

ORDINANCE 3180

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS ASSIGNING A ZONING CLASSIFICATION OF PUD PLANNED UNIT DEVELOPMENT DISTRICT TO THE PROPERTY LEGALLY DESCRIBED AS: PARCEL 1 OF CERTIFICATE OF SURVEY #5162; A 21.10 ACRE TRACT LOCATED IN THE W1/2 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M. MT, CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, KYSO CORPORATION is the owner of record and has petitioned the City of Great Falls to annex and subdivide the subject property, consisting of ±21.10 acres, as legally described above; and,

WHEREAS, KYSO CORPORATION has petitioned said property to be assigned a City zoning classification of PUD Planned Unit Development district, upon annexation to the City; 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 March, 2019, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that said zoning 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 17.16.29.050; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on April 24, 2018, to consider said zoning and at the conclusion of said hearing passed a motion recommending the City Commission zone the property legally described as Parcel 1 of Certificate of Survey #5162; A 21.10 Acre Tract located in the W1/2 of Section 15, Township 20 North, Range 4 East P.M. MT, Cascade County, Montana to PUD Planned Unit Development district.

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

Section 1. It is determined that the herein requested zoning assignment will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.29.50 of the Land Development Code of the City of Great Falls.

Section 2. That the property legally described as: Parcel 1 of Certificate of Survey #5162; A 21.10 Acre Tract located in the W1/2 of Section 15, Township 20 North, Range 4 East P.M. MT, Cascade County, Montana be designated as PUD Planned Unit Development district, subject to the development standards attached hereto as Attachment A and the Allowable Land Uses attached hereto as Attachment B, 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 Allowable Land Uses in Attachment B, where the OOCGF regulations apply to a specific zoning district, M-1 Mixed-use district regulations shall apply to the lots designated as “Mixed Use M-1” in the Phase I area of Attachment C and R-2 Single-family medium density district regulations shall apply to the lots designated as “Single Family Residential PUD” in the same attachment.

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 7, 2018.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading March 5, 2019.

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 3180 on the Great Falls Civic Center posting board and the Great Falls City website.

Darcy Dea, Deputy City Clerk

(CITY SEAL)

Ordinance 3180 - Attachment A

Wheat Ridge Estates



PUD ZONING STANDARDS

| Standard | SINGLE FAMILY PUD | M-1 |
|---|--|--|
| Residential density | - | 500 sf of lot area per dwelling unit |
| Minimum lot size for newly created lots | 11,500 | 7,500 |
| Minimum lot width for newly created lots | 60 | 50 |
| Lot proportions for newly created lots (maximum depth to width) | 2.5:1 or < | N/A |
| Maximum building height of principal building | 35 feet | 35 Feet |
| Maximum building height of detached garage | 24 feet but not higher than principal building | N/A |
| Maximum building height of other accessory structures and buildings | 12 feet | 24 feet but not higher than principal building |
| Minimum front yard setback | 30 feet | NONE |
| Minimum rear yard set back | 10 feet | 10 feet |
| Accessory structures and buildings rear yard set back | 2 feet | 10 feet |
| Minimum side yard set back | 10 feet | NONE |
| Maximum lot coverage of principal and accessory buildings | 50% | CORNER LOT 70%, OTHER 65% |

Ordinance 3180 - Attachment B

Wheat Ridge Estates



| PRINCIPAL USES | |
|------------------------------------|-----|
| Use | PUD |
| Agricultural Uses | |
| Agriculture, horticulture, nursery | P |

| Residential Uses | |
|---------------------------------------|---|
| Mobile home/park | - |
| Residence, single-family detached | P |
| Residence, zero lot line | - |
| Residence, two-family | - |
| Residence, multi-family | - |
| Residence, townhouse | - |
| Residence, manufactured/factory-built | P |
| Retirement home | - |

| Special Care Facilities | |
|---|---|
| Community residential facility, type I | P |
| Community residential facility, type II | C |
| Day care center | C |
| Emergency shelter | - |
| Family day care home | P |
| Group day care home | P |
| Nursing home | - |

| Overnight Accommodations | |
|--------------------------|---|
| Campground | - |
| Hotel/motel | - |

Wheat Ridge Estates



| PRINCIPAL USES | |
|----------------|-----|
| Use | PUD |

| Food and Beverage Sales | |
|-------------------------|---|
| Micro-brewery | - |
| Restaurant | - |
| Tavern | - |

| General Sales | |
|------------------------------|---|
| Agriculture sales | - |
| Auction sales | - |
| Construction materials sales | - |
| Convenience sales | C |
| General sales | - |
| Manufactured housing sales | - |
| Off-site liquor sales | - |
| Secondhand sales | - |
| Shopping center | - |

