

# ACTION IN 2021:

# 2,000 new residents by 2025

## ZONING AND COMP PLAN

- **Expand Form Based Code** to encourage traditional neighborhood development and infill: “walkability market”
- **Increase flexibility** for secondary dwelling units; demand for family or new residents to move back home is limited by unnecessary regulation
- **Density in downtown and urban residential core** protects rural areas from demand
- **Expand density where infrastructure exists** and nearby for extensions – Water, Sewer, services
- **Adopted Comprehensive Plan** for next steps

*The comprehensive plan update adopted on December 6, 2021 identified zoning map and text amendment needed to implement the goals of the plan updates. We have been given an ambitious effort to have changes under consideration going forward. Below are three changes that council suggests we start discussing by having this workshop in development of a recommendation pursuant to Chapter 60, Article XVII Division 2 of City Ordinances. These discussions will help draft the recommended amendments for presentation to the Planning Board for a public Hearing and recommendations back to the Council at the February and March Meetings.*

# 2022 Implementation– First Three

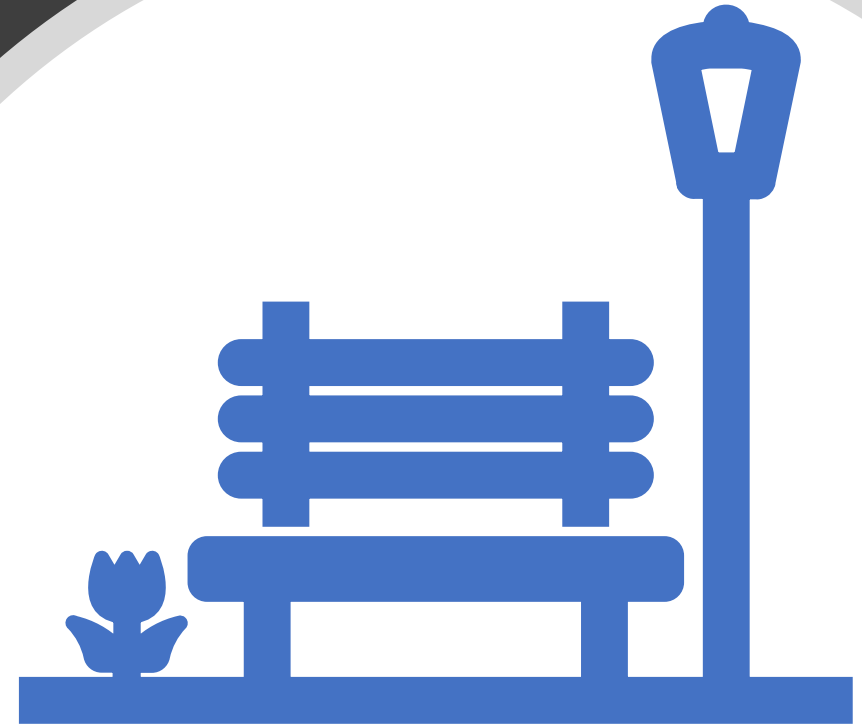
- **Gracelawn Area;** 148 acres from Agriculture and Resource Protection to Commercial Development District (CDD). Approximately, 37 acres are not shown as CDD in approved FLU mapping, but the council did approve utilizing the Auburn Lake Watershed Study. In that study they suggested moving the watershed boundary out, and a result from that, we are suggesting moving the proposed CDD boundary out to match the new watershed boundary another 37 +/- acres as intended. (Exhibit A)
- **Washington Street Area;** 716 acres from General Business to Commercial Formed Based Code Gateway Development District. Approximately 9.63 acres were not included in the FLU mapping. But approved in the order by the council for the approval of the specific lot PID 199-052. (Exhibit B)
- **Court Street/City Core of Urban Residential Area;** 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas. (Exhibit C)

## COMMERCIAL DEVELOPMENT DISTRICT (GraceLawn) (CDD)

*Objective* – Allow for the development of a wide range of uses including those that involve the sales of motor vehicles and/or that generate significant truck traffic. The district will allow for both existing and new residential use at a density of up to 16 units per acre.

