

**ORDINANCE 3157**

**AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS: EAST RIDGE BLOCK 2, LOT 2 LOCATED IN THE N1/2 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M. CASCADE COUNTY, MONTANA, FROM R-2 SINGLE-FAMILY MEDIUM DENSITY TO PUD PLANNED UNIT DEVELOPMENT DISTRICT**

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**WHEREAS**, the subject property located on the northwest corner of 13<sup>th</sup> Avenue South and 47<sup>th</sup> Street South is presently zoned R-2 Single-family medium density; and

**WHEREAS**, the property owner, Western National Properties, Inc., has petitioned the City of Great Falls to rezone said properties to PUD Planned Unit Development district; and

**WHEREAS**, the Great Falls Zoning Commission conducted a public hearing on June 27, 2017, to consider said rezoning from R-2 Single-family medium density 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 East Ridge Block 2, Lot 2, located in the North ½ Section 16, Township 20 North, Range 4 East, P.M., City of Great Falls, Cascade County, Montana; 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 5th day of September, 2017, before final passage of said Ordinance herein; and

**WHEREAS**, following said public hearing, it was found and decided that the zoning map amendment on said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.40.030, and that the said rezoning designation be made.

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

Section 1. It is determined that the herein requested rezoning meets the criteria and guidelines cited in Mont. Code Ann §76-2-304, and Section 17.16.40.030 of the OCCGF.

Section 2. That the property legally described as: East Ridge Block 2, Lot 2, located in the N½ Section 16, Township 20 North, Range 4 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. Except for the development standards in Attachment A and B, where the OCCGF regulations apply to a specific zoning district, the R-2 Single-family medium density district regulations shall apply to the properties within the PUD.

Section 4. 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 August 15, 2017.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading September 5, 2017.

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Bob Kelly, Mayor

ATTEST:

\_\_\_\_\_  
Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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Sara Sexe, City Attorney

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

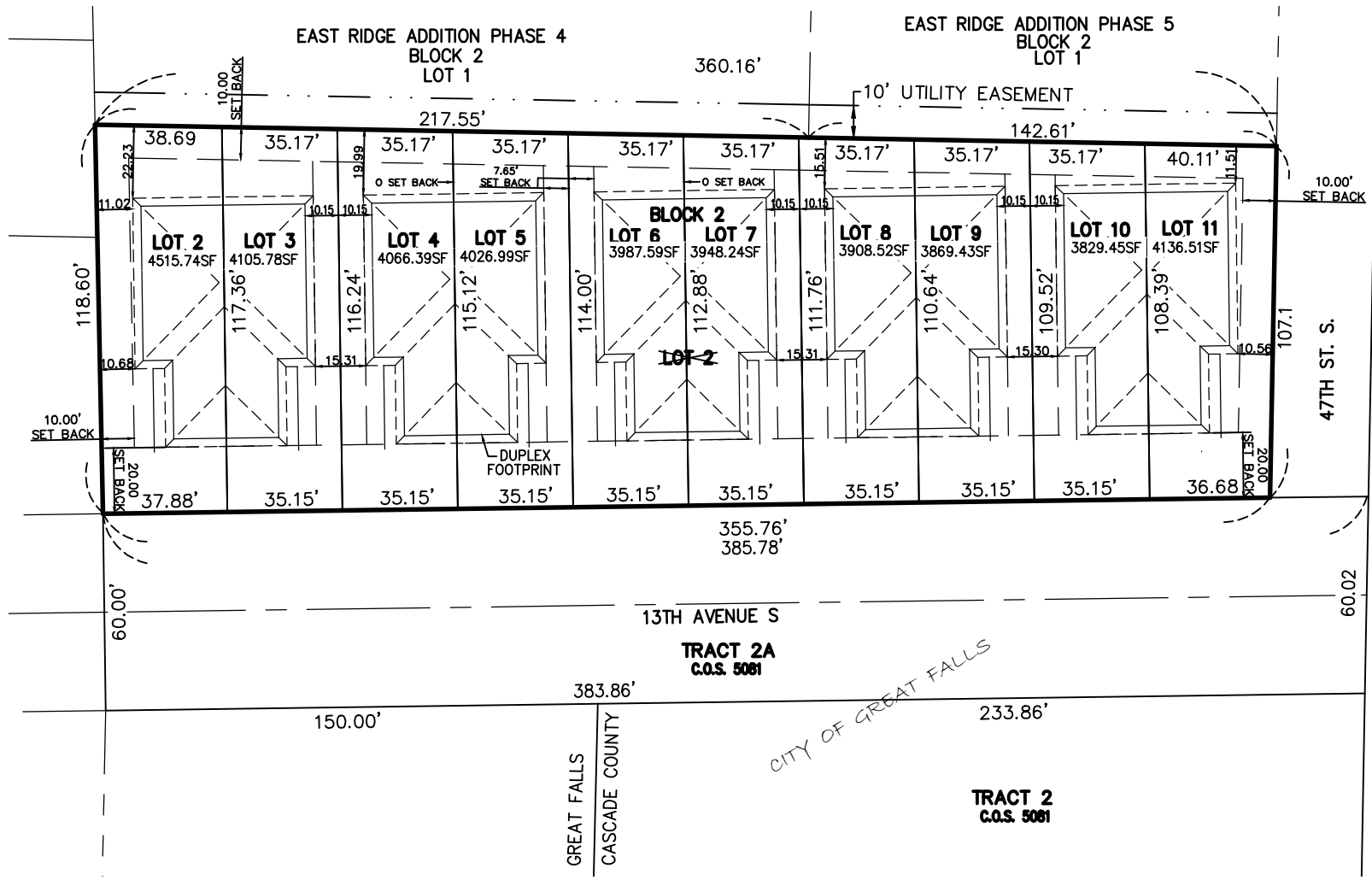
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3157 in three conspicuous places within the limits of said City to-wit:

