

ORDINANCE 3175

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS: LOT 1, BLOCK 1 OF GREAT FALLS CLINIC ADDITION AND LOTS 1-B AND 1-A1, BLOCK 1 OF THE FIRST ADDITION TO THE GREAT FALLS CLINIC ADDITION LOCATED IN THE NW1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M. CASCADE COUNTY, MONTANA, FROM PLI PUBLIC LANDS AND INSTITUTIONAL TO M-1 MIXED-USE DISTRICT

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WHEREAS, the subject properties located on the northwest corner and the southeast corner of 15th Avenue South and 29th Street South are presently zoned PLI Public land and institutional; and

WHEREAS, the property owners, Great Falls Clinic Realty, LLP and DOC Great Falls Holdings, LLC, has petitioned the City of Great Falls to rezone said properties to M-1 Mixed-use district; and

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on October 17, 2017, to consider said rezoning from PLI Public land and institutional to M-1 Mixed-use district and, at the conclusion of said hearing, passed a motion recommending the City Commission rezone the property legally described as Lot 1, Block 1 of Great Falls Clinic Addition and Lots 1-B and 1-A1, Block 1 of the First Addition to Great Falls Clinic Addition, located in the Northwest 1/4 Section 17, Township 20 North, Range 4 East, P.M., City of Great Falls, 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 5th day of December, 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 the 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 1, Block 1 of Great Falls Clinic Addition and Lots 1-B and 1-A1, Block 1 of the First Addition to Great Falls Clinic Addition, located in the Northwest 1/4 Section 17, Township 20 North, Range 4 East, P.M., City of Great Falls, Cascade County, Montana, be rezoned to M-1 Mixed-use district.

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 November 7, 2017.

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

Bob Kelly, Mayor

ATTEST:

Darcy Dea, Deputy City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara Sexe, City Attorney

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

I, Darcy Dea, Deputy 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 3175 on the Great Falls Civic Center posting board and the Great Falls City website.

Darcy Dea, Deputy City Clerk

(CITY SEAL)