

**ORDINANCE 3167**

**AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS: LOT 5, BLOCK 348, GREAT FALLS FOURTH ADDITION LOCATED IN SECTION 7, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M. CASCADE COUNTY, MONTANA, FROM C-1 NEIGHBORHOOD COMMERCIAL TO R-3 SINGLE-FAMILY HIGH DENSITY**

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**WHEREAS**, the subject property, located on the south side of Central Avenue at 2016 Central Avenue is presently zoned C-1 Neighborhood Commercial; and,

**WHEREAS**, the City of Great Falls is petitioning to rezone said property to R-3 Single-family High Density due to its long history of residential use and because it would assist the owner in constructing a detached garage structure; and,

**WHEREAS**, the Great Falls Zoning Commission conducted a public hearing on July 11, 2017, to consider said rezoning from C-1 Neighborhood commercial district to R-3 Single-family high density district. At the conclusion of said hearing the Zoning Commission passed a motion recommending the City Commission rezone the property legally described as: Lot 5, Block 348, Great Falls Fourth Addition located in Section 7, Township 20 North, Range 4 East, P.M.M. Cascade County, Montana; and,

**WHEREAS**, notice of assigning said zoning classification to the subject property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 5<sup>th</sup> of September, 2017, before final passage of said Ordinance herein; and,

**WHEREAS**, following said public hearing, it was found and decided that the zoning map amendment on said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.40.030; and, that said rezoning designation be made.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:**

Section 1. It is determined that the herein requested rezoning meets the criteria and guidelines cited in Mont. Code Ann. 76-2-304, and Section 17.16.40.030 of the OCCGF.

Section 2. That the property legally described as: Lot 5, Block 348, Great Falls Fourth Addition located in Section 7, Township 20 North, Range 4 East, P.M.M. Cascade County, Montana, be rezoned to R-3 Single-family High Density District, subject to Attachment "A", and by this reference made a part thereof, as well as all other applicable regulatory codes and ordinances.

Section 3. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading August 15, 2017.

ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading September 5, 2017.

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Bob Kelly, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

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Sara R. 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 3167 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;

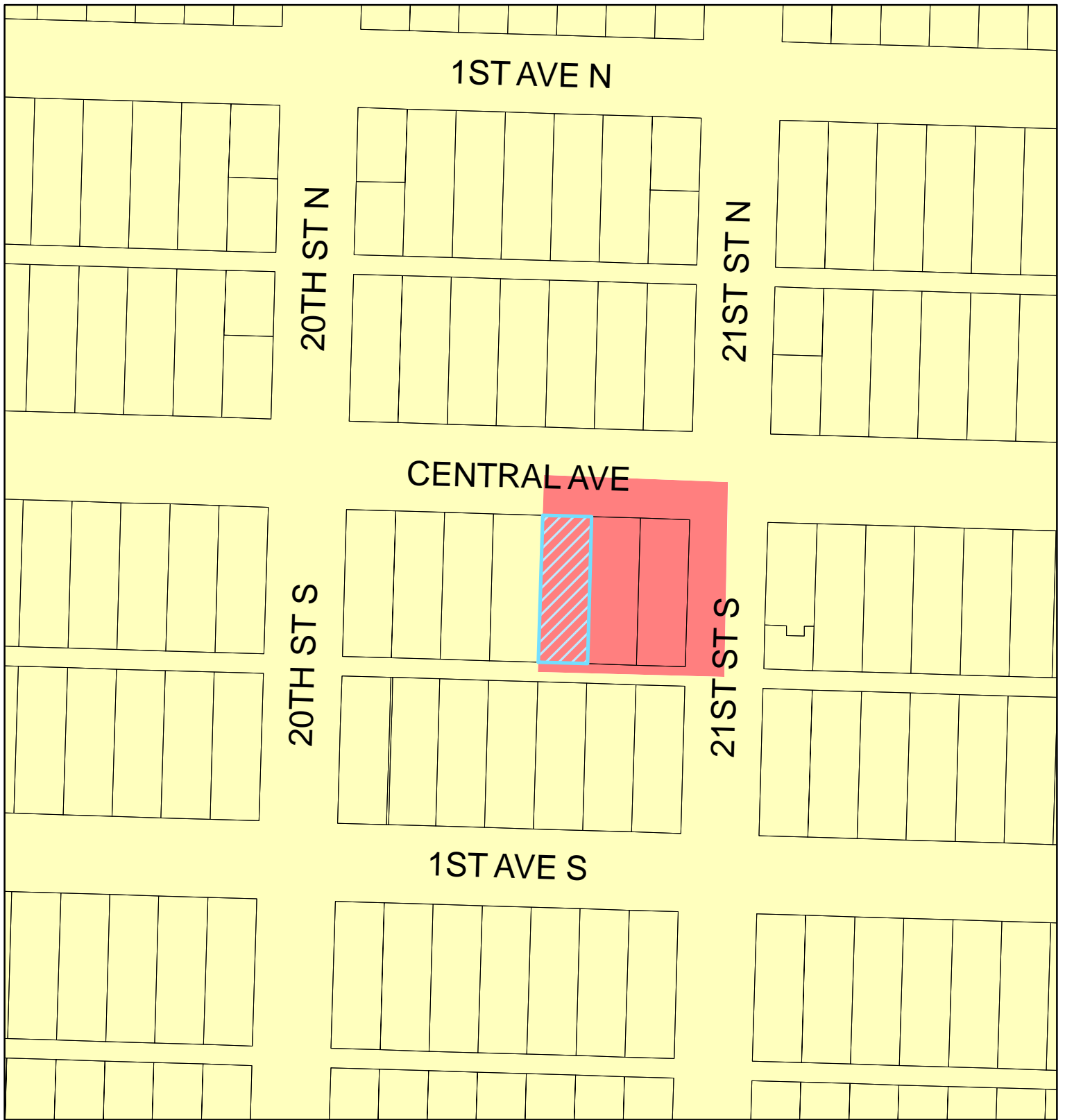
On the Bulletin Board, first floor, Cascade County Courthouse;  
On the Bulletin Board, Great Falls Public Library

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Lisa Kunz, City Clerk

(CITY SEAL)

# ZONING MAP








0 50 100 200 Feet



N



-  Tracts of Land
-  R-3 Single-family High Density
-  2016 Central Ave
-  C-1 Neighborhood Commercial
-  City Limits