

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.

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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 4th 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.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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

Lisa Kunz, City Clerk

(CITY SEAL)

BASIS OF DECISION – PLANNED UNIT DEVELOPMENT

Peretti Addition Tract 2, located in the SE ¼ Section 26, Township 21 North, Range 3 East, PMM, City of Great Falls, Cascade County, MT

PRIMARY REVIEW CRITERIA:

The basis for decision on planned unit developments is listed in Official Code of the City of Great Falls § 17.16.29.050 of the Land Development Code. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria:

1. The development project is consistent with the City's growth policy;

The proposed amendment is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project is strongly supported by the Social and Physical portions of the Growth Policy, specifically the goals and principles to 1) encourage a diverse, safe and affordable supply of housing in the City; 2) enhance the urban built environment by promoting infill and redevelopment in the City; and 3) encourage a balanced mix of land uses throughout the City.

Additional Policies that this project is consistent with include:

Social - Housing

Soc1.4.1 Work with the private sector and non-profits to increase housing opportunities in the city.

Soc1.4.2 Expand the supply of residential opportunities including single family homes, apartments, manufactured homes and assisted living facilities.

Soc1.4.3 Encourage, promote and support adequate and affordable home ownership in the City.

Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location and place of work.

Soc1.4.13 Protect the character, livability and affordability of existing neighborhoods by ensuring that infill development is compatible with existing neighborhoods.

Environmental - Urban Form

ENV2.3.1 In order to maximize existing infrastructure, identify underutilized parcels and areas with infill potential as candidates for redevelopment in the City.

Physical - Land Use

Phy4.1.1 Promote and incentivize infill development that is compatible with the scale and character of established neighborhoods.

Phy4.1.3 Create a balanced land use pattern that provides for a diversity of uses that will accommodate existing and future development in the City.

Phy4.1.4 Foster the development of safe, walkable, neighborhoods with a mix of uses and diversity of housing types.

Phy4.1.5 Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City's existing infrastructure.

2. The development project is consistent with applicable neighborhood plans, if any;

Great Falls is separated into nine Neighborhood Councils. There are no adopted Neighborhood Plans for any of the Councils within the City. The subject property is located in Neighborhood Council #3. The Owner will present information to Council #3 on September 1, 2022.

3. The establishment, maintenance, or operation of the development project will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare;

Any development within the City limits requires a review of how the development will impact the public health, safety and welfare. It is not anticipated that the proposed amendment will have any negative impact. Public health issues have been addressed through the provision of City utilities. Additionally, the proposal will be accompanied by the construction of three public streets. This will provide multiple paths of travel for future residents as well as emergency service response.

4. The development project will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The proposed amended PUD provides housing options between single-family houses, 2-unit townhomes, and 4-plex multifamily units. Even though the project does increase the density of lots, the development will fit in with the context of the neighborhood based on the existing mix of single-family and two-unit townhome structures that are already established. The proposal will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values in the neighborhood. New sidewalks will be constructed, landscaped boulevards will be added, and compatibly scaled homes will improve the overall transition.

5. The development project will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The proposed amendment will impact vacant property located north of the existing built out phases of West Ridge which currently have single-family and two-unit townhome residential units. Therefore, the proposed PUD amendment request is not anticipated to impede on the normal and orderly development and improvement of the surrounding property for uses permitted. The amendment will provide for a smooth transition between single family and multifamily units. Additionally, the proposed inclusion of additional housing density will assist the developer in potentially addressing future costs associated with off-site storm water and construction of 43rd Avenue North along the northern portion of the remaining undeveloped property.

6. The proposed design of the building and other structures are compatible with the desired character of the neighborhood;

The units are designed in a manner that is appropriate in scale for the area. The surrounding architectural context was considered in the design of the units for this development. Emphasis has been placed on the look of the units as they are viewed from the neighborhood as well as the way they fit into the development itself.

7. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

The proposed amendment will continue the grid pattern established by the adjacent neighborhoods and previous phases. The lots in the development will extend and connect to City water and sewer mains. The street appeal of the area will be greatly enhanced by new sidewalks and boulevard trees. The Owner will pay the costs of extending these utilities. The development

will be designed to meet all criteria required for stormwater runoff.

8. Adequate measures have been or will be taken to provide ingress and egress so as to minimize traffic congestion in the public streets;

The development has been designed to continue the existing street network, and will be required to provide secondary turnaround access for emergency services at the west end of 42nd Ave NE. With the construction of 42nd Ave NE, 2nd St NE, and 4th St NE, traffic congestion will be minimized throughout the development. Previous traffic studies done by the developer at the time of annexation, as well as the North Great Falls Transportation Study conducted by the City, have shown that the area can withstand the traffic numbers associated with the development.