

**ORDINANCE 3250**

**AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO AMEND THE PLANNED UNIT DEVELOPMENT ON THE PROPERTY LEGALLY DESCRIBED AS WEST RIDGE ADDITION PHASES VII – XI, PREVIOUSLY KNOWN AS PERETTI ADDITION TRACT 2, LOCATED IN THE SE ¼ SECTION 26, TOWNSHIP 21 NORTH, RANGE 3 EAST, PM, CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA.**

\* \* \* \* \*

WHEREAS, West Ridge Addition Phases VII – XI, previously known as Peretti Addition Tract 2, located in the SE ¼ Section 26, Township 21 North, Range 3 East, PM, City of Great Falls, Cascade County, Montana, is presently zoned PUD Planned Unit Development; and,

WHEREAS, the property owner, S & L Development, LLC, has petitioned the City of Great Falls to amend said PUD Planned Unit Development; and,

WHEREAS, the amendment includes adding 4-plex multifamily units to the already existing permitted single-family and townhome land uses; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on August 23, 2022, to consider the applicant’s petition to amend the PUD to add the requested land use; and

WHEREAS, the Zoning Commission passed a motion recommending that the City Commission approve the requested amendment because it adds housing density, promotes housing diversity, and is being designed compatibly to fit into the West Ridge Addition; 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 amendment would be held on the 4<sup>th</sup> day of October, 2022, before final passage of said Ordinance herein; and,

WHEREAS, the Planned Unit Development 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,

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

Section 1. It is determined that the herein requested amendment will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.29.050 of the Land Development Code of the City of Great Falls.

Section 2. That the PUD zoning for West Ridge Addition Phases VII – XI, previously known as Peretti Addition Tract 2, located in the SE ¼ Section 26, Township 21 North, Range 3 East, PM, City of Great Falls, Cascade County, Montana, be amended to allow 4-plex multifamily units, 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 September 6, 2022.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading October 4, 2022.

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Bob Kelly, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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Jeff Hindoien, 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 3250 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;  
On the Bulletin Board, first floor, Cascade County Court House;  
On the Bulletin Board, Great Falls Public Library

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Lisa Kunz, City Clerk

(CITY SEAL)

## ATTACHMENT A

The following narrative is intended to better describe the intent and details of the Planned Unit Development (PUD) due to a change in product types that are proposed in West Ridge Phase 10.

The proposed 12.62 acres of the West Ridge Subdivision will undergo a revision to its previously approved PUD due to a change in product types that are proposed. West Ridge Phase 10 will have 3 different product types.

### **4-Plex Lot**

Front Yard Set Back = 20'

Side Yard Set Back = 5'

Rear Yard Set Back = 10'

Lot Size Range = 12,000 to 15,000 square feet

Minimum Lot Width = 100'

Max Building Height Principal Building = 35'

Max Building Height Accessory Building = 24', but no higher than the principal building.

Max Lot Coverage = 60% for corner lots, 50% for the other lots

Lot Proportion of Newly Created Lots (Max Depth to Width) = 2.5:1

Note: A deviation request will be required relating to the garage being set in front of the principal structure rather than behind. Appendix F shows the requested location of the garage related to the principal structure.

### **Townhouse Lot**

Front Yard Set Back = 20'

Side Yard Set Back = 6', 0' on attached side

Rear Yard Set Back = 10'

Lot Size Range = 7,500 to 12,500 square feet

Minimum Lot Width = 61'

Max Building Height Principal Building = 35'

Max Building Height Accessory Building = 24', but no higher than the principal building.

Max Lot Coverage = 60% for corner lots, 50% for the other lots

Lot Proportion of Newly Created Lots (Max Depth to Width) = 2.5:1

### **Single Family**

Front Yard Set Back = 20'

Side Yard Set Back = 6'

Rear Yard Set Back = 10'

Lot Size Range = 7,500 to 11,300 square feet

Minimum Lot Width = 61'

