

ORDINANCE 3176

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS: THE GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION, BLOCK 405, LOTS 8-14 LOCATED IN THE NE1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M. CASCADE COUNTY, MONTANA, FROM R-3 SINGLE-FAMILY HIGH DENSITY TO PUD PLANNED UNIT DEVELOPMENT DISTRICT

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WHEREAS, the subject property located on the northwest corner of 3rd Avenue South and 14th Street South is presently zoned R-3 Single-family high density; and

WHEREAS, the property owner, NWGF Beargrass Village, LLC, 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 October 10, 2017, to consider said rezoning from R-3 Single-family high 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 The Great Falls Water Power and Townsite Company's First Addition, Block 405, Lots 8-14, located in the NE 1/4 Section 12, Township 20 North, Range 3 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 December, 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 17.16.29.050, 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 17.16.29.050 of the OCCGF.

Section 2. That the property legally described as: The Great Falls Water Power and Townsite Company's First Addition, Block 405, Lots 8-14, located in the NE 1/4 Section 12, 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. 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 November 7, 2017.

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

Bob Kelly, Mayor

ATTEST:

Darcy Dea, Deputy 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, Darcy Dea, Deputy 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 Commission, Ordinance 3176 on the Great Falls Civic Center posting board and the Great Falls City website.

Darcy Dea, Deputy City Clerk

(CITY SEAL)

Attachment A

Per Lot Development Standards	
Standard	Proposed PUD
List of Uses	
Principle Uses (Allowable uses within the district)	Residence single-family, residence townhome(limited to 2 units per bldg.), family day care home, and community garden
Conditional Uses	None
Accessory Uses	Fences, Carports, Garage (private), Home Occupation, solar panels
Temporary Uses	Garage Sales, on-site construction office, onsite real estate sales office
Development Standards	
Minimum lot size for newly created lots	1,800 sq. feet
Minimum lot width for newly created lots	30 feet
Lot proportion for newly created lots (maximum depth to width)	1:1 (Ratio does not affect common lot)
Maximum building height of principal building	35 feet
Maximum building height of detached private garage	24 feet, but may not be higher than the uppermost elevation of the principal building
Maximum building height of other accessory buildings	12 feet
Minimum front yard setback	2 feet (Patio, deck and/or porch can be on the property line)
Minimum side yard setback	3 feet
Minimum rear yard setback	3 feet
Maximum lot coverage of principal and accessory buildings	70%
Foundation Planting Requirements	At least 50% of the frontage (primary entry side) of a building shall be occupied by a foundation planting bed(s) & at least 25% of the frontage the building that faces a public right-of-way shall be occupied by a

	<p>foundation planting bed(s). The planting beds shall be at least 4 feet wide, mulched, & contain a mix of vegetation types (annual flowers, perennial flowers, ground cover and shrubs). The planting beds shall include seventy-five (75) percent plant coverage at plant's full maturity. If the geotechnical report recommends a no planting zone for a certain distance from the foundation, foundation planting requirements shall not apply.</p>
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For items not specifically listed within the Beargrass Village PUD development standards, the Great Falls Land Development Code shall apply.

Common Area Lot Standards For Landscaping

- A. A minimum of seventy percent (70%) of the Net Lot Area must be green/landscaped.
- B. The one (1) canopy tree per lot requirement will be met by planting fourteen (14) trees within the Common Area Lot.

Neighborhood Center

The Beargrass Village neighborhood includes a central community area, which will function as a central gathering space for residents.

Parking

There are 10 private garages for the single-family homes and 4 attached garages for the townhomes.