*Allowed Uses* – The Commercial Development District generally follows the boundaries of the General Business and General Business II (Minot Avenue) Zoning Districts, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed in the General Business Development District:

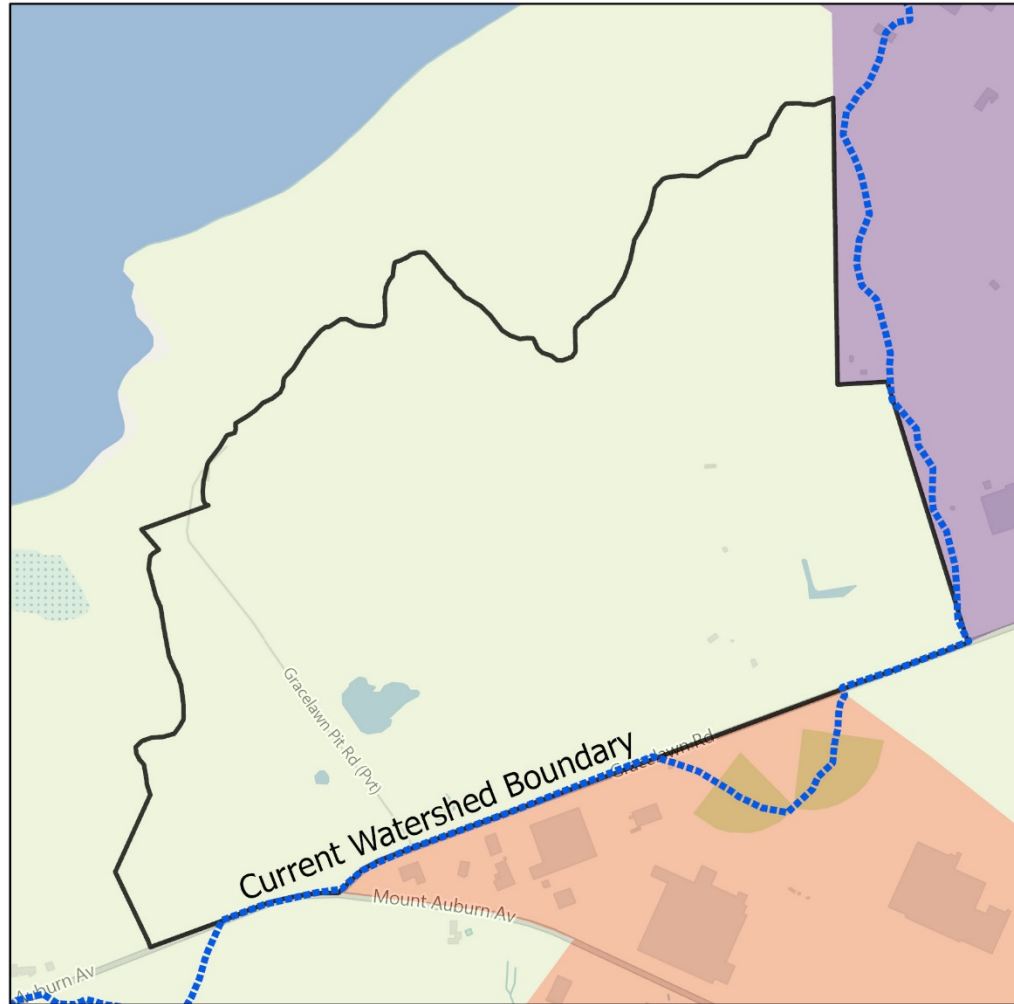
- Low and High Residential Density Uses
- Retail uses including large-scale uses (>100,000 square feet)
- Personal and business services
- Business and professional offices
- Medical facilities and clinics
- Restaurants
- Hotel, motels, inns, and bed & breakfast establishments
- Low and High-Density Residential Uses
- Community services and government uses
- Research, light manufacturing, assembly, and wholesale uses
- Truck terminals and distribution uses
- Contractors and similar activities
- Motor vehicle and equipment sales
- Motor vehicle service and repair
- Recreational and entertainment uses and facilities



