

ORDINANCE 3257

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA TO REZONE THE PROPERTIES LEGALLY DESCRIBED AS: LOTS 10-19, BLOCK 1, AND LOT 9, BLOCK 2, COTTAGE GROVE PHASE 3 ADDITION, SECTION 4, T20N, R4E, P.M.M., CASCADE COUNTY, MONTANA FROM PUD, PLANNED UNIT DEVELOPMENT TO R-6 MULTI-FAMILY HIGH DENSITY.

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WHEREAS, the subject properties, legally described above, are presently zoned PUD, Planned Unit Development; and

WHEREAS, the potential property owner, Discovery Meadows, Inc., has petitioned the City of Great Falls to rezone said properties to R-6 Multi-family, High Density zoning district; and

WHEREAS, at the end of a meeting on January 24, 2023, the Great Falls Zoning Commission passed a motion recommending the City Commission rezone the property legally described as Lots 10-19, Block 1 and Lot 9, Block 2, Cottage Grove Phase 3 Addition, Section 4, T20N, R4E, P.M.M., Cascade County, Montana; and

WHEREAS, notice of assigning said zoning classification to the subject properties was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 21st day of March, 2023, 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 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 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 properties legally described as: Lots 10-19, Block 1 and Lot 9, Block 2, Cottage Grove Phase 3 Addition, Section 4, T20N, R4E, P.M.M., Cascade County, Montana, be rezoned to R-6 Multi-family, High Density 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 February 21, 2023.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading March 21, 2023.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

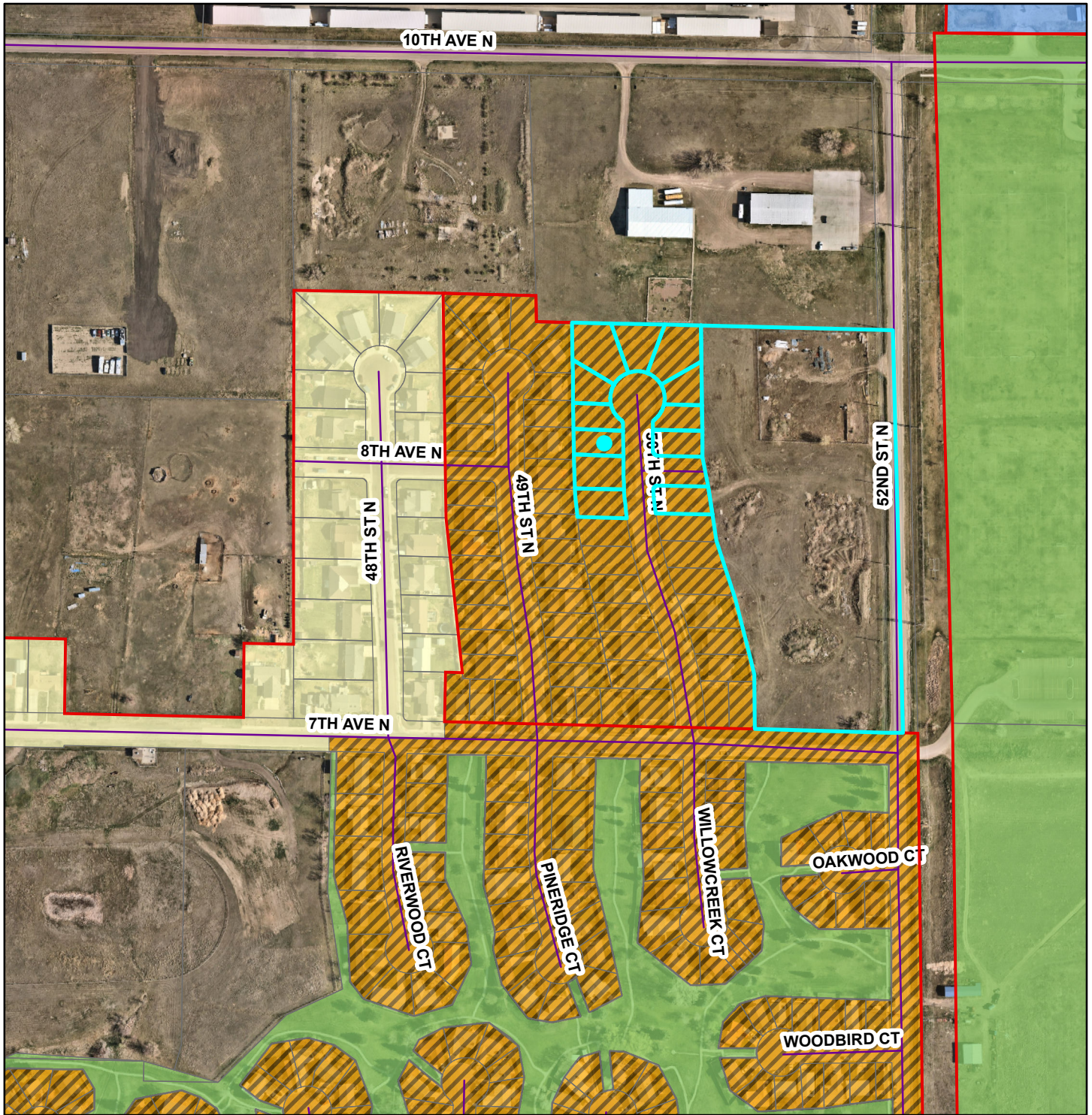
State of Montana)
County of Cascade : ss
City of Great Falls)

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 3257 on the Great Falls Civic Center posting board and the Great Falls City website.





Lisa Kunz, City Clerk

(CITY SEAL)

ZONING MAP



Legend

-  R-3 Single-family High Density
-  PUD Planned Unit Development
-  I-2 Heavy Industrial
-  POS Parks and Open Space
- U Unincorporated Enclave

