

ORDINANCE 3136

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS AMENDING THE PUD PLANNED UNIT DEVELOPMENT ZONING CLASSIFICATION FOR COTTAGE GROVE ADDITION PHASE 3, LOCATED IN THE NE¼ SE¼ OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M., CASCADE COUNTY, MONTANA, TO THE DEVELOPMENT STANDARDS ATTACHED HERETO MARKED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

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WHEREAS, Discovery Meadows, Inc., owner, petitioned for and was granted annexation of Cottage Grove Addition Phase 3 by the City Commission on March 4, 2008, Resolution 9727, consisting of ±5.19 acres, located in the NE¼ SE¼ of Section 4, Township 20 North, Range 4 East, P.M., Cascade County, Montana; and,

WHEREAS, Discovery Meadows, Inc. petitioned for and was granted PUD Planned Unit Development zoning designation for Cottage Grove Addition Phase 3 upon annexation by the City Commission on March 4, 2008, Ordinance 2999, for detached single-family high density housing; and,

WHEREAS, Discovery Meadows, Inc. has petitioned to amend said PUD Planned Unit Development for Cottage Grove Addition Phase 3, in order to allow attached two-unit single-family residential units in addition to detached single-family units; and,

WHEREAS, Discovery Meadows, Inc. has proposed development standards for said PUD Planned Unit Development amendment for Cottage Grove Addition Phase 3, attached hereto as Exhibit "A"; and,

WHEREAS, notice of amending said zoning classification of Cottage Grove Addition Phase 3 was published in the *Great Falls Tribune* advising that a public hearing on this zoning

amendment would be held on the 17<sup>th</sup> day of November, 2015, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that said PUD Planned Unit Development zoning amendment be made.

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

Section 1. It is determined that the herein requested PUD zoning amendment will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.29.050 of Title 17 – Land Development Code of the Official Code of the City of Great Falls.

Section 2. That the PUD Planned Unit Development zoning amendment of Cottage Grove Addition Phase 3 be subject to the development standards attached hereto as Exhibit “A”.

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 October 20, 2015.

ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading November 17, 2015.

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Michael J. Winters, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

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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 Commission, Ordinance 3136 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 Courthouse;  
On the Bulletin Board, Great Falls Public Library

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Lisa Kunz, City Clerk

(CITY SEAL)

Ordinance 3136 Exhibit "A"

<b>COTTAGE GROVE PHASE 3 PUD ZONING STANDARDS</b>		
<b>Standard</b>	<b>Single Family Residence - Detached</b>	<b>Single Family Residence - Attached (Two-Unit Townhouse)</b>
Residential density	-	-
Minimum lot size for newly created lots	4500sf	4500sf
Minimum lot width for newly created lots	50 feet	50 feet
Lot proportions for newly created lots (maximum depth to width)	2.2:1 or <	2.2:1 or <
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
Accessory structures and buildings rear yard set back	2 feet	2 feet
Minimum side yard set back	6 feet	0 feet on attached side and 6 feet on detached side
Maximum lot coverage of principal and accessory buildings	60%	70%