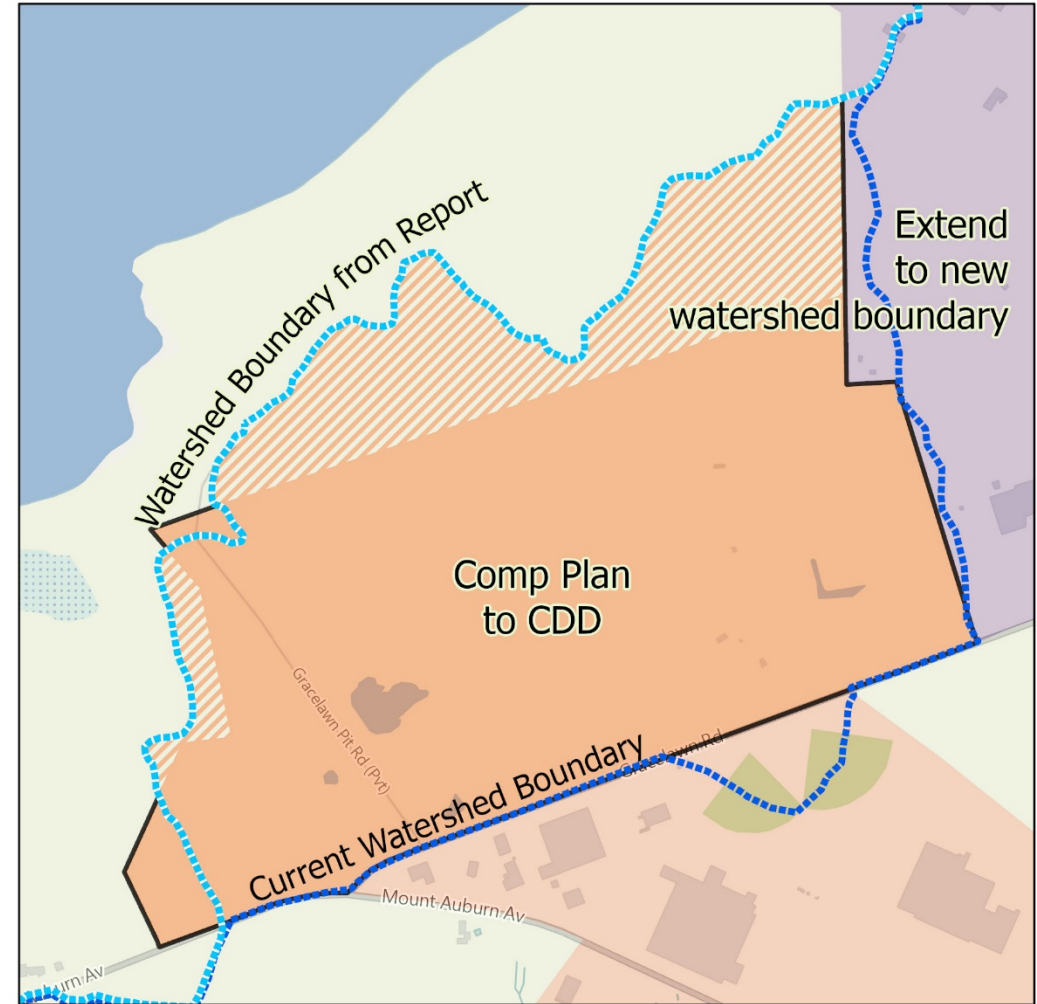
*Development Standards* – The City’s development standards for the Commercial Development District should provide property owners and developers flexibility in the use and development of the property. The standards should include provisions to manage the amount and location of vehicular access to the site, minimize stormwater runoff and other potential environmental impacts, require a landscaped buffer along the boundary between the lot and the street, and provide for the buffering of adjacent residential districts.

# Gracelawn: Exhibit A

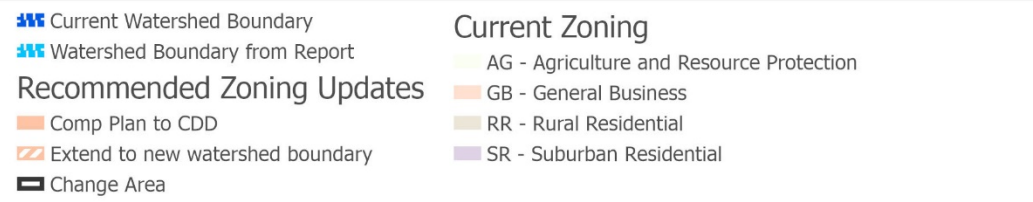
148 acres from Agriculture and Resource Protection to Commercial Development District (CDD).



