

**ORDINANCE 3224**

**AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF C-3 HIGHWAY COMMERCIAL TO LOTS 1-3 AND A ZONING CLASSIFICATION OF R-2 SINGLE-FAMILY MEDIUM DENSITY TO LOT 4 OF THE DOUBLE T ESTATES MINOR SUBDIVISION OF LOT 1B OF CERTIFICATE OF SURVEY NO. 5077 LOCATED IN THE NE ¼ OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M. CASCADE COUNTY, MONTANA AND THE ADJOINING RIGHT-OF-WAY OF JASPER ROAD.**

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**WHEREAS**, the property owner, Turbo Auto Transport, LLP, has petitioned the City of Great Falls to annex the subject properties, consisting of ±40.77 acres, as legally described above; and,

**WHEREAS**, Turbo Auto Transport, LLP has petitioned the City of Great Falls to assign a zoning classification of C-3 Highway Commercial to Lots 1-3 and R-2 Single-family Medium Density to Lot 4 of the Double T Estates Minor Subdivision, upon annexation to the City; and,

**WHEREAS**, the Great Falls Zoning Commission conducted a public hearing on August 25, 2020, to consider said assignment of zoning of C-3 Highway Commercial and R-2 Single-family Medium Density districts and, at the conclusion of said hearing, passed a motion recommending the City Commission assign said zoning to the properties legally described as Lots 1-4 of the Double T Estates Minor Subdivision of Lot 1B of Certificate of Survey No. 5077 located in the NE ¼ of Section 21, T20N, R3E, 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 6th day of October, 2020, before final passage of said Ordinance herein; and,

**WHEREAS**, following said public hearing, it was found and decided that the assignment of C-3 and R-2 zoning on said properties 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 zoning 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 C-3 and R-2 zoning request 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 zoning classification of “C-3 Highway Commercial” be assigned to Lots 1-3 and the zoning classification of “R-2 Single-family Medium Density” be assigned to Lot 4 of the proposed Double T Estates Minor Subdivision located in the NE ¼ of Section 21, T20N, R3E, P.M.M., Cascade County, Montana, subject to the setbacks, and other development standards and by this reference made a part hereof, 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 September 15, 2020.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading October 6, 2020.

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Bob Kelly, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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Sara 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 City Commission, Ordinance 3224 on the Great Falls Civic Center posting board and the Great Falls City website.

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Lisa Kunz, City Clerk

(CITY SEAL)