

REVISED
ORDINANCE 2980

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF THE AREA BEING PLATTED AS PRAIRIE RIDGE ESTATES SUBDIVISION (PREVIOUSLY KNOWN AS UPPER RIVER ROAD ESTATES SUBDIVISION); LOT 4, BLOCK 1, SOUTHRIDGE FIRST ADDITION; AND, THE REMAINDER PORTION OF PROPERTY DESCRIBED IN CERTIFICATE OF SURVEY 3391 FROM R-1 SINGLE-FAMILY SUBURBAN ZONING DISTRICT TO PUD PLANNED UNIT DEVELOPMENT DISTRICT

* * * * *

WHEREAS, on the 6th day of March, 2006, the City Commission of the City of Great Falls, Montana, adopted a certain Ordinance designated as Ordinance 2960 entitled: “AN ORDINANCE ASSIGNING ZONING CLASSIFICATIONS OF R-1 SINGLE-FAMILY SUBURBAN, R-10 MOBILE HOME PARK, R-3 SINGLE-FAMILY HIGH DENSITY AND PUD PLANNED UNIT DEVELOPMENT, FOR PORTIONS OF SERVICE DISTRICT NO. 1 WITHIN UPPER/LOWER RIVER ROAD WATER & SEWER DISTRICT, IN SECTIONS 23, 24, 25, AND 26, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY MONTANA”; and,

WHEREAS, said Ordinance No. 2960 became effective the 5th day of April, 2007; and,

WHEREAS, said Ordinance No. 2960 has placed the following described property situated in the City of Great Falls, Cascade County, Montana, in a R-1 SINGLE-FAMILY SUBURBAN DISTRICT, as defined therein:

the area being platted as Prairie Ridge Estates Subdivision; Lot 4, Block 1, Southridge First Addition; and, the remainder portion of property described in Certificate of Survey 3391 in the SE¼, Section 23, the SW¼, Section 24, NW¼, Section 25, and the NE¼, Section 26, Township 20 North, Range 3 East, P.M. MT. Cascade County, Montana, as depicted on the zoning map attached hereto as Exhibit “A” and by this reference made a part hereof.

WHEREAS, notice of rezoning the above-mentioned property from the existing R-1 Single-family suburban district to a PUD Planned unit development district was published in the Great Falls Tribune, advising that a public hearing on this proposed change in zoning would be held on the 18th day of September, 2007, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and recommended that the said zone change be made, provided the applicant for the zone change and the owners of the said area being platted as Prairie Ridge Estates Subdivision; Lot 4, Block 1, Southridge First Addition; and, the remainder portion of property described in Certificate of Survey 3391 in the SE¼,

Section 23, the SW¹/₄, Section 24, NW¹/₄, Section 25, and the NE¹/₄, Section 26, Township 20 North, Range 3 East, P.M. MT. Cascade County, Montana, enter into an agreement with the City containing specified terms and conditions, NOW THEREFORE,

BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

Section 1. It is determined that the herein requested zone change will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Unified Land Development Code of the City of Great Falls, provided the terms and conditions in the heretofore mentioned agreement are adhered to and fulfilled.

Section 2. That the zoning designation on the property hereinabove described be changed from R-1 SINGLE-FAMILY SUBURBAN ZONING DISTRICT to PUD PLANNED UNIT DEVELOPMENT DISTRICT.

Section 3. All Ordinances and parts of Ordinances in conflict herewith, are hereby repealed.

Section 4. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

PASSED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, this 18th day of September, 2007.

Dona R. Stebbins, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF THE CITY)

APPROVED FOR LEGAL CONTENT:

David V. Gliko, 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 hereby certify that the foregoing Ordinance 2980 was placed on its final passage and passed by the Commission of the City of Great Falls, Montana, at a meeting thereof held on the 18th day of September, 2007.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said City this 18th day of September, 2007.

Lisa Kunz, City Clerk

(SEAL OF CITY)

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, being first duly sworn, deposes and says: That on the 18th day of September, 2007, and prior thereto, she was the City Clerk of the City of Great Falls, Montana; that as said City Clerk, I did publish and post as required by law and as prescribed and directed by the Commission, Ordinance 2980 of the City of Great Falls, 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

(SEAL OF CITY)

EXHIBIT "A"

VICINITY/ZONING MAP