Current Zoning



Proposed Change



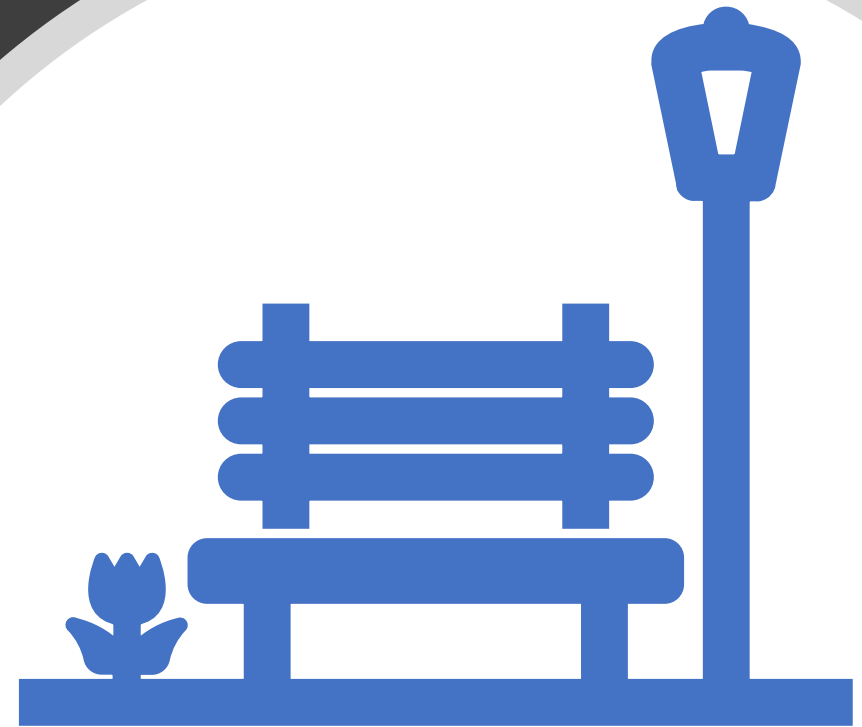




## COMMERCIAL FORM-BASED CODE GATEWAY DEVELOPMENT DISTRICT (WASHINGTON STREET) (CFBCGD-W)

*Objective* – To allow for mixed use development while protecting and providing transitions to the abutting residential neighborhoods. Within this area attractive road fronts should be established that enhance a complete street city gateway and provide the essence of a welcoming, vibrant community, with neighborhood and community retail, business and service establishments that are oriented to and built close to the street. The zone is appropriate in areas where a more compact urban development pattern exists or where a neighborhood-compatible commercial district is established which exhibits a pedestrian scale and character. The CFBCGD-W should enhance development and design standards to allow this area to evolve into an attractive gateway into the city. Specifically, a portion of this designation pushes a transformation of Washington Street South/Routes 4 and 100 to a two-lane high-speed connector while Washington Street North Routes 4 and 100 becomes a local connector with future Form Based Code Commercial Development. Residential uses should be allowed at a density of up to 16 units per acre provided they are accessory to commercial uses.

*Allowed Uses* – The Commercial Form-Based Code Gateway Development District – W generally follows the boundaries of the existing General Business areas along Washington Street, in effect at the time of the 2021 Comprehensive Plan update. The Commercial Form-Based Code Gateway Development District – W should allow for medium-scale, multi dwelling development with up to three stories (plus attic space), with multiple commercial uses allowed that mirror existing form based code within the city to include, but not be limited to general offices, government uses, lab and research facilities, low impact industrial, studios, parks and open spaces, veterinary services, medical and dental clinics, general retail, restaurants, schools, churches, convenience stores with gas stations, specialty shops, auto service stations, care facilities, lodging, clinics and hotels.

