

Untitled Map

Write a description for your map.

Legend

- ?
- ?
- ?
- ? ?Black Eagle Community Center
- ? ?Missouri River Bridge
- ? ?Wheels Of Thunder Family Roller Skating
- Feature 1
- Feature 2



Google Earth









SEPTEMBER 1, 2021

Mr. Tom Micuda, AICP – Deputy Director
City of Great Falls – Planning and Community Development
Civic Center, Room 112
Great Falls, MT 59403
(406) 454-0495

RE: TC Glass Planned Unit Development

Mr. Micuda

Attached please find our Planned Unit Development (PUD) submittal in the form of the information plan and data as required by the City of Great Falls for the above referenced project. Woith Engineering is submitting this request on behalf of our client.

Our submittal includes the following:

1. City of Great Falls PUD Application
2. Site Plan

The area proposed for a rezone by TC Glass and Northern Hydraulics is located off of River Drive North in a historically Industrial Area. This site is currently utilizing rail service via Burlington Northern Santa Fe Railroad. The major building on the site formerly housed Lumber Yard Supply and was most recently occupied by Wausau Supply Company.

The site lies just to the south of the River Drive North and East of 11th Street North. The total acreage is approximately 14.9 acres.

Please contact me at your convenience if you require additional information or clarification of the attached.

Sincerely,

Woith Engineering, Inc.



Spencer Woith
President

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. BOX 5021, GREAT FALLS, MT, 59403 5021
406.455.8430 • WWW.GREATFALLSMT.NET

LAND USE APPLICATION

TC Glass Expansion

Name of Project (if applicable):

1300 River Drive North, Great Falls, MT 59405

Project Address:

Tye Habel

Applicant/Owner Name:

2300 Vaughn Road, Great Falls, MT 59404

Mailing Address:

406-799-2350

tye@tcglassinc.com

Phone:

Email:

Tye Habel

Representative Name:

406-799-2350

tye@tcglassinc.com

Phone:

Email:

- Annexation by Petition: \$500
- Preliminary Plat, Major: \$1,500 + \$50/lot
- Final Plat, Major: \$1,500 + \$25/lot
- Minor Subdivision: \$1,250
- Zoning Map Amendment: \$2,000
- Conditional Use Permit: \$1,500
- Planned Unit Development: \$2,000
- Amended Plat, Non-administrative: \$1,000

LEGAL DESCRIPTION:

See attached

Lot/Block/Subdivision:

Section 1; Township 20N; Range 2E

Section/Township/Range:

ZONING (ZONING MAP AMENDMENT ONLY):

1-1

Current:

PUD

Proposed:

LAND USE (CONDITIONAL USE ONLY):

Current:

Proposed:

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Charlie Herwig

08/04/2021

8/4/2021 4:26:58 PM MDT

Applicant/Owner's Signature:

Date:

Tye Habel

08/05/2021

8/5/2021 7:09:39 AM MDT

Representative's Signature:

Date:

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
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LAND USE APPLICATION

Northern Hydraulics Acreage

Name of Project (if applicable):

3.5 Acres TBD of 1300 River Drive North, Great Falls, MT 59405

Project Address:

Perry Detton

Applicant/Owner Name:

2600 17th Ave NE Black Eagle MT 59414

Mailing Address:

406-544-6375

perry@northernhydraulics.net

Phone:

Email:

Perry Detton

Representative Name:

406-544-6375

perry@northernhydraulics.net

Phone:

Email:

- Annexation by Petition: \$500
- Preliminary Plat, Major: \$1,500 + \$50/lot
- Final Plat, Major: \$1,500 + \$25/lot
- Minor Subdivision: \$1,250
- Zoning Map Amendment: \$2,000
- Conditional Use Permit: \$1,500
- Planned Unit Development: \$2,000
- Amended Plat, Non-administrative: \$1,000

LEGAL DESCRIPTION:

3.5 Acres TBD per Exhibit A

Lot/Block/Subdivision:

Section 1; Township 20N; Range 3E

Section/Township/Range:

ZONING (ZONING MAP AMENDMENT ONLY):

I-1/M-2 PUD

LAND USE (CONDITIONAL USE ONLY):

Current:

Proposed:

Current:

Proposed:

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Authentisign
Charlie Herwig

08/09/2021

08/2021 10:14:24 AM MDT
Applicant/Owner's Signature:

Date:



08/09/2021

08/2021 12:21:34 PM MDT
Representative's Signature:

Date:

PURPOSE AND INTENT

a) Project Overview and Goals

The proposed rezone to PUD intends to allow the continued industrial type activities that have been active on the property for years. The Current Zoning is both M-2 Mixed Use Transitional and I-1 Light Industrial, the City Description of Light Industrial is as follows:

I-1 Light industrial. This district is intended to accommodate those types of activities typically associated with manufacturing of finished products, storage, and wholesale operations.

