

ORDINANCE 3032

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF PUD PLANNED UNIT DEVELOPMENT DISTRICT TO LOT 1, BLOCK 1, AND LOT 1, BLOCK 2, AND R-2 SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO LOT 2, BLOCK 2, EAST RIDGE ADDITION, PHASE 5, IN THE N½ OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, C & W Development, Inc., has petitioned the City of Great Falls to annex East Ridge Addition, Phase 5, located in the N½ of Section 16, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana; and,

WHEREAS, C & W Development, Inc., has petitioned Lot 1, Block 1, and Lot 1, Block 2, East Ridge Addition, Phase 5, be assigned a zoning classification of PUD Planned unit development district and Lot 2, Block 2, East Ridge Addition, Phase 5, be assigned a zoning classification of R-2 Single-family medium density district upon annexation to the City; and,

WHEREAS, notice of assigning said zoning classifications to East Ridge Addition, Phase 5, was published in the Great Falls Tribune advising that a public hearing on this zoning designation would be held on the 7th day of April, 2009, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said zoning designation be made,

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 zoning designation 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.

Section 2. That the zoning classification of Lot 1, Block 1, and Lot 1, Block 2, East Ridge Addition, Phase 5, be designated as PUD Planned unit development district, subject to the building envelopes and setbacks attached hereto as Exhibit "A" and by this reference made a part hereof, and Lot 2, Block 2, be designated as R-2 Single-family medium density district.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission or upon filing in the office of the Cascade County Clerk and Recorder the resolution annexing East Ridge Addition, Phase 5, into the corporate limits of the City of Great Falls, Montana, whichever event shall occur later.

APPROVED by the City Commission on first reading March 17, 2009.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading April 7, 2009.

Dona R. Stebbins, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David V. Gliko, City Attorney

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

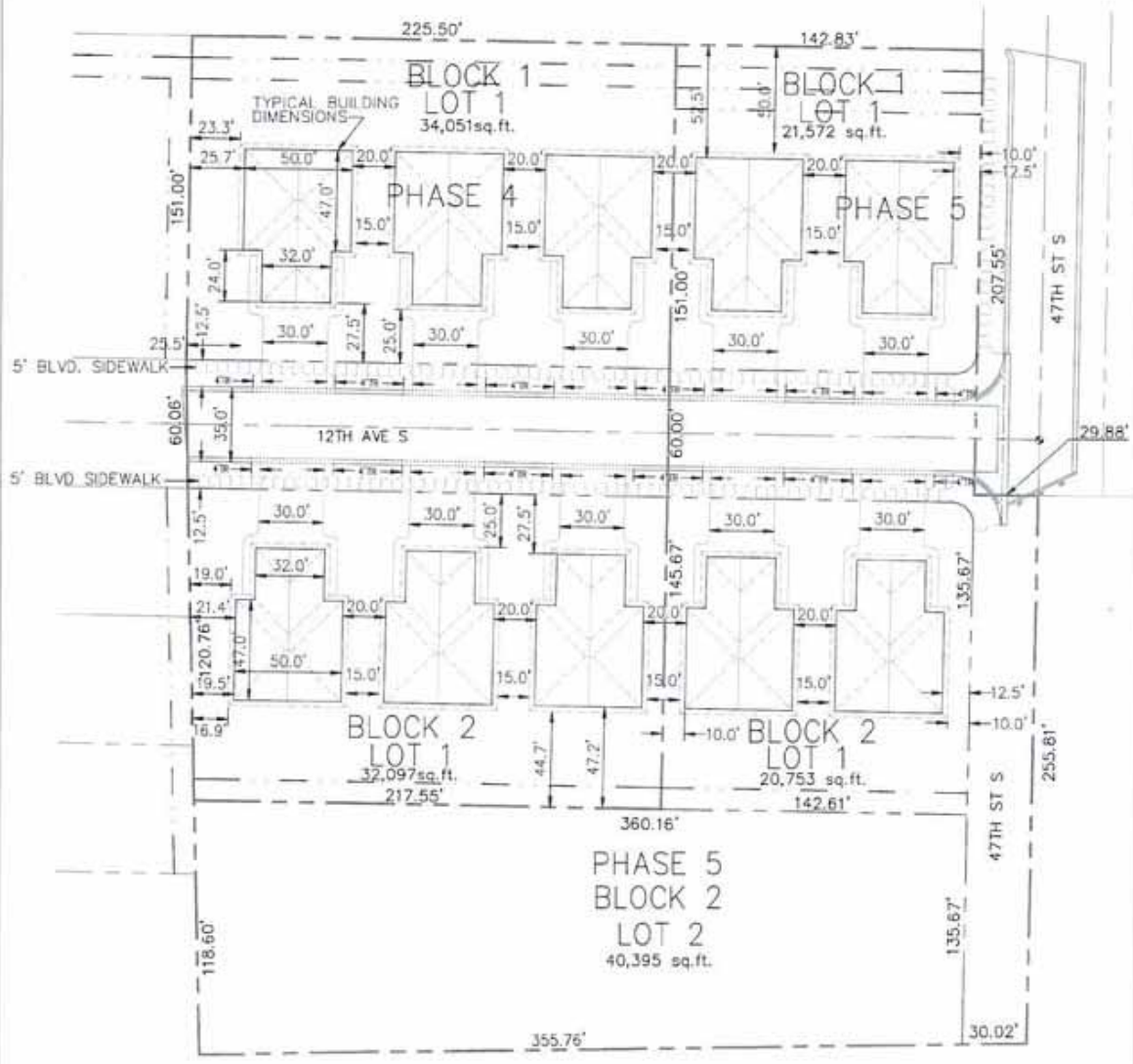
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3032 in three conspicuous places within the limits of said City to-wit:

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)

P.U.D. SITE PLAN
 EAST RIDGE 4&5
 EXHIBIT "A"



BUILDING HEIGHTS SHALL BE RESTRICTED TO A MAXIMUM OF 35'.
 MAXIMUM LOT COVERAGE WILL BE 70%