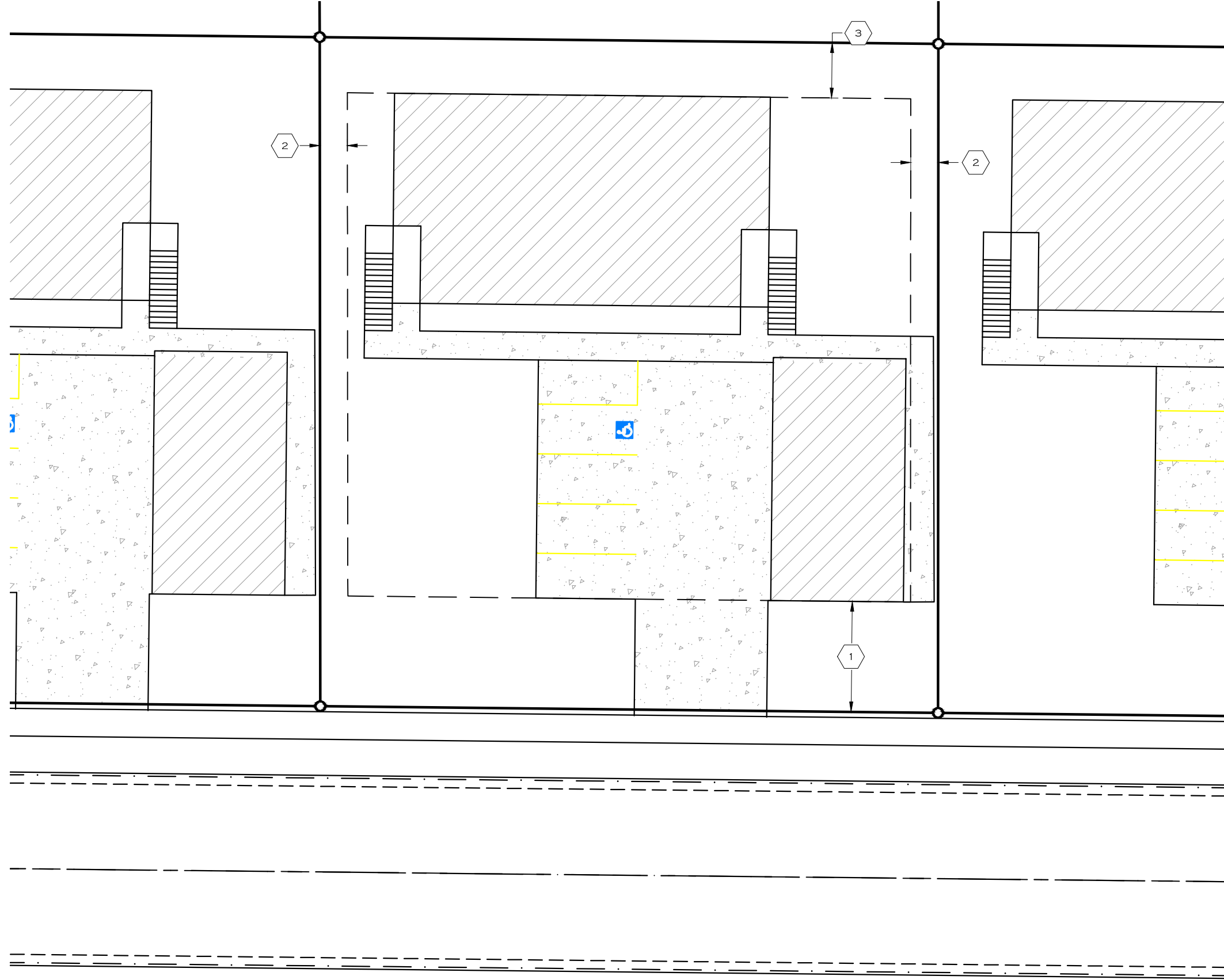
Max Building Height Principal Building = 35'

Max Building Height Accessory Building = 24', but no higher than the principal building.

Max Lot Coverage = 55% for corner lots, 50% for the other lots

Lot Proportion of Newly Created Lots (Max Depth to Width) = 2.5:1

EXHIBIT 'A'  
4-PLEX LOT LAYOUT - TYPE 1



KEY NOTES:

