

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

Tacke Apartments

Name of Project (if applicable):

2505 8th Ave N. Great Falls, MT 59401

Project Address:

Robert tacke

Applicant/Owner Name:

813 25th St N, Great Falls, MT 59401

Mailing Address:

406-452-9829

Phone:

Tyson Kraft - Nelson Architects

Email:

Representative Name:

406-27-3286

tyson@nelsonarchitects.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:

Great Falls Eleventh Addition Lot 13/Block 098/LTS 13-14

Lot/Block/Subdivision:

S06/T20 N/R04 E

Section/Township/Range:

ZONING (ZONING MAP AMENDMENT ONLY):

R-3

Current:

C-1

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.

Applicant/Owner's Signature:

Digitally signed by Tyson Kraft, AIA
 Date: 2023.06.22 10:06:00-06'00'

Date:

06.22.2023

Representative's Signature:

Date:



June 28, 2023

Narrative Request for Lot Rezoning **2505 8th Ave N. Great Falls, MT 59401**

To Whom it may Concern:

On behalf of the owner Robert Tacke, we are requesting a zoning change to the lot located at 2505 8th Ave N. From R-2 to C-1. The owner would like to develop the vacant lot to contain a 12-unit apartment building. The lot is currently zoned for single family use only. The design team met with City Planning during a pre-application meeting to discuss the use of this lot for a multi-unit apartment. At the planning department's request, we are looking to rezone to a C-1 as the nearest higher density residential zoning is several blocks away. Rezoning as a C-1 allows the construction of apartments on the lot and ties in with the lot immediately to the west which is also zoned C-1.

The lot has been bare for several decades. The developer owns two lots to the north and northwest and would like to see vacant lot finally developed. Rezoning this lot allows for a little flexibility and would help assist the owner in being able to construct something on the site.

Thank You,

Tyson Kraft

Dream • Design • Build

621 2nd Avenue North • Great Falls, MT 59401 • 406-727-3286
info@nelsonarchitects.com • nelsonarchitects.com