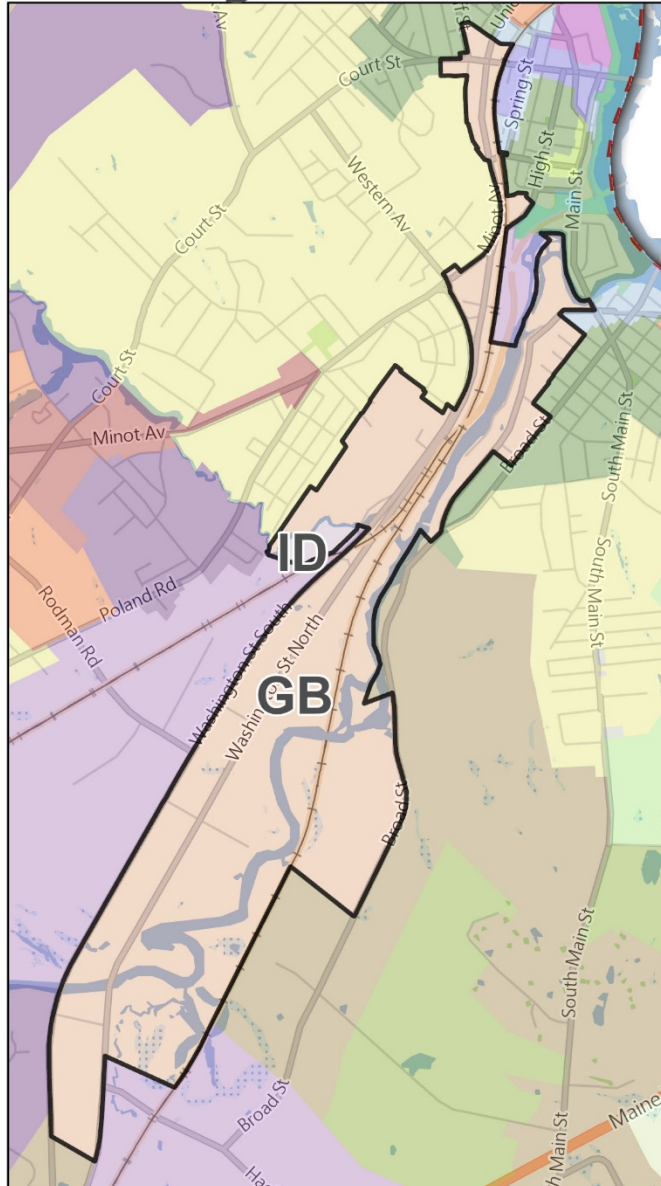


*Development Standards* – New development, redevelopment and substantial expansions should be subject to an enhanced set of development and design standards to assure that this area evolves as an attractive gateway. These standards should maintain appropriate setbacks for new development, encouraging shallow or no front setbacks, screen parking areas from Washington Street and provide incentives for the use of shared driveways and curb-cuts. Provisions for on street parking should be encouraged. All uses in this district should be located, sited, and landscaped in such as manner as to preserve open space, control vehicle access and traffic and provide adequate

