

ORDINANCE 3187

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO AMEND ORDINANCE 2903, FOR THE PROPERTY LEGALLY DESCRIBED AS: JEWELL ADDITION, LOT 4A, BLOCK 1, LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M. CASCADE COUNTY, MONTANA, TO ALLOW A CHANGE IN PERMITTED USE FOR A PLANNED UNIT DEVELOPMENT (PUD)

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WHEREAS, a 90 acre property located to the south of American Avenue was rezoned to Planned Unit Development (PUD) through adoption of Ordinance 2903 by the City Commission on April 5, 2005; and

WHEREAS, T & M Properties and Development LLC, has petitioned the City of Great Falls to amend Ordinance 2903 to allow a Residence, multi-family land to be permitted for Lot 4A, a 2.267 acre tract of land within the larger PUD; and

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on May 8, 2018, to consider said amendment to allow a Residence, multi-family land use to be permitted in the PUD Planned Unit Development district and, at the conclusion of said hearing, passed a motion recommending the City Commission approve the applicant's request; and,

WHEREAS, notice of said amendment to the subject property was published in the *Great Falls Tribune* advising that a public hearing on this amendment would be held on the 3rd day of July, 2018, before final passage of said Ordinance herein; and

WHEREAS, following said public hearing, it was found and decided that the 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 amendment 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 Ordinance 2903 pertaining to the property legally described as: Jewell Addition Block 1, Lot 4, located in the East half of Section 10, Township 20 North, Range 3 East, P.M., City of Great Falls, Cascade County, Montana, be amended to allow a Residence, multi-family land use, 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 OCCGF regulations apply to a specific zoning district, the R-6 Multi-family high density district regulations shall apply to the property 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 June 5, 2018.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading July 3, 2018.

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 Commission, Ordinance 3187 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

LOT 4, BLOCK 1 JEWEL ADDITION PUD ZONING STANDARD

Standard	Silver Stone PUD	R-6
Residential density	-	500 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 proportions for newly created lots (maximum depth to width)	-	2.5:1
Maximum building height of principal building	40 feet	65 feet
Maximum building height of detached garage	18 feet	24 feet, but may not be higher than the uppermost elevation of the principal building
Maximum building height of other accessory structures and buildings	18 feet	12 feet
Minimum front yard setback	15 feet	15 feet
Minimum rear yard set back	10 feet	15 feet
Minimum side yard set back	7.5 feet	5 feet
Maximum lot coverage of principal and accessory buildings	17%	Corner lot: 70% Other types: 60%
Maximum Attached Garage	-	-
Maximum Detached Garage	2,100 Square Feet	-