M-2 Mixed-use transitional. This district is intended to promote a transition over time to a predominately mixed-use land use pattern. Because of changing economic conditions and other factors, some current uses do not represent the highest and best use, given other more suitable areas. Current industrial uses and warehouses are not considered nonconforming. As such, current industrial uses and warehouses existing at the time this Title was adopted are allowed to expand or to be re-established, if damaged, provided development and appearance standards under the purview of the Design Review Board are met. (See Chapter 28, Section 17.28.050.) Uses characteristic of this district are the same as those found in the previously described M-1 District.

The above description also flows a matrix of permitted, conditional and non-allowable uses. Some of the intended operations on this parcel falls into a non-allowable use under both M-2 Mixed Use Transitional and the I-1 Light Industrial Zoning. The next available zoning that would allow for these uses is I-2 Heavy Industrial Zoning. The City Description of Heavy Industrial Zoning is as follows:

I-2 Heavy industrial. This district is intended to accommodate those activities associated with processing raw materials or other activities with potentially significant off-site impacts. Typically, the uses found in this district are not compatible with most types of non-industrial uses.

The intent of this zoning request is to use the I-1 Light Industrial Zoning as the underlying zoning and add some of the uses that would be found in I-2 Heavy Industrial Zoning, but not all of the allowed uses. This puts some side boards on

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the allowable uses that are just slightly wider than the current zoning, closely maintaining the current zoning of the parcel yet allowing a little flexibility for certain defined uses.

b) Overall design concept to include, use categories, themes, or other significant features

TC Glass is interested in occupying 50,000 sf in the former Wausau Building consolidating their two operations and providing room for expansion. The PUD is being requested to provide the flexibility to allow for occupation of the buildings and yard by a user or users that import, store and use raw materials and produce an end product. This facility is served by the rail and creates a unique opportunity for these types of uses. At some point in the future potential new buildings could be constructed. The southeastern approximately 3.5 acre parcel will most likely be the first parcel to have new construction on it. Any new construction will be subject to all applicable codes and requirements including those in this zoning should it be approved.

Land Use Plan

a) Description of proposed land use categories, include acreages and location if more than one land use category is proposed

The overall concept is to maintain the historically industrial use of the property. There are some potential uses that lie outside of the current allowed uses in the I-1 zoning that the property is currently zoned.

b) Brief discussion of the Conceptual Site Plan

There are no defined plans as to what any new buildings or expansion would be at this time. The property will be broken into two separate parcels at some point in the future. Any new construction will be subject to all applicable codes and requirements including those in this zoning should it be approved.

Site Conditions and Location

a) Acreage

The overall site proposed for the development contains 14.9 acres.

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b) Location in relation to major intersections or areas of regional significance

The parcel lies just to the south of the River Drive North and East of 11th Street North. The total acreage is approximately 14.9 acres. A portion of the parcel abuts 14th Street North close to the intersection of 10th Avenue North.

c) Topography and natural features

A majority of the parcel is comprised of a warehouse facility and accompanying parking lots and semi-truck access. The site has a drainage ditch on the east side of the parcel and boulevard landscaping facing River Drive North.

Zoning and Land Use Compatibility

a) Describe existing zoning on and adjacent to site, to include conformance with the objectives, policies, design guidelines, and planned land uses and intensities of all applicable planning areas

The current zoning assigned to the parcel is both I-1 Light Industrial Zoning and M-2 Mixed Use. The parcel is currently cross zoned with both zoning districts. The majority of the parcel boundary abuts currently zoned I-1 Parcels. The majority of adjacent uses are commercial and industrial of nature at this time.

b) Describe existing land uses on and adjacent to site

The majority of adjacent uses are commercial and industrial of nature at this time. Including contractor yards, auto repair facilities, distribution warehouses and rail road parcels.

c) Describe existing and adjacent character

The character of both the subject parcel and the adjacent parcels are mostly commercial and industrial in character and use.

