home park Unincorporated RofW |
|--|---|---|



Aerial Map



-  U Stor It development location
-  City Limits
-  Tracts of Land

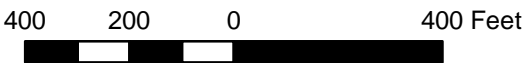


Exhibit A - Draft Amended Plat

AN AMENDED PLAT OF
LOTS 3 AND 5 OF BLOCK 3,
HEREN ADDITION
 TO THE CITY OF GREAT FALLS
 A SUBDIVISION LOCATED IN THE N1/2 NE1/4 OF SECTION 9,
 T20N, R4E, P.M.M.T, CASCADE COUNTY, MONTANA

PREVIOUS PLAT (RECORD)
 REPLAT OF LOT 3, BLOCK 3
 HEREN ADDITION TO GREAT FALLS,
 CASCADE COUNTY, MONTANA

THE PURPOSE OF THIS PLAT IS THE AGGREGATION OF TWO LOTS INTO ONE LOT.



VICINITY MAP

AMENDED PLAT AREA
 155896.77 SF = 3.6 ACRES



BASIS OF BEARING

BASIS OF BEARING IS THE SOUTHERLY LINE OF THE HEREN ADDITION TO THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA AS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CASCADE COUNTY.

CERTIFICATE OF SURVEY

I, the undersigned property owner, do hereby certify that I have caused to be surveyed and platted into lots and blocks as shown by the attached amended plat, the tract of land to be known as the AMENDED PLAT OF LOTS 3 AND 5 OF BLOCK 3, HEREN ADDITION, to the City of Great Falls, a subdivision located in the NE1/4 of Section 9, T20N, R4E, P.M.M.T, Cascade County, Montana more fully described as follows:

Beginning at the southeast corner of the Heren Addition to the City of Great Falls, Montana as filed in the office of the Clerk and Recorder of Cascade County, Montana; thence N88°53'00"W, 197.13 feet along the southerly boundary of said addition, which line is also the southerly right of way line of 2nd Avenue North to the TRUE POINT OF BEGINNING; thence continuing N88°53'00"W, 330.17' along said line to a point; thence N1°12'50"W, 310.00 feet; thence S81°53'01", 100 feet; thence N1°12'50"W, 231.11 feet; thence S88°53'00"E, 230.24 feet thence N1°12'25"E, 543.11 feet; to the TRUE POINT OF BEGINNING, containing 3.6 acres.

The above described tract of land to be known and designated as the AMENDED PLAT OF LOTS 3 AND 5 OF BLOCK 3, HEREN ADDITION, to the City of Great Falls, Cascade County, Montana.

I hereby certify that the purpose of this Amended Plat is an aggregation of parcels or lots when a certificate of survey or subdivision plat show that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel continues to apply to those areas under the Subdivision and Platting Act pursuant to Section 76-3-207(1)(MCA) and therefore is not a subdivision but is subject to the surveying requirements of Section 76-3-401. Furthermore this amended Plat is exempt from the Sanitation in Subdivisions Act in that the division is located within jurisdictional areas that have adopted growth policies pursuant to Chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided in accordance with 76-4-125(2)(d) MCA.

J&W ENTERPRISES, INC.

JIM WORKMAN, PRESIDENT

STATE OF MONTANA)
) SS

County of Cascade)

On this ___ day of ___, 2013, before me, a Notary Public, in and for the State of Montana, personally appeared **JIM WORKMAN**, President of J&W Enterprises, Inc. and known to me to be the person who executed the foregoing Certificate of Survey and acknowledged to me that he executed the same.

NOTARY PUBLIC, State of Montana
 Residing at
 My Commission Expires

Print Notary Public Name

CERTIFICATE OF SURVEYOR

I, **DALE E. SCHAEFFER**, Professional Engineer and Land Surveyor, Montana Reg. No. 52065, do hereby certify that in December, 2012 I supervised the survey of the tract of land shown on the attached AMENDED PLAT OF LOTS 3 AND 5 OF BLOCK 3, HEREN ADDITION, to the City of Great Falls, Cascade County, Montana, as described in the Certificate of Survey, and that the survey was made in accordance with the provisions of Title 76, Chapter 1, Part 4, M.C.A.

DALE E. SCHAEFFER, PEELS
 Montana Reg. No. 52065

CERTIFICATE OF COUNTY TREASURER

I, **JAMIE BAILEY**, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying AMENDED PLAT OF LOTS 3 AND 5 OF BLOCK 3, HEREN ADDITION, to the City of Great Falls, Cascade County, Montana, and find that the taxes on the same have been paid for the last five years. Dated this ___ day of ___, 2013.

JAMIE BAILEY, Cascade County Treasurer



LEGEND

- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING
- (M) MEASURED BEARING & DISTANCE
- (R) RECORDED BEARING & DISTANCE
- SF SQUARE FEET
- ◆ FOUND STREET MONUMENT
- FOUND 5/8" REBAR
- SET 5/8" IRON PIN AND CAP 5206 ES
- PLAT BOUNDARY
- - - ABANDONED PROPERTY LINE
- - - EXISTING PROPERTY LINES
- STREET CENTERLINE

PRELIMINARY

W WORTH ENGINEERING, INC. ENGINEERS & SURVEYORS 712 10th St., Great Falls, Montana 59401	JOB NO. 1000	1
	DATE: 04/11	
	DRAWN BY: JES	
	CHECKED BY: JES	

Exhibit B - Mini-storage Facility Special Standards

17.20.6.130 - Mini-storage facility.

