ORDINANCE 3164

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS: FOXWOOD ESTATES SUBDIVISION LOCATED IN THE GOVERNMENT LOT 2 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M. CASCADE COUNTY, MONTANA, FROM R-1 SINGLE-FAMILY SUBURBAN TO PUD PLANNED UNIT DEVELOPMENT DISTRICT.

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WHEREAS, the subject properties, located on the southwest corner of Park Garden Road and Park Garden Lane are presently zoned R-1 Single-family suburban; and,

WHEREAS, the property owner, Brett Haverlandt, has petitioned the City of Great Falls to rezone said properties to PUD Planned Unit Development district; and,

WHEREAS, notice of assigning said zoning classification to the subject property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 15th day of August 2017, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said rezoning designation be made; 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 June 27, 2017, to consider said rezoning from R-1 Single-family suburban residential district to PUD Planned Unit Development district and at the conclusion of said hearing passed a motion recommending the City Commission rezone the property legally described as Foxwood Estates Subdivision, located in the Government Lot 2 of Section 23, Township 20 North, Range 3 East, P.M., City of Great Falls, 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 Land Development Code of the City of Great Falls.

Section 2. That the property legally described as: Foxwood Estates Subdivision, located in the Government Lot 2 of Section 23, Township 20 North, Range 3 East, P.M., City of Great Falls, Cascade County, Montana, be rezoned to PUD Planned Unit Development district, subject to the setbacks, and other development standards attached hereto as Attachment A, and by this reference made a part hereof, as well as all other applicable regulatory codes and ordinances.

Section 3. Where the Official Code of the City of Great Falls regulations apply to a specific zoning district, the R-1 Single-family Suburban district regulations shall apply to the properties within the PUD.

Section 4. All uses listed in Article 17.20.3, Exhibits 20-1, 20-2, and 20-3 of the Official Code of the City of Great Falls (OCCGF) as permitted or conditionally permitted in the R-1 zoning district are allowable uses within the PUD, with the exception of the following uses which are prohibited:

- 1. Agriculture, horticulture, nursery;
- 2. Convenience sales;
- 3. Contractor vard type I;
- 4. Agriculture, livestock;
- 5. Private stable/barn; and
- 6. Roadside farmer's market.

Section 5. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

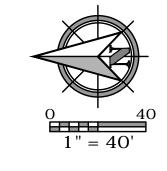
ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading July 18, 2017.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading August 15, 2017.

	Bob Kelly, Mayor	
ATTEST:		
Lisa Kunz, City Clerk		

(SEAL OF CITY)
APPROVED FOR LEGAL CONTENT:
Sara Sexe, 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 3164 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
Lisa Kunz, City Clerk (CITY SEAL)

Foxwood Estates Subdivision			
Standard	Proposed PUD	R-1	
Residential density	-	-	
Minimum lot size for newly created lots	21780 sf	15000 sf	
Minimum lot width for newly created lots	90 feet	90 feet	
Lot proportions for newly created lots (maximum depth to width)	3.1:1or <	3.1:1or <	
Maximum building height of principal building	35 feet	35 feet	
Maximum building height of detached garage	24 feet but not higher than principal building	24 feet but not higher than principal building	
Maximum building height of other accessory structures and buildings	12 feet	12 feet	
Minimum front yard setback	20 feet	30 feet	
Minimum rear yard set back	20 feet for lots less than 150 feet in depth; 25 feet for lots 150 feet in depth and over	20 feet for lots less than 150 feet in depth; 25 feet for lots 150 feet in depth and over	
Minimum side yard set back	Principal building: 15 feet each side; accessory building: 2 feet each side provided the front of the building is at least 50 feet from the front lot line	Principal building: 15 feet each side; accessory building: 2 feet each side provided the front of the building is at least 50 feet from the front lot line	
Maximum lot coverage of principal and accessory buildings	Corner lot: 40% Other types: 30%	Corner lot: 40% Other types: 30%	
Accessory Building Square Footage (Maximum)	3000 sf		
Maximum attached garage	1600 sf		
Landscaping	Standard boulevard + 5 trees		



PARK GARDEN RD

PARK GARDEN LN 129.04' 129.04' 129.04' 129.04' 129.04' 129.04' 150.00' 43.8' — <u>LOT 3A</u> 37185 SF <u>LOT 6A</u> 37370 SF <u>LOT 1A</u> 43063 SF <u>LOT 2A</u> 37126 SF <u>LOT 4A</u> 37243 SF <u>LOT 5A</u> 37308 SF <u>LOT 7A</u> 37423 SF

129.14'

129.14'

129.14'

150.00'

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
P.O. BOX 7326, GREAT FALLS, MONTANA 59406 - NOT FOR CONSTRUCTION

129.14'

129.14'

129.14'