List of Uses

a) Permitted Uses

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Land uses for this development will follow the zoning regulations.

Development Standards

- a) Density and number of dwelling units
- b) Minimum lot width/depth
- c) Building setbacks/build to lines
- d) Landscape setbacks
- e) Building separation
- f) Height
- g) Lot coverage
- h) Division of Uses

Development Standards a-h will all be the same as the underlying I-1 zoning district requirements.

Design Guidelines

The Guidelines for Design Review section of the Zoning Ordinance establishes minimum design guidelines for development. The PUD Narrative is expected to exceed these standards by meeting the Objectives outlined in the Planned Unit Development Basis of Decision (17.16.29.050)

Signs

- a) Location

All signage will be located at the current locations on the parcel or will be subject to the code requirements already established by the City of Great Falls Sign Code.

- b) Size

All signage will be subject to the City of Great Falls Sign Code

Infrastructure

- a) Circulation Systems (streets, pedestrian circulation, trails, etc.)

There is no plan to amend the vehicular or pedestrian circulation from the current operation.

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b) Grading and Drainage

The site has will remain as design except for any potential new buildings or expansion. At this time those have not been identified and or designed. In the future those improvements will be subject to the requirement of the City of Great Falls and any other applicable government agencies.

c) Water and Wastewater Services

Public water currently serves the building and there is no intent to change.

A public wastewater currently serves the building and there is no intent to change.

Phasing Plan

a) If no Phasing plan is proposed, state that there is no Phasing Plan

There is no phasing plan proposed for the project.

| EXHIBITS | | INCLUDED Y/N |
|----------|--|---------------|
| a) | Comparative Zoning Standards Table (to include applicable existing and proposed zoning standards) | N |
| b) | Legal Description | Y – SITE PLAN |
| c) | Area Vicinity Map | Y |
| d) | Aerial Map | Y |
| e) | Zoning Map (existing/ proposed) | N |
| f) | Land Use Plan | Y |
| g) | Conceptual Site Plan | Y |
| h) | Conceptual Elevations | N |

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| | | |
|----|--|-----|
| i) | Conceptual Landscape Plan | N |
| j) | Thematic Street Cross Sections | N |
| k) | Circulation Plan | N |
| l) | Sign Plan | N |
| m) | Color Palette | N |
| n) | Phasing Plan | N |
| o) | Traffic Study or Statement (as applicable) | N/A |

TRACT 1:

Lots 9, 10, 11, 12, 13 and 14, Block 27, South of the Chicago, Milwaukee, Railway Right of Way, all in Great Falls Water Power and Townsite Company's First Addition to Great Falls Townsite, Cascade County, Montana, according to the official plat or map thereof on file and of record in the office of the Clerk and Recorder of said County.

TRACT 2:

Lots 8-14, inclusive (lying South of the South line of the railroad) Block 29 and those portions of vacated streets, avenues and alleys adjoining Lots 8 to 14, inclusive, in Block 29, Great Falls Water Power and Townsite Company's First Addition to Great Falls Townsite, Cascade County, Montana, described as follows:

That portion of Twelfth Alley North lying between the South line of the Chicago, Milwaukee, Saint Paul, and Pacific Railroad Company's right of way and the North line of Lot 14 in said Block 29.

The West 1/2 of Twelfth Street North bounded on the North by the South line of the Chicago, Milwaukee, Saint Paul and Pacific Railroad Company's right of way, bounded on the South by the North line of Eleventh Avenue North.

The North 1/2 of Eleventh Avenue North bounded on the West by the East line of Eleventh Street North and on the East by the West line of Twelfth Street North.

TRACT 3:

Lots 2, 3, and 4, Block 35, Great Falls Water Power and Townsite Company's First Addition to Great Falls Townsite, Cascade County, Montana, together with the Southerly 1/2 of vacated Eleventh Avenue North which adjoins said Lots 2, 3, and 4, Block 35, on the North, Cascade County, Montana, according to the official plat or map thereof on file and of record in the office of the Clerk and Recorder of said County.