- 1 20' FRONT YARD SETBACK
- 2 5' SIDE YARD SETBACK
- 3 10' REAR YARD SETBACK

WEST RIDGE PHASE 10 AND 11 - 4 PLEX LOT  
LAYOUT TYPE 1

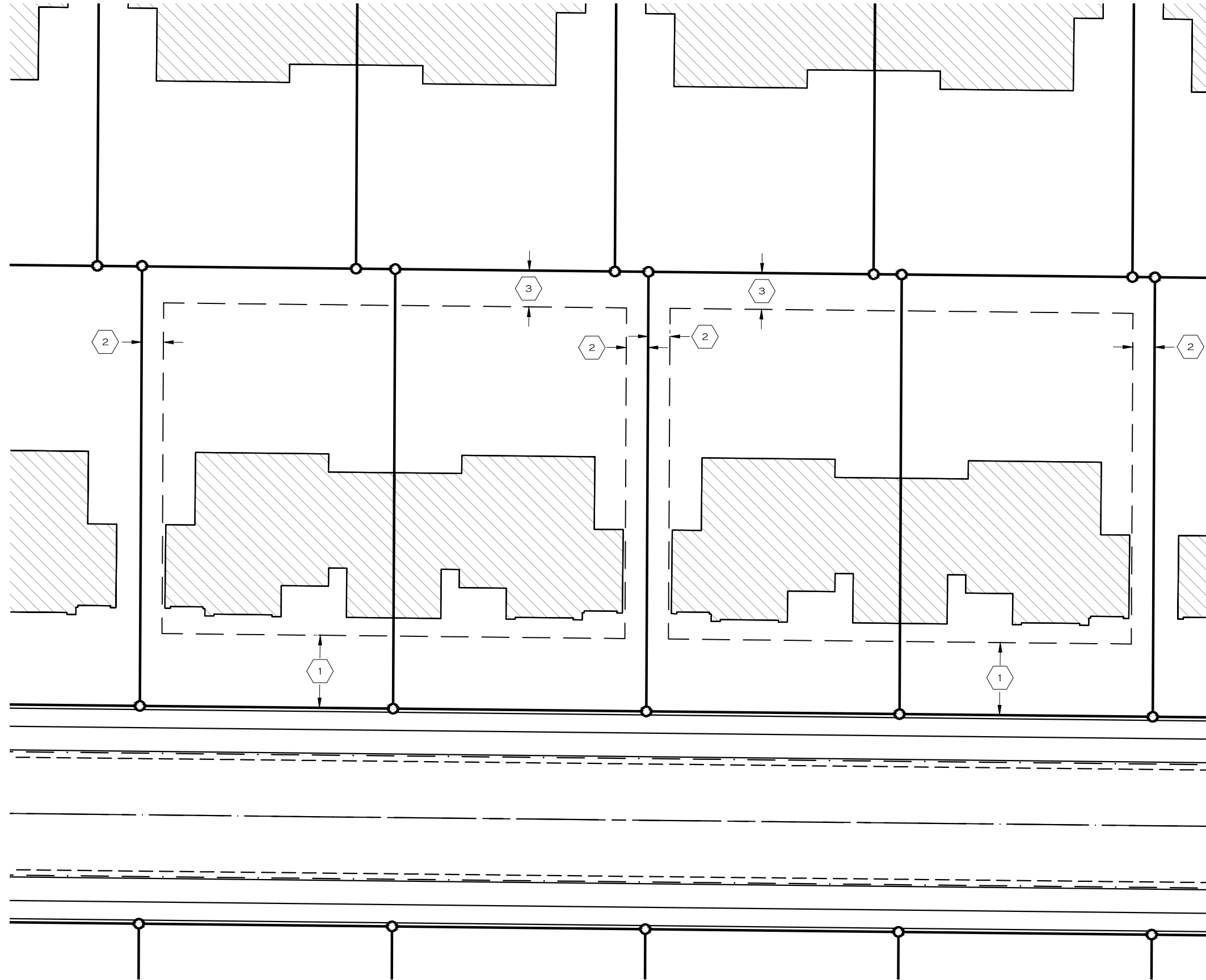
EX-A  
1 OF 5

WOTH ENGINEERING, INC.  
ENGINEERS & SURVEYORS  
488 3RD STREET NW SUITE 206 - GREAT FALLS, MT 59404 • 406.761.6195  
300 CLEARY STREET - GREAT FALLS, MT 59405 • 406.761.6195  
WWW.WOTHENG.COM

JOB #: 0F2190  
DRAWN: RLD  
QA: SMW  
DATE: 4/27/2022

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**EXHIBIT 'A'**  
TOWNHOUSE LOT LAYOUT - TYPE 1