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

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Lisa Kunz, City Clerk

(CITY SEAL)



**PUD STANDARDS**

- LAND USE – P.U.D. HIGH DENSITY RESIDENTIAL.
- BUILDING HEIGHTS SHALL BE RESTRICTED TO A MAXIMUM OF 35’.
- MAXIMUM BUILDING COVERAGE OF LOT 41% (LOT 10).
- MINIMUM FRONT SET BACK 20’.
- MINIMUM REAR SET BACK 10’.
- MINIMUM SIDE SET BACK 0’ ATTACHED SIDE AND 7.65’ ON DETACHED SIDE.
- MAXIMUM LOT DEPTH TO WIDTH 3.1:1 (LOT 2).



SCALE: 1" = 50'

<p><b>WORTH ENGINEERING, INC.</b>  <b>ENGINEERS &amp; SURVEYORS</b>  <small>P.O. BOX 7326, GREAT FALLS, MONTANA 59406</small></p>	<p>JOB # 1612          FILE: 1612-PUD SITE PLAN REV2          DATE: 6-7-17</p>
<p>LOT 2 BLOCK 2 EAST RIDGE ADDITION - PHASE 5          CITY OF GREAT FALLS MONTANA</p>	
<p><b>1</b></p>	

<b>EAST RIDGE PHASE 5 BLOCK 2, LOT 2, PUD ZONING STANDARDS</b>	
<b>Standard</b>	<b>Single Family Residence - Attached (Townhomes)</b>
Residential density	-
Minimum lot size for newly created lots	3829 sf
Minimum lot width for newly created lots	35.15 feet
Lot proportions for newly created lots (maximum depth to width)	3.1:1 or <
Maximum building height of principal building	35 feet
Maximum building height of detached garage	24 feet but not higher than principal building
Maximum building height of other accessory structures and buildings	12 feet
Minimum front yard setback	20 feet
Minimum rear yard set back	10 feet
Minimum side yard set back	0 feet on attached side and 7.65 feet on detached side
Maximum lot coverage of principal and accessory buildings	41%