All of the above land located in Great Falls Water Power and Townsite Company's First Addition to Great Falls Townsite, Cascade County, Montana, according to the official plat or map thereof on file and of record in the office of the Clerk and Recorder of said County.

TRACT 4:

Lot 2 of the Amended Plat of a portion of Blocks 4, 5, 27, 28, 29, portions of vacated 12th and 13th Streets North, and a portion of the vacated 12th Alley North, all in the First Addition to the City of Great Falls, Cascade County, Montana, as well as portions of Government Lot 6, Section 1, Township 20 North, Range 3 East, and Government Lot 5, Section 6, Township 20 North, Range 4 East, PMM. This plat also amends the Amended Plat of a portion of Lot 1, Block 2, and a portion of 13th Street North, all in the First Addition to the City of Great Falls, Cascade County, Montana, a subdivision located in the NE1/4 of Section 1, Township 20 North, Range 3 East, and the NW1/4 of Section 6, Township 20 North, Range 4 East, PMM, all in Great Falls, Cascade County, Montana, according to PL #4299.

TRACT 5:

Tract No. 1 of the Amended Plat of a portion of Blocks 27, 28, 29, 30, portions of vacated 11th, 12th and 13th Streets North and a portion of vacated 12th Alley North, all in the First Addition to the City of Great Falls, Cascade County, Montana, a Subdivision located in Section 1, Township 20 North, Range 3 East, PMM, according to Plat #4898, filed October 9, 1998.

Except that portion Deeded to the State of Montana, Department of Transportation as to that portion lying with Lots 1 and 2, Block 29, as conveyed by Deed recorded August 20, 196 on Rel 285, Document 61, records of Cascade County, Montana.

| Principal Uses | M-2 | I-1 | I-2 | PUD |
|---|-----|-----|-----|-----|
| Agricultural Uses | | | | |
| Agriculture, horticulture, nursery | - | P | P | P |
| Residential Uses | | | | |
| Mobile home/park | - | - | - | - |
| Residence, single-family detached | P | - | - | - |
| Residence, zero lot line | P | - | - | - |
| Residence, two-family | P | - | - | - |
| Residence, multi-family | P | - | - | - |
| Residence, townhouse | P | - | - | - |
| Residence, manufactured/factory-built | P | - | - | - |
| Retirement home | P | - | - | - |
| Special Care Facilities | | | | |
| Community residential facility, type I | P | - | - | - |
| Community residential facility, type II | C | - | - | - |
| Day care center | P | - | - | - |
| Emergency shelter | C | - | - | - |
| Family day care home | P | - | - | - |
| Group day care home | P | - | - | - |
| Nursing home | P | - | - | - |
| Overnight Accommodations | | | | |
| Campground | - | - | - | - |
| Hotel/motel | P | - | - | - |
| Food and Beverage Sales | | | | |
| Micro-brewery | C | P | - | P |
| Restaurant | P | P | P | P |
| Tavern | C | P | P | P |
| General Sales | | | | |
| Agriculture sales | - | P | P | P |
| Auction sales | - | P | P | P |
| Construction materials sales | - | P | P | P |
| Convenience sales | - | P | P | P |
| General sales | P | P | P | P |
| Manufactured housing sales | - | P | P | P |

| | | | | |
|--|---|---|---|---|
| Off-site liquor sales | C | P | P | P |
| Secondhand sales | - | P | P | P |
| Shopping center | - | P | P | P |
| General Services | | | | |
| Administrative services | P | - | - | - |
| Commercial kennel | - | P | - | P |
| Financial services | P | - | - | - |
| Funeral home | P | - | - | - |
| General services | P | P | P | P |
| Professional services | P | - | - | - |
| Sexually-oriented business | - | P | P | P |
| Veterinary clinic, large animal | - | P | P | P |
| Veterinary clinic, small animal | P | P | P | P |
| Rental and General Repair | | | | |
| Large equipment rental | - | P | P | P |
| Small equipment rental | - | P | P | P |
| General repair | - | P | P | P |
| Vehicle Trade and Service | | | | |
| Vehicle fuel sales | - | P | - | P |
| Vehicle repair | - | P | - | P |
| Vehicle sales and rental | - | P | - | P |
| Vehicle services | P | P | - | P |
| General Storage | | | | |
| Agricultural commodity storage facility | - | P | P | P |
| Climate controlled indoor storage | P | P | P | P |
| Fuel tank farm | - | - | P | - |
| Mini-storage facility | C | P | P | P |
| Freight terminal | - | P | P | P |
| Warehouse | C | P | P | P |
| Indoor Recreation/Sports/Entertainment | | | | |
| Casino, type I | - | P | P | P |
| Casino, type II | - | P | P | P |
| Indoor entertainment | C | - | - | - |
| Indoor sports and recreation | C | P | - | P |
| Outdoor Recreation/Sports/Entertainment | | | | |
| Golf course/driving range | - | - | - | - |
| Miniature golf | C | C | - | C |
| Outdoor entertainment | - | C | - | C |
| Park | P | P | P | P |
| Recreational trail | P | P | P | P |
| Community Services/Uses | | | | |
| Administrative governmental center | P | - | - | - |

