

ORDINANCE 3242

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA TO REZONE THE PROPERTIES LEGALLY DESCRIBED AS: LOT 2 OF AN AMENDED PLAT OF LOT 1, BLOCK 2, OF THE AMENDED PLAT OF LOT 1A & 1B, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, MOUNT OLIVET MINOR SUBDIVISION, LOCATED IN THE SW ¼ OF SECTOIN 17, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M., CASCADE COUNTY, MONTANA FROM PLI PUBLIC LANDS AND INSTITUTIONAL TO M-1 MIXED-USE DISTRICT

* * * * *

WHEREAS, the subject property, legally described above, is presently zoned PLI Public Lands and Institutional; and

WHEREAS, the property owner, Touro College Montana, LLC, has petitioned the City of Great Falls to rezone said property to M-1 Mixed-use District zoning district; and

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on February 22, 2022, to consider said rezoning from PLI Public Lands 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 2 of Amended Plat of Lot 1, Block 2, of the Amended Plat of Lot 1A & 1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, located in the SW ¼ of Section 17, T20N, R4E, P.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 5th day of April, 2022, 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 2 of Amended Plat of Lot 1, Block 2, of the Amended Plat of Lot 1A &1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, located in the SW ¼ of Section 17, T20N, R4E, P.M., Cascade County, Montana, be rezoned to M-1 Mixed-use District as shown in Exhibit A.

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 March 15, 2022.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading April 5, 2022.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Jeffrey Hindoién, City Attorney

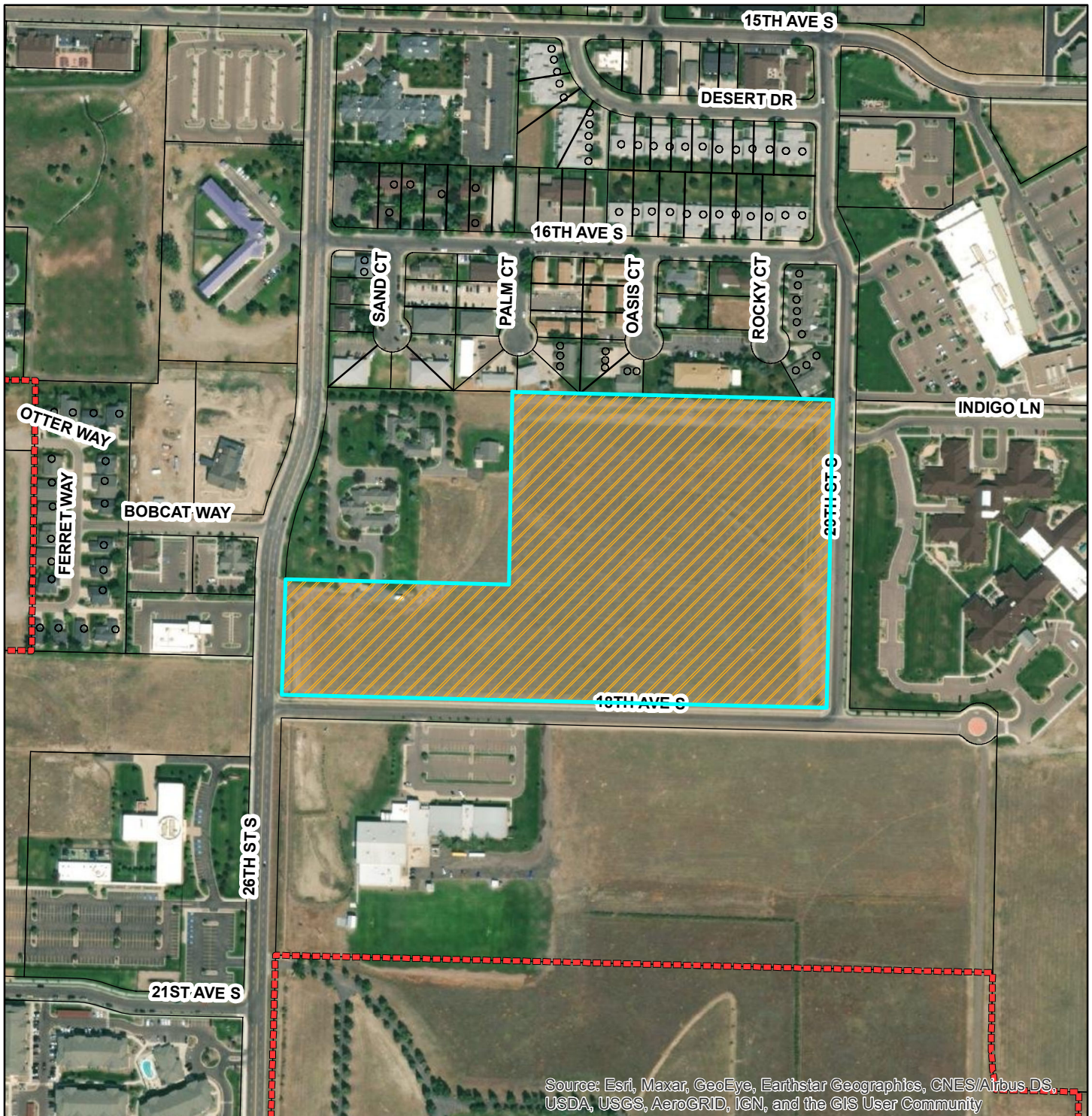
State of Montana)
County of Cascade : ss
City of Great Falls)


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 3242 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

EXHIBIT A



 Subject Property

 City Limits