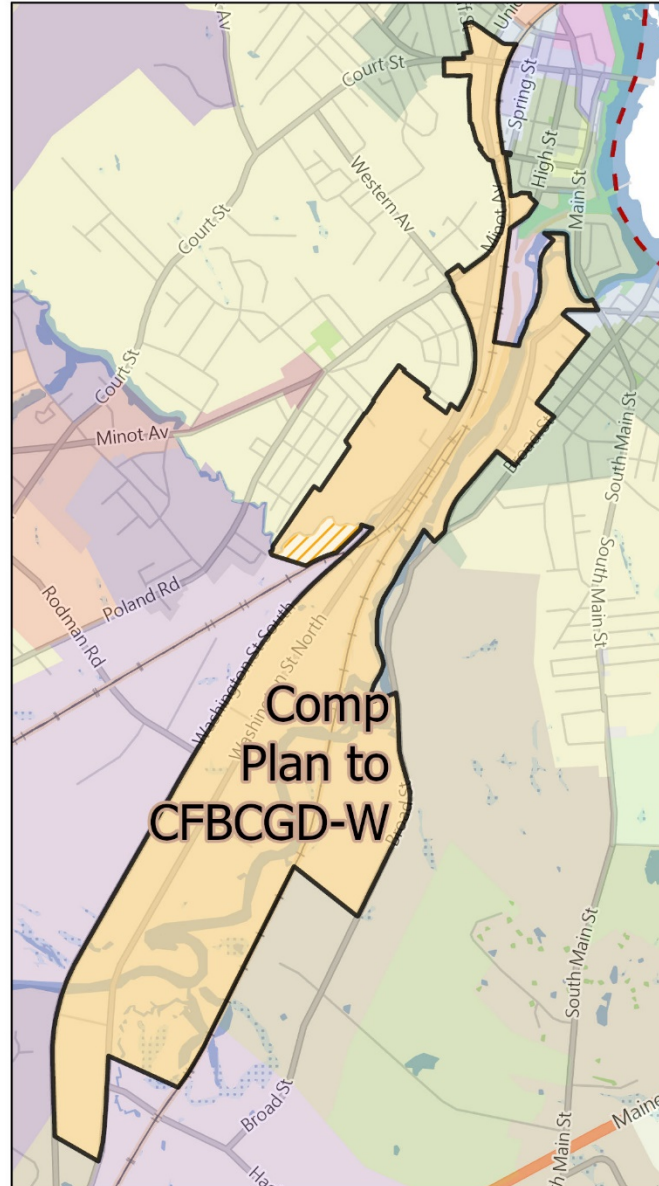


# Washington Street: Exhibit B

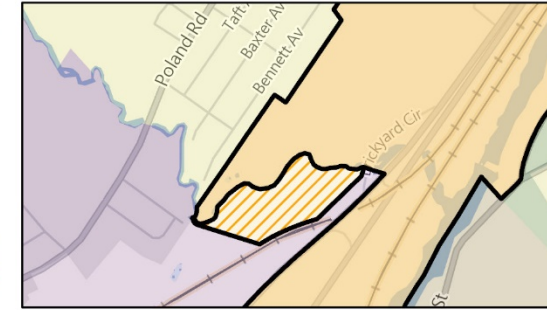
716 acres from General Business to Commercial Formed Based Code Gateway Development District.



Current Zoning



Proposed Change



Add Parcel  
199-052

## Recommended Zoning Updates

- Comp Plan to CFBCGD-W
- Add Parcel 199-052

## Current Zoning

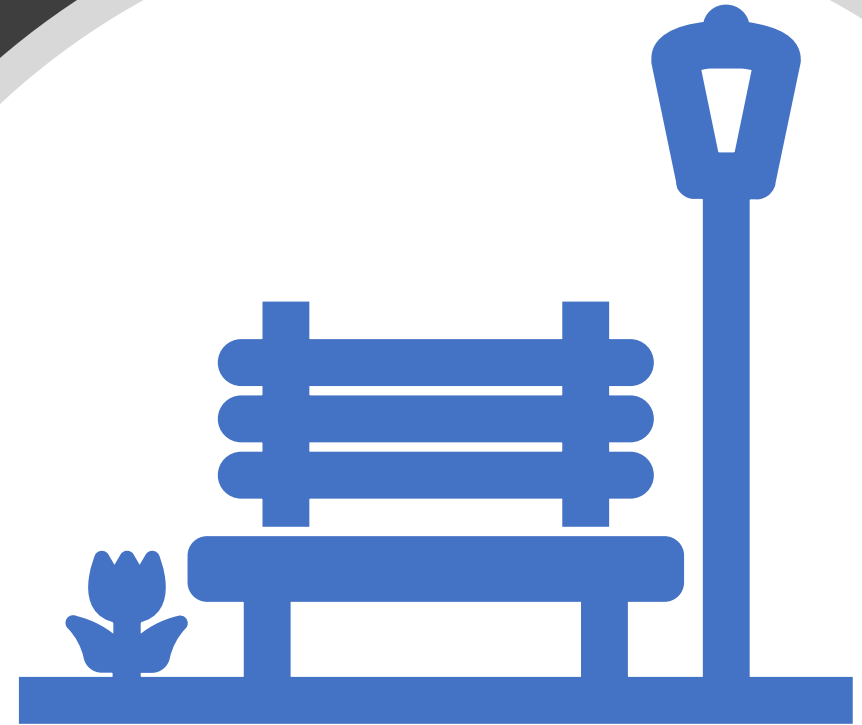
- AG - Agriculture and Resource Protection
- GB - General Business
- GB II - General Business II
- ID - Industrial
- LDCR - Low Density Country Residential
- MFS - Multi-Family Suburban
- NB - Neighborhood Business
- RR - Rural Residential
- SR - Suburban Residential
- UR - Urban Residential
- T-4.1 - Traditional Mainstreet Neighborhood
- T-4.2 - Traditional Downtown Neighborhood
- T-5.1 - Downtown Traditional Center
- T-5.2 - Downtown City Center
- T-6 - Great Falls Metropolitan
- C/OS - Conservation / Open Space

## TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (COURT STREET) (TND)

*Objective* – Allow for the development of a wide range of residential and community uses at a density of up to 16 units per acre in areas that are served or can be served by public/community sewerage and public/community water (see Figures 2.3, 2.4 and 2.6). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

*Allowed Uses* – The Traditional Neighborhood Development District generally follows the boundaries of the Urban Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed within the Traditional Neighborhood Development District:

- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).