| | | | | |
|--|---|---|---|---|
| Animal shelter | C | P | - | P |
| Cemetery | - | - | - | - |
| Civic use facility | P | - | - | - |
| Community center | P | - | - | - |
| Community cultural facility | P | - | - | - |
| Community garden | P | C | C | C |
| Public safety facility | P | P | - | P |
| Worship facility | P | - | - | - |
| Health Care | | | | |
| Health care clinic | P | - | - | - |
| Health care facility | C | - | - | - |
| Health care sales and services | P | - | - | - |
| Education | | | | |
| Commercial education facility | P | P | - | P |
| Educational facility (K—12) | C | - | - | - |
| Educational facility (higher education) | C | - | - | - |
| Instructional facility | P | P | - | P |
| Solid Waste, Recycling and Composting | | | | |
| Composting facility | - | C | P | C |
| Recycling center | - | C | P | C |
| Solid waste transfer station | - | C | P | C |
| Telecommunications | | | | |
| Amateur radio station | - | - | - | - |
| Telecommunication facility | - | - | - | - |
| Concealed facility | P | P | P | - |
| Unconcealed facility | C | P | P | - |
| Co-located facility | C | P | P | - |
| Utilities | | | | |
| Utility installation | C | C | P | - |
| Transportation | | | | |
| Airport | - | - | - | - |
| Bus transit terminal | C | P | - | P |
| Heli-pad | C | P | P | - |
| Parking lot, principal use | P | P | P | P |
| Parking structure | P | P | P | P |
| Railroad yard | - | P | P | P |
| Taxi cab dispatch terminal | P | P | - | P |
| Contractor Yards | | | | |
| Contractor yard, type I | P | P | - | P |
| Contractor yard, type II | C | P | P | P |
| Industrial/Manufacturing | | | | |
| Artisan shop | P | P | - | P |

| | | | | |
|----------------------------------|---|---|---|---|
| Industrial, heavy | - | - | P | P |
| Industrial, light | - | P | P | P |
| Industrial park | - | P | P | P |
| Junkyard | - | C | P | - |
| Light manufacturing and assembly | P | P | P | P |
| Motor vehicle graveyard | - | - | P | - |
| Motor vehicle wrecking facility | - | - | P | - |

| Accessory Uses | M-2 | I-1 | I-2 | PUD |
|----------------------------------|-----|-----|-----|-----|
| Accessory living space | P | - | - | - |
| Agriculture, livestock | - | - | - | - |
| ATM, exterior | P | P | P | - |
| Bed and breakfast | P | - | - | - |
| Fences | P | P | P | - |
| Gaming, accessory | P | P | P | - |
| Garage, private | P | P | P | - |
| Home occupation | P | P | P | - |
| Private stable/barn | - | - | - | - |
| Residence, accessory | P | P | P | - |
| Roadside farmer's market | - | - | - | - |
| Storage containers | - | P | P | - |
| Wind-powered electricity systems | P | P | P | - |

| Temporary Use | M-2 | I-1 | I-2 | PUD |
|----------------------------------|-----|-----|-----|-----|
| Garage sales | P | P | P | - |
| Itinerant outdoor sales | P | C | - | - |
| On-site construction office | P | P | P | - |
| On-site real estate sales office | P | - | - | - |
| Outdoor entertainment, temporary | - | P | P | - |
| Sidewalk café | P | - | - | - |
| Sidewalk food vendor | P | - | - | - |