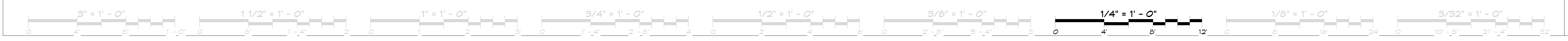


REVISION SCHEDULE

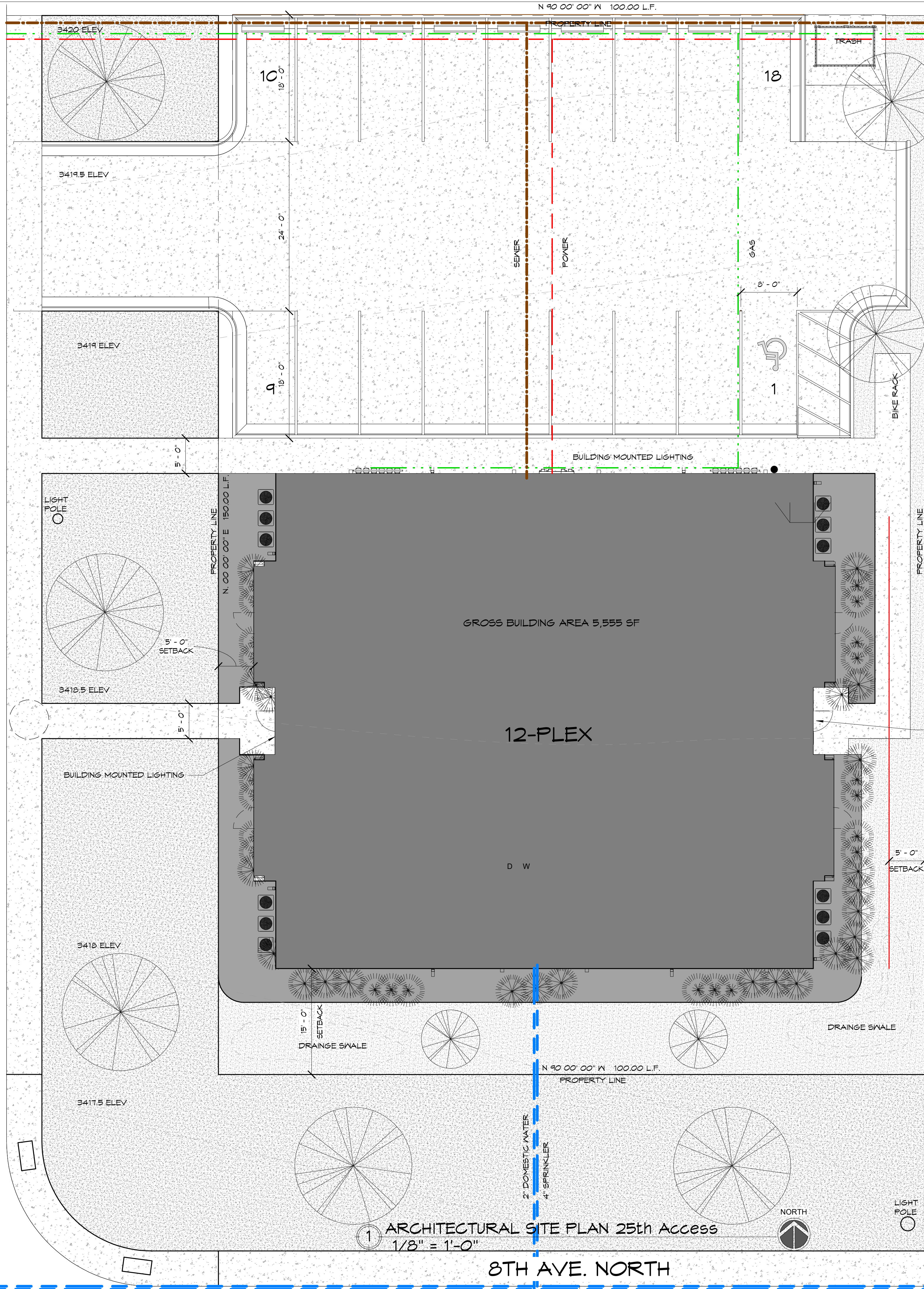
#	DESCRIPTION	DATE

3D VIEWS
 ISSUED FOR: CONSTRUCTION
 NOT FOR CONST.