**KEY NOTES:**

- 1 20' FRONT YARD SETBACK
- 2 6' SIDE YARD SETBACK
- 3 10' REAR YARD SETBACK

WEST RIDGE PHASE 10 AND 11 - TOWNHOUSE  
LOT LAYOUT TYPE 1

EX-A  
3 OF 5

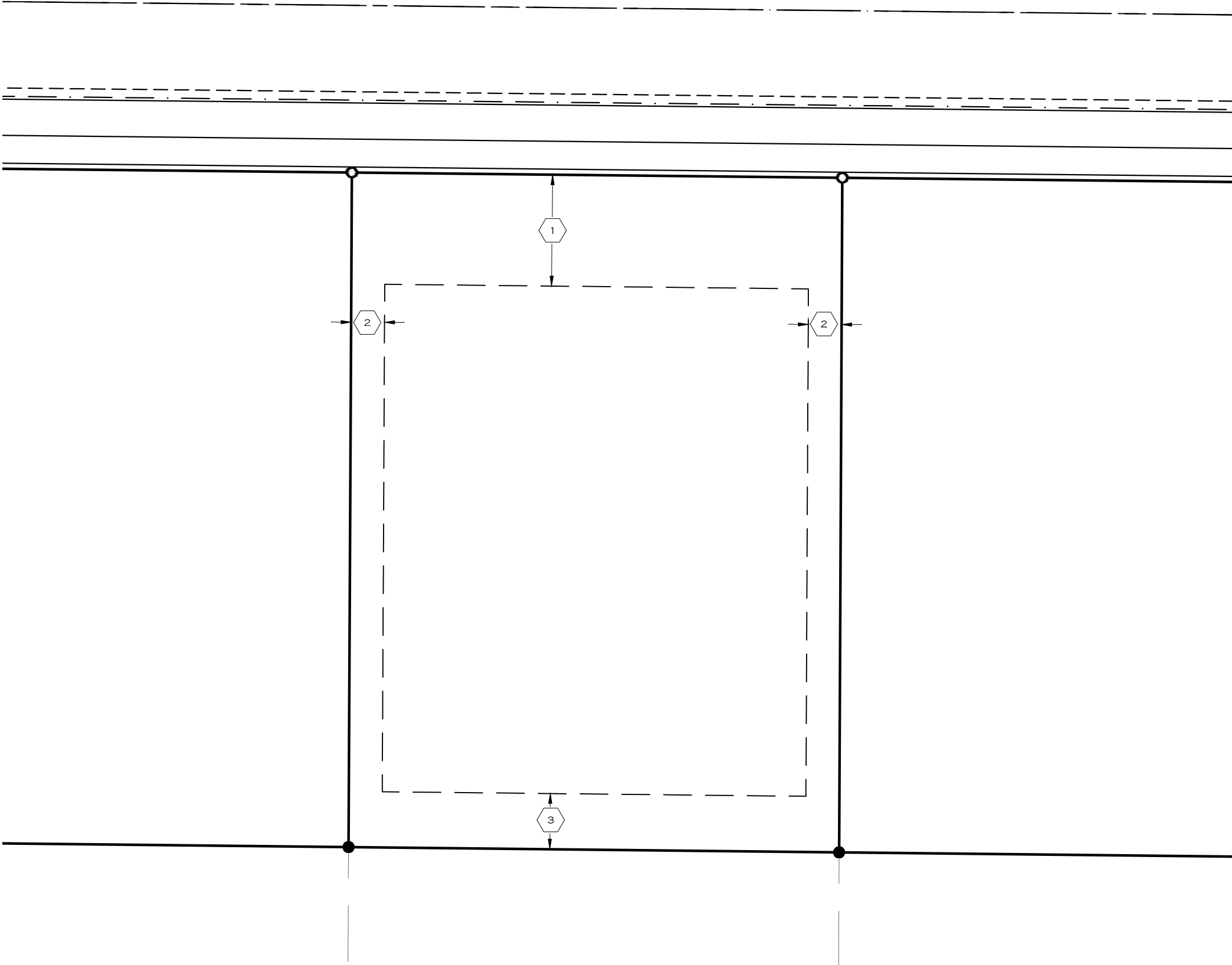
**WOTH ENGINEERING, INC.**  
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JOB#:	0F-2130
DRAWN:	RLD
QA:	SMW
DATE:	4/27/2022

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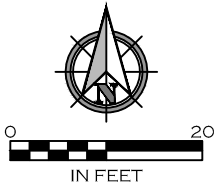
# EXHIBIT 'A'

SINGLE FAMILY LOT LAYOUT



### KEY NOTES:

- 1 20' FRONT YARD SETBACK
- 2 6' SIDE YARD SETBACK
- 3 10' REAR YARD SETBACK



JOB#:	BF-2130
DRAWN:	RLO
QA:	SMW
DATE:	4/27/2022

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WEST RIDGE PHASE 10 AND 11 - SINGLE FAMILY  
LOT LAYOUT