

ORDINANCE 3116

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS LOTS 1-6, BLOCK 3, STONE MEADOWS ADDITION, N½SE¼ OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA, FROM R-3 SINGLE-FAMILY HIGH DENSITY TO PUD PLANNED UNIT DEVELOPMENT.

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WHEREAS, Lots 1-6, Block 3, Stone Meadows Addition, N½SE¼ of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana, are presently zoned R-3 Single-family high density residential district; and,

WHEREAS, the property owner, Stone Meadows, Inc., has petitioned the City of Great Falls rezone said property to PUD Planned unit development district; 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 1st day of April, 2014, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said rezoning 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 17.16.40.030; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on February 11, 2014, to consider said rezoning from R-3 Single-family high density

residential district to PUD Planned unit development district and at the conclusion of said hearing passed a motion recommending the City Commission rezone the property legally described as Lots 1-6, Block 3, Stone Meadows Addition, N½SE¼ of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana.

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

Section 1. It is determined that the herein requested rezoning will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Land Development Code of the City of Great Falls.

Section 2. That Lots 1-6, Block 3, Stone Meadows Addition, N½SE¼ of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana be rezoned to PUD Planned unit development district, subject to the building envelopes, 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.

APPROVED by the City Commission of the City of Great Falls, Montana, on first reading March 4, 2014.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading April 1, 2014.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara R. 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 3116 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

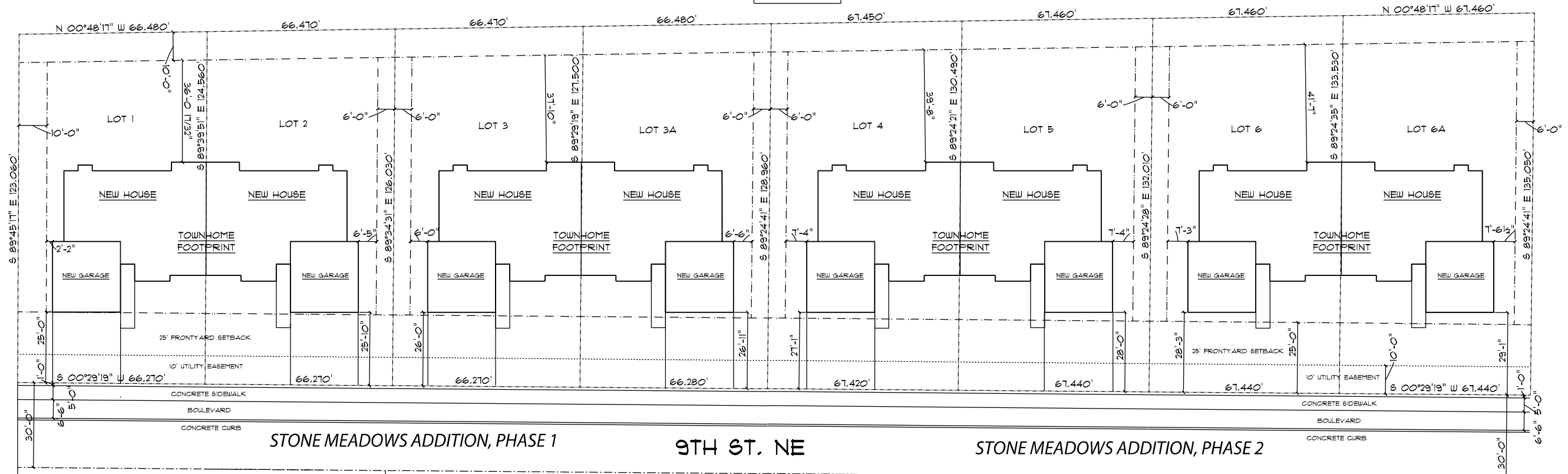
(CITY SEAL)

Lisa Kunz, City Clerk

ATTACHMENT A Ordinance 3116

PUD SITE PLAN AND DEVELOPMENT STANDARDS

BLOCK 3



- Lot size range: 6,800 to 9,100 square feet
- Minimum lot width: 65 feet
- Lot proportion for newly created lots (max depth to width): 2.5:1
- Maximum building height of principal building: 35 feet
- Maximum building height of accessory detached buildings: 24 feet, by may not be higher than the uppermost elevation of the principal building.
- Front Yard Setback: 25 feet
- Side Yard Setback: Principal Buildings: 6 feet on detached side; 0 feet on attached side
- Side Yard Setback: Accessory Buildings: 2 feet and must meet building code
- Rear Yard Setback: 10 feet
- Maximum lot coverage of principal and accessory buildings: Corner lot: 55%; Other lots: 50%
- Creation of 2-unit single family residential townhomes on the west side of 9th Street Northeast

BLOCK 1

BLOCK 2

BLOCK 4

**SILVERSTONE
ENTERPRISES**

406-868-2923



SCALE: 1" = 40'