Project: 23-033
 Date: 6-26-23
 Drawn by: TCK
 Checked by: DEN

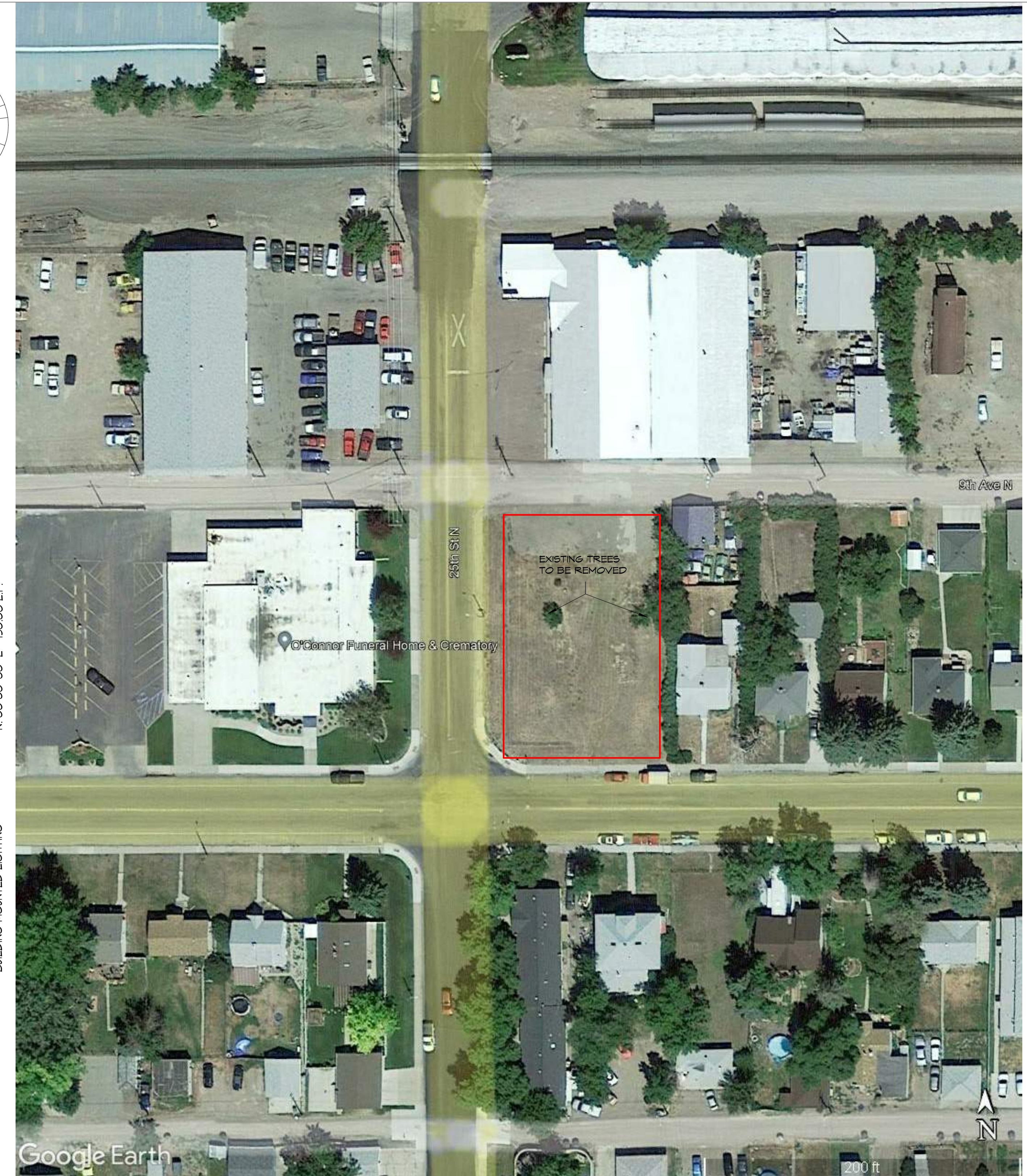


25TH ST. NORTH



1 ARCHITECTURAL SITE PLAN 25th Access
1/8" = 1'-0"

8TH AVE. NORTH



SITE STATISTICS/REQUIREMENTS

GENERAL

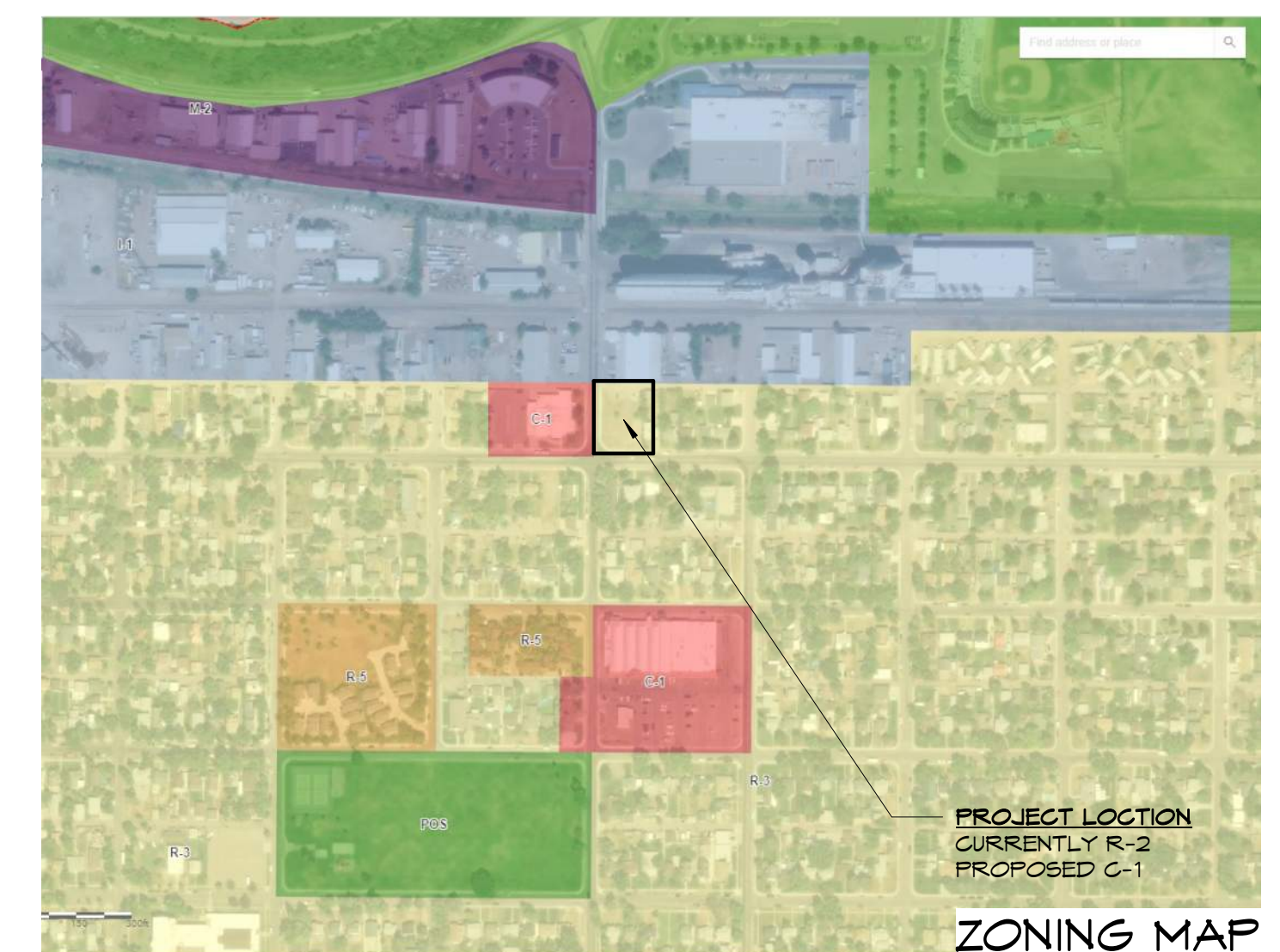
GROSS PROPERTY AREA	15,000 SF
VEHICULAR AREA (W/VIN PROP. LINES)	5,190 SF
GROSS LANDSCAPE AREA	5,260 SF
TOTAL BUILDING AREA	5,555 SF
NET LOT AREA	10,562 SF

PARKING REQUIREMENTS

REQUIRED	ACTUAL
TOTAL SPACES	10 SPACES + BIKE
ACCESSIBLE SPACES REQUIRED	1 VAN ACCESSIBLE

LANDSCAPING REQUIREMENTS (SITE INTERIOR)

REQUIRED	ACTUAL
15% OF GROSS PROPERTY AREA MUST BE LANDSCAPED	2,311 SF + 730 BLVD = 3,041 SF
1 TREE REQUIRED PER 400 SF OF NET LOT AREA	5 TREES
1 BLVD PER 50 LF OF FRONTAGE MINUS DRIVEWAY WIDTH	5 TREE(S)
4 SHRUBS REQUIRED PER 400 SF OF NET LOT AREA	22 SHRUBS



ZONING MAP