

ORDINANCE 3226

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-6 MULTI-FAMILY HIGH DENSITY TO THE SOUTH 153.4 FEET OF THE N1/2 SW1/4 SW1/4 NW1/4 EXCEPTING THE WEST 30.0 FEET WHICH IS COUNTY ROAD IN SECTION 35, T21N, R3E, P.M.M., CASCADE COUNTY, MONTANA AND THE ADJOINING RIGHT-OF-WAY OF 6TH STREET NW AND THE ADJOINING RIGHT-OF-WAY OF SKYLINE DRIVE NW EXTENDED TO THE WEST RIGHT-OF-WAY LINE OF 6TH STREET NW.

* * * * *

WHEREAS, the property owner, Skyline Heights, LLC, has petitioned the City of Great Falls to annex the subject property, consisting of ±2.15 acres, as legally described above; and,

WHEREAS, Skyline Heights, LLC has petitioned the City of Great Falls to assign a zoning classification of R-6 Multi-family High Density to the south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana, upon annexation to the City; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on October 13, 2020, to consider the assignment of zoning of R-6 Multi-family High Density district and, at the conclusion of said hearing, passed a motion recommending the City Commission assign R-6 zoning to the property legally described as the south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana, and also the adjoining right-of-way of 6th Street NW and the adjoining right-of-way of Skyline Drive NW extended to the west right-of-way line of 6th Street NW; 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 1st day of December, 2020, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the assignment of R-6 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 R-6 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 “R-6 Multi-family High Density” be assigned to the south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana; and also the adjoining right-of-way of 6th Street NW and the adjoining right-of-way of Skyline Drive NW extended to the west right-of-way line of 6th Street NW as shown in “Exhibit A”, 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 November 4, 2020.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading December 1, 2020.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara Sexe, City Attorney

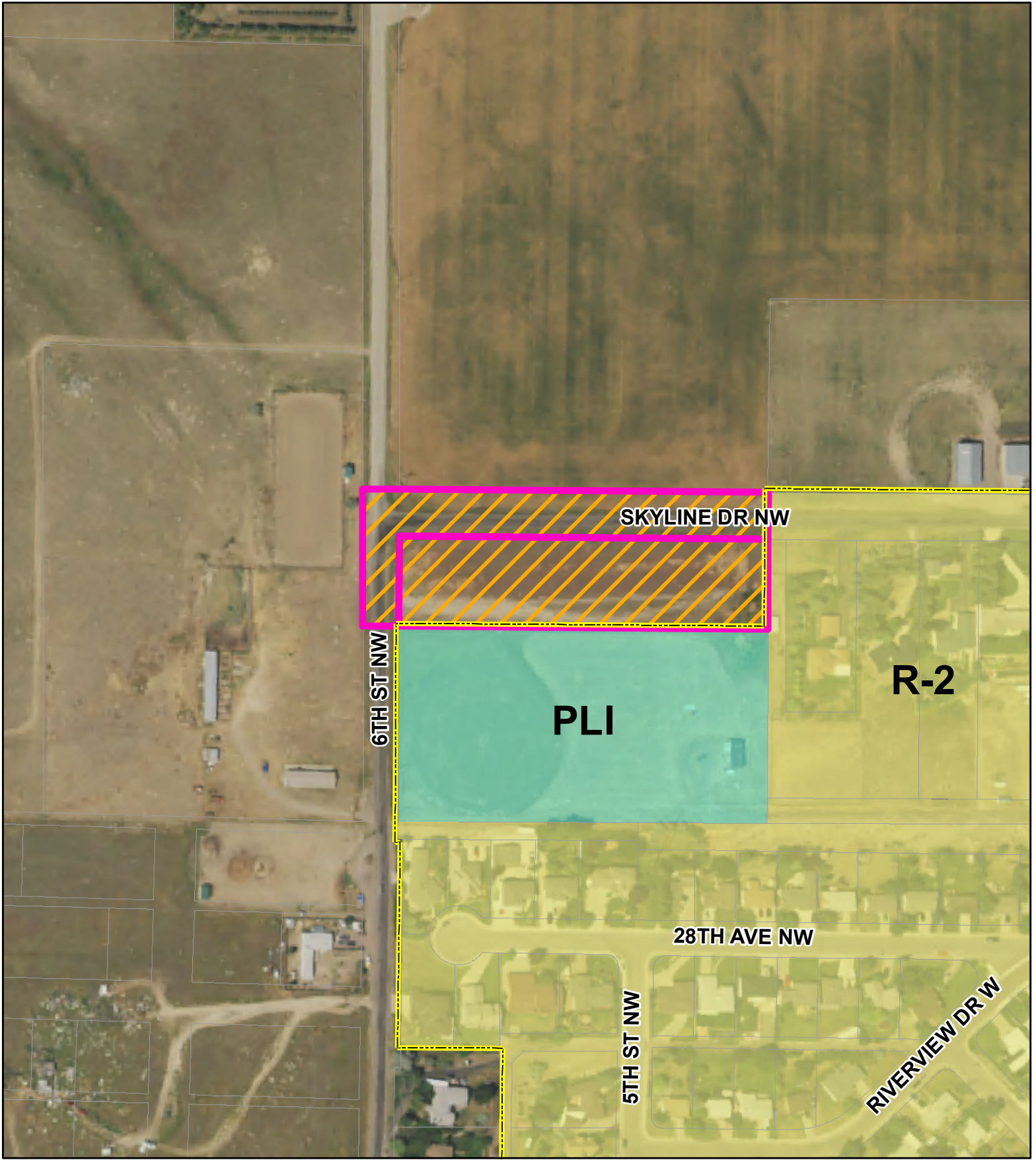
State of Montana)
County of Cascade : ss
City of Great Falls)

I, 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 3226 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

Ordinance 3226 Exhibit A



Ordinance 3226 - Proposed R-6 Zoning



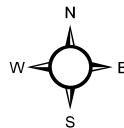
R-2 Single-family Medium Density



PLI Public Lands and Institutional



City Limits



0 100 200 400 Feet