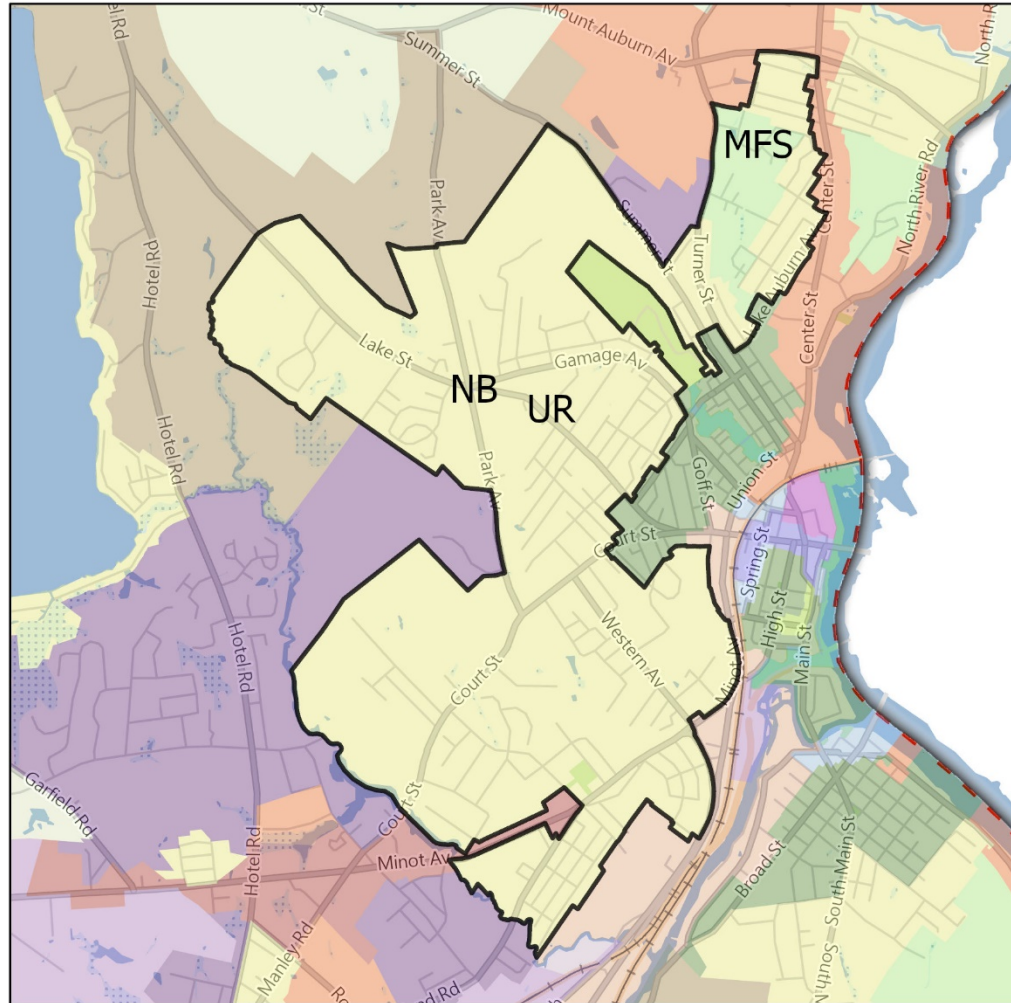


*Development Standards* – Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 10 feet. Side and rear setbacks should be 5-15 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot.

