

ORDINANCE 3193

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF PUD PLANNED UNIT DEVELOPMENT TO THE PROPERTIES LEGALLY DESCRIBED AS: LOT 4B AND 4C OF THE AMENDED PLAT OF LOT 4 OF THE MEDICAL TECH PARK MINOR SUBDIVISION LOCATED IN THE SW1/4 SE1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M. CASCADE COUNTY, MONTANA AND THE ADJOINING RIGHT-OF-WAY OF 24TH AVENUE SOUTH.

* * * * *

WHEREAS, the property owner, NWGF Development, LLC, has petitioned the City of Great Falls to annex the subject properties, consisting of ±20.5 acres, as legally described above; and,

WHEREAS, NWGF Development, LLC has petitioned the City of Great Falls to assign a zoning classification of PUD Planned Unit Development to the subject properties, upon annexation to the City; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on August 14, 2018, to consider said assignment of zoning of PUD Planned Unit Development district and, at the conclusion of said hearing, passed a motion recommending the City Commission assign said zoning to the properties legally described as Lot 4B and 4C of the Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision located in the SW1/4 SE 1/4 of Section 18, T20N, R4E, P.M.M., 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 16th day of October, 2018, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the assignment of PUD zoning on said properties 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 zoning 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 PUD zoning request 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 zoning classification of “PUD Planned Unit Development” be assigned to the properties legally described as: Lot 4B and 4C of the Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision located in the SW1/4 SE 1/4 of Section 18, T20N, R4E, P.M.M., Cascade County, Montana, 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-3 Single-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 September 18, 2018.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading October 16, 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 City Commission, Ordinance 3193 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

Exhibit A

Med Tech Park Subdivision

PUD ZONING STANDARDS

| Standard | PUD | R-3 |
|--|--|---|
| Residential density | - | - |
| Minimum lot size for newly created lots | 5,800 | 7,500 |
| Minimum lot width for newly created CUL-DE-SAC lots | 27 | 60 |
| Minimum lot width for newly created MUTUAL SELF-HELP lots | 52 | 60 |
| Minimum lot width for newly created COTTAGE lots | 44 | 60 |
| Lot proportions for newly created CUL-DE-SAC lots (max depth to width) | 4.2:1 | 2.5:1 |
| Lot proportions for newly created MUTUAL SELF-HELP lots (max depth to width) | 3.3:1 | 2.5:1 |
| Lot proportions for newly created COTTAGE lots (max depth to width) | 2.7:1 | 2.5:1 |
| Maximum building height of principal building | 35 feet | 35 Feet |
| Maximum building height of detached garage | 24 feet but not higher than principal building | 24 feet but not higher than principal building |
| Maximum building height of other accessory structures and buildings | 12 feet | 12 feet |
| Minimum front yard setback | 20 feet | 20 feet |
| Minimum rear yard set back | 10 feet | 10 feet for lots less than 150 ft in depth; 15 feet for lots over 150 feet in depth |
| Minimum rear yard set back - CUL-DE-SAC | 5 feet | |
| Accessory structures and buildings rear yard set back | 5 feet | 2 feet |
| Minimum side yard set back | 6 feet | 6 feet |
| Minimum WEST side yard set back - LOT 1 | 1 foot | - |
| Maximum lot coverage of principal and accessory buildings | CORNER LOT 55%, OTHER 50% | CORNER LOT 55%, OTHER 50% |
| BOULEVARD TREES REQUIRED | 1 | 2 |
| PARKING REQUIREMENT | 1 OFF STREET | 2 OFF STREET |