- A. **Minimum lot size.** The lot on which a mini-storage facility is located shall be at least one (1) acre in size.
- B. **Access.** The access to a cubicle shall not open directly onto a public street or alley.
- C. **Access.** A mini-storage facility shall front on and have direct access to a roadway classified as a collector or a higher classification.
- D. **Paving required.** All driveways, interior aisles, and walkways shall be concrete or asphalt.
- E. **Storage of prohibited substances.** No cubicle shall be used to store explosives, toxic substances, hazardous materials, or radioactive materials.
- F. **Uses.** Only uses which are specific to storage shall occur. No portion of the site may be used for fabrication or any similar use.
- G. **Special standards and guidelines for mini-storage facilities in a commercial zoning district.** When a mini-storage facility is allowed in a commercial zoning district it shall meet the following architectural design standards and guidelines (See Exhibit 20-6):
 - 1. **Roof.** The roof shall have a minimum pitch of 4 and 12 and be covered with sculptured asphalt, wood, or tile shingles.
 - 2. **Door adjacent to a residential district.** No door providing access to a rental cubicle shall be located on the outer perimeter of the building when abutting a residential district.
 - 3. **Placement of doors on a single-loaded building.** When a mini-storage facility is single-loaded (i.e., cubicle doors only on one (1) side), the cubicle doors shall not face the outer perimeter of the site.
 - 4. **Exterior material.** At least forty (40) percent of the wall surface facing toward the outer perimeter of the site shall be brick, decorative concrete block (e.g., ground face or split face), stucco, or a combination thereof.
 - 5. **Fencing.** Fences shall be placed on the interior of buffer areas, if required. Fences should be decorative, but at a minimum shall be vinyl coated chain link fence material with support posts three (3) inches or greater in diameter. Vinyl banding shall not be inserted into a chain link fence.

Exhibit B (cont.) - Mini-storage Facility Special Standards

Exhibit 20-6. Key design features of a mini-storage facility project

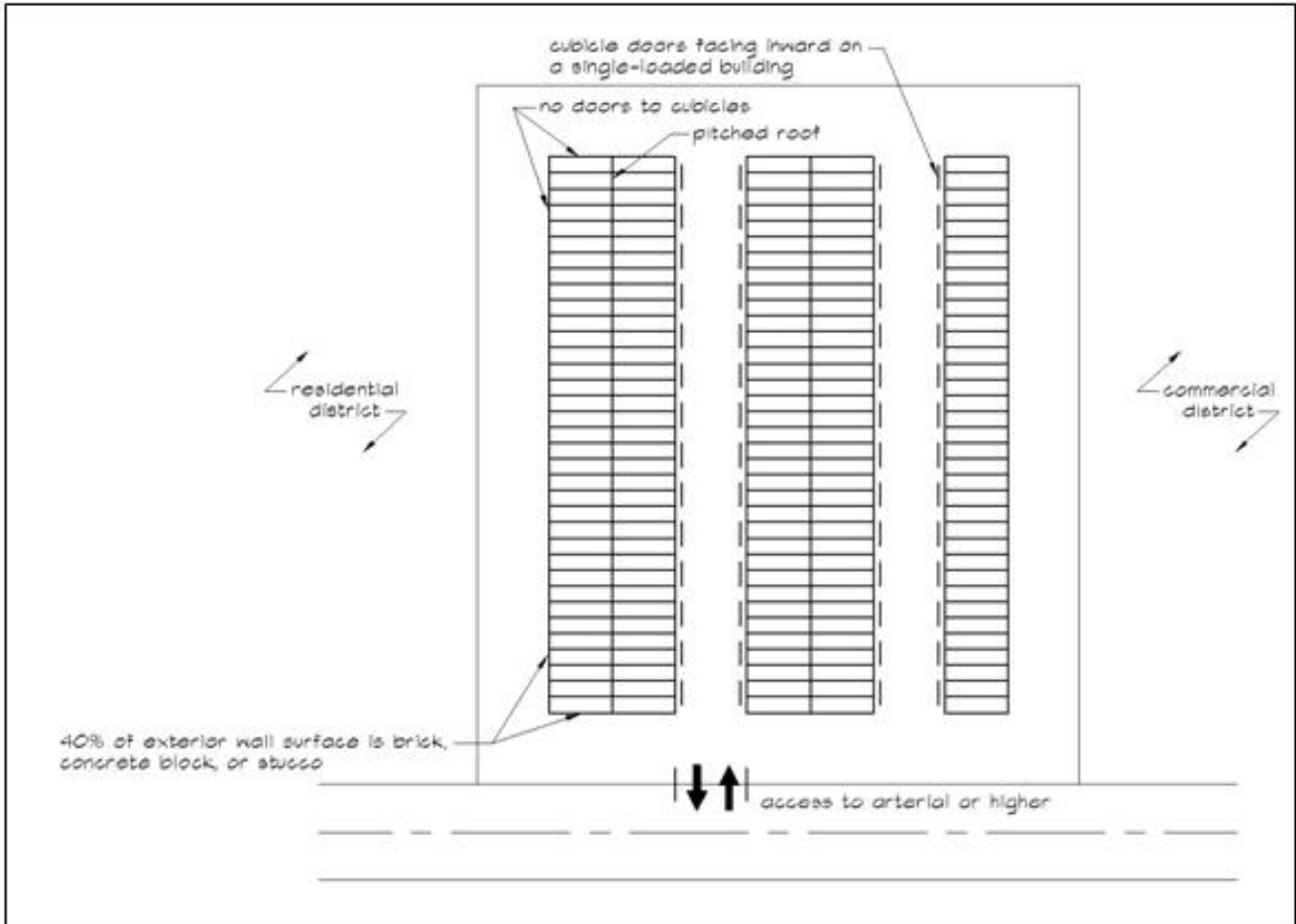


Exhibit C - Site Photographs



View of abutting, previously developed U Stor It facility to the east of the subject property.



View north across subject property from 2nd Ave N.