

ORDINANCE 3052

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION ON LOTS 20A, 22A, 24A & 28A, BLOCK 3, FINLAY'S SUPPLEMENT TO PROSPECT PARK ADDITION, IN THE SOUTH ½ OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA FROM R-3 SINGLE-FAMILY HIGH DENSITY DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT

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WHEREAS, on the 6th day of October, 2008, the City Commission of the City of Great Falls, Montana, adopted a certain Ordinance designated as Ordinance 3018 entitled: "AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-3 SINGLE-FAMILY HIGH DENSITY DISTRICT TO THE UNINCORPERATED PORTION OF THE AMENDED PLAT OF LOTS 1-4, BLOCK 2 AND LOTS 1-14 & 20-28, BLOCK 3, FINLAY'S SUPPLEMENT TO PROSPECT PARK ADDITION, IN THE SOUTH ½ OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA" and,

WHEREAS, NeighborWorks of Great Falls is the owner of record of a property within the said plat designated as the Amended Plat of Lots 20A, 22A, 24A and 28A, Block 3, Finlay's Supplement to Prospect Park Addition; and,

WHEREAS, NeighborWorks of Great Falls has petitioned the City of Great Falls to change the zoning classification the property within the Amended Plat of Lots 20A, 22A, 24A and 28A, Block 3, Finlay's Supplement to Prospect Park Addition from the existing R-3 Single-family high density district to a PUD Planned unit development district classification; and,

WHEREAS, notice of changing the zoning the above mentioned property from the existing R-3 Single-family high density district to a PUD Planned unit development district classification was published in the Great Falls Tribune advising that a public hearing on this proposed change in zoning would be held on the 15th day of June, 2010, before final passage of said Ordinance herein; and,

WHEREAS, pursuant to said Ordinance 3052, a hearing was duly held after notice thereof was first duly given according to said Ordinance 3052, for the purpose of considering changing said zoning designation on said property to a PUD Planned unit development district classification; and,

WHEREAS, following said public hearing, it was found and recommended that the said zone change 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 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.

Section 2. That the zoning designation on the hereinabove described be changed from the existing R-3 Single-family high density district to a PUD Planned unit development district classification, subject to the building envelopes and setbacks attached hereto as Exhibit "A" and by this reference made a part hereof.

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.

APPROVED by the City Commission on first reading May 18, 2010.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading June 15, 2010.

Michel J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney

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

I, Lisa Kunz, being first duly sworn, deposes and says: That on the 15th day of June, 2010 and prior thereto, I 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 3052 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

(CITY SEAL)