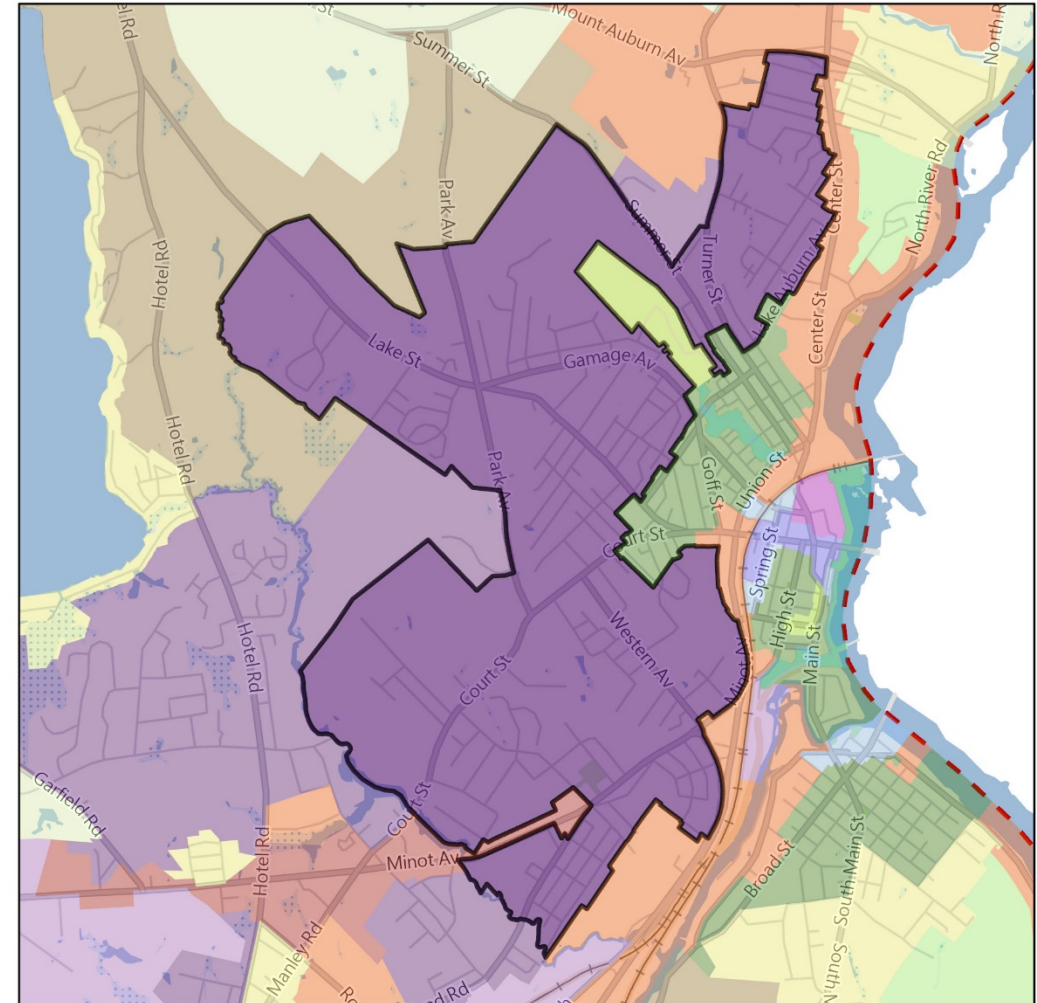


# Court Street: Exhibit C

1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas.



Current Zoning



Proposed Change

Recommended Zoning Updates		Current Zoning	
Description			
	Comp Plan to TNDD		AG - Agriculture and Resource Protection
	<all other values>		GB - General Business
			GB II - General Business II
			ID - Industrial
			MFS - Multi-Family Suburban
			RR - Rural Residential
			SR - Suburban Residential
			UR - Urban Residential
			T-4.1 - Traditional Mainstreet Neighborhood
			T-4.2 - Traditional Downtown Neighborhood
			T-5.1 - Downtown Traditional Center
			T-5.2 - Downtown City Center
			T-6 - Great Falls Metropolitan
			C/OS - Conservation / Open Space



# Next Steps – Moving Forward

- **January 3, 2022 City Council Meeting**– Direct Staff to Draft text and maps to implement 4 recommendations from the Comprehensive Plan (Completed-three zone changes listed as priority).
- **January 11, 2022 Planning Board Meeting**-Review Information in workshop setting edits, discussion in motion.
- **February 8, 2022 Planning Board Meeting** – Review proposed language and maps and hold Public Hearings - Forward recommendations to Council
- **March 8, 2022 Planning Board Meeting** – Review proposed language and maps and hold Public Hearings - Forward recommendations to Council
- **February – March – April** - Return to Council for Action with Planning Board Recommendations-2 Readings and a Public Hearing