

**ORDINANCE 3177**

**AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS ASSIGNING A ZONING CLASSIFICATION OF PUD PLANNED UNIT DEVELOPMENT TO THE PROPERTY LEGALLY DESCRIBED AS: MEDICAL TECH PARK MINOR SUBDIVISION LOT 4A LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M. CASCADE COUNTY, MONTANA**

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**WHEREAS**, the property owners, NeighborWorks Great Falls and GMD Development has petitioned the City of Great Falls to annex the subject property, consisting of ±7.972 acres, as legally described above; and,

**WHEREAS**, NeighborWorks Great Falls and GMD Development have petitioned said property to be assigned a City zoning classification of PUD Planned Unit Development district, upon annexation to the City; and,

**WHEREAS**, the Great Falls Zoning Commission conducted a public hearing on October 24, 2017, to consider said zoning request and at the conclusion of said hearing, passed a motion recommending the City Commission zone the property legally described as Medical Tech Park Minor Subdivision, Lot 4A located in the SW ¼ of the SE ¼ of Section 18, Township 20 North, Range 4 East, P.M.M, City of Great Falls, Cascade County, Montana to Planned Unit Development (PUD); 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 zoning 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: Medical Tech Park Minor Subdivision, Lot 4A located in the SW ¼ of the SE ¼ of Section 18, Township 20 North, Range 4 East, P.M.M, Cascade County, Montana, be designated as 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, where the OCCGF regulations apply to a specific zoning district, the R-6 Multi-family high 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 November 7, 2017.

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

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Bob Kelly, Mayor

ATTEST:

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Darcy Dea, Deputy City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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Joseph Cik, Assistant 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 3177 on the Great Falls Civic Center posting board and the Great Falls City website.

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Darcy Dea, Deputy City Clerk

(CITY SEAL)

Attachment A

PUD Zoning Standards	
Standard	Proposed PUD
List of Uses	
Principle Uses - Allowable uses within the district	Residence- multi-family, recreational trail, park, parking lot, family day care home, community center, and community garden
Conditional Uses	None
Accessory Uses	Fences, Carports, Garage (private), Home Occupation, Windpowered electricity systems, solar panels
Temporary Uses	Garage Sales, on-site construction office, onsite real estate sales/leasing office
Development Standards	
Residential density	1500 sq. feet of lot area per dwelling unit
Minimum lot size for newly created lots	7,500 sq. feet
Minimum lot width for newly created lots	50 feet
Lot proportion for newly created lots (maximum depth to width)	2.5:1
Maximum building height of principal building	45 feet
Maximum building height of other accessory buildings	12 feet
Minimum front yard setback	15 feet
Minimum side yard setback	5 feet- Side and rear yards for parking may be allowed to be zero feet when coordinated parking arrangements between adjacent properties is provided.
Minimum rear yard setback	15 feet- Side and rear yards for parking may be allowed to be zero feet when coordinated parking arrangements between adjacent properties is provided.
Maximum lot coverage of principal and accessory buildings	Corner lot: 70% Other types: 60%

For items not specifically listed within the Rockcross Commons PUD development standards, the Great Falls Land Development Code shall apply.