Wheat Ridge Estates



| PRINCIPAL USES | |
|----------------|-----|
| Use | PUD |

| General Services | |
|---------------------------------|---|
| Administrative services | - |
| Commercial kennel | - |
| Financial services | - |
| Funeral home | - |
| General services | - |
| Professional services | - |
| Sexually-oriented business | - |
| Veterinary clinic, large animal | - |
| Veterinary clinic, small animal | - |

| Rental and General Repair | |
|---------------------------|---|
| Large equipment rental | - |
| Small equipment rental | - |
| General repair | - |

| Vehicle Trade and Service | |
|---------------------------|---|
| Vehicle fuel sales | - |
| Vehicle repair | - |
| Vehicle sales and rental | - |
| Vehicle services | - |

Wheat Ridge Estates



| PRINCIPAL USES | |
|----------------|-----|
| Use | PUD |

| General Storage | |
|---|---|
| Agricultural commodity storage facility | - |
| Climate controlled indoor storage | - |
| Fuel tank farm | - |
| Mini-storage facility | - |
| Freight terminal | - |
| Warehouse | - |

| Indoor Recreation/Sports/Entertainment | |
|--|---|
| Casino, type I | - |
| Casino, type II | - |
| Indoor entertainment | - |
| Indoor sports and recreation | - |

| Outdoor Recreation/Sports/Entertainment | |
|---|---|
| Golf course/driving range | C |
| Miniature golf | - |
| Outdoor entertainment | - |
| Park | P |
| Recreational trail | P |

Wheat Ridge Estates



| PRINCIPAL USES | |
|----------------|-----|
| Use | PUD |

| Community Services/Uses | |
|------------------------------------|---|
| Administrative governmental center | - |
| Animal shelter | - |
| Cemetery | C |
| Civic use facility | C |
| Community center | C |
| Community cultural facility | C |
| Community garden | P |
| Public safety facility | C |
| Worship facility | C |

| Health Care | |
|--------------------------------|---|
| Health care clinic | - |
| Health care facility | - |
| Health care sales and services | - |

Wheat Ridge Estates



| PRINCIPAL USES | |
|----------------|-----|
| Use | PUD |

| Education | |
|---|---|
| Commercial education facility | - |
| Educational facility (K—12) | C |
| Educational facility (higher education) | - |
| Instructional facility | - |

| Solid Waste, Recycling and Composting | |
|---------------------------------------|---|
| Composting facility | - |
| Recycling center | - |
| Solid waste transfer station | - |

| Telecommunications | |
|----------------------------|---|
| Amateur radio station | P |
| Telecommunication facility | |
| Concealed facility | C |
| Unconcealed facility | - |
| Co-located facility | - |

Wheat Ridge Estates



| PRINCIPAL USES | |
|----------------|-----|
| Use | PUD |

| Utilities | |
|----------------------|---|
| Utility installation | C |

| Transportation | |
|----------------------------|---|
| Airport | - |
| Bus transit terminal | - |
| Heli-pad | - |
| Parking lot, principal use | - |
| Parking structure | - |
| Railroad yard | - |
| Taxi cab dispatch terminal | - |

| Contractor Yards | |
|--------------------------|---|
| Contractor yard, type I | C |
| Contractor yard, type II | - |

| Industrial/Manufacturing | |
|----------------------------------|---|
| Artisan shop | - |
| Industrial, heavy | - |
| Industrial, light | - |
| Industrial park | - |
| Junkyard | - |
| Light manufacturing and assembly | - |
| Motor vehicle graveyard | - |
| Motor vehicle wrecking facility | - |

Wheat Ridge Estates



| ACCESSORY USES | |
|----------------------------------|-----|
| Use | PUD |
| Accessory living space | P |
| Agriculture, livestock | P |
| ATM, exterior | - |
| Bed and breakfast | C |
| Fences | P |
| Gaming, accessory | - |
| Garage, private | P |
| Home occupation | P |
| Private stable/barn | P |
| Residence, accessory | - |
| Roadside farmer's market | P |
| Storage containers | - |
| Wind-powered electricity systems | P |

Wheat Ridge Estates



| TEMPORARY USES | |
|----------------------------------|-----|
| Use | PUD |
| Garage sales | P |
| Itinerant outdoor sales | - |
| On-site construction office | P |
| On-site real estate sales office | P |
| Outdoor entertainment, temporary | - |
| Sidewalk café | - |
| Sidewalk food vendor | - |

Ordinance 3180 - Attachment C

