

ORDINANCE 3264

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA TO REZONE THE PROPERTIES LEGALLY DESCRIBED AS: LOT 1-A OF THE AMENDED PLAT OF LOT 1, GARDEN HOME TRACTS AND MARK 23A OF COS 4153, LOCATED IN THE SOUTHEAST ¼ OF SECTION 11, T20N, R3E, PMM, CASCADE COUNTY, MONTANA, FROM R-1 SINGLE-FAMILY SUBURBAN TO M-2 MIXED-USE TRANSITIONAL

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WHEREAS, the subject properties, located at 805 2nd Street SW and legally described above, are presently zoned R-1 Single-family Suburban; and

WHEREAS, the property owners, Craig and Robert Stainsby, have petitioned the City of Great Falls to rezone said properties to the M-2 Mixed-use Transitional zoning district; and

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on February 13, 2024, to consider said rezoning from R-1 Single-family Suburban to M-2 Mixed-use Transitional zoning district and, at the conclusion of said hearing, passed a motion recommending the City Commission rezone the property legally described as Lot 1-A of the Amended Plat of Lot 1, Garden Home Tracts and Mark 23A of COS 4153, Located in the Southeast ¼ of Section 11, T20N, R3E, 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 2nd day of April, 2024, 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.

ATTACHMENT A

Section 2. That the property legally described as: Lot 1-A of the Amended Plat of Lot 1, Garden Home Tracts and Mark 23A of COS 4153, Located in the Southeast ¼ of Section 11, T20N, R3E, P.M.M., Cascade County, Montana, be rezoned to M-2 Mixed-use Transitional 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 5, 2024.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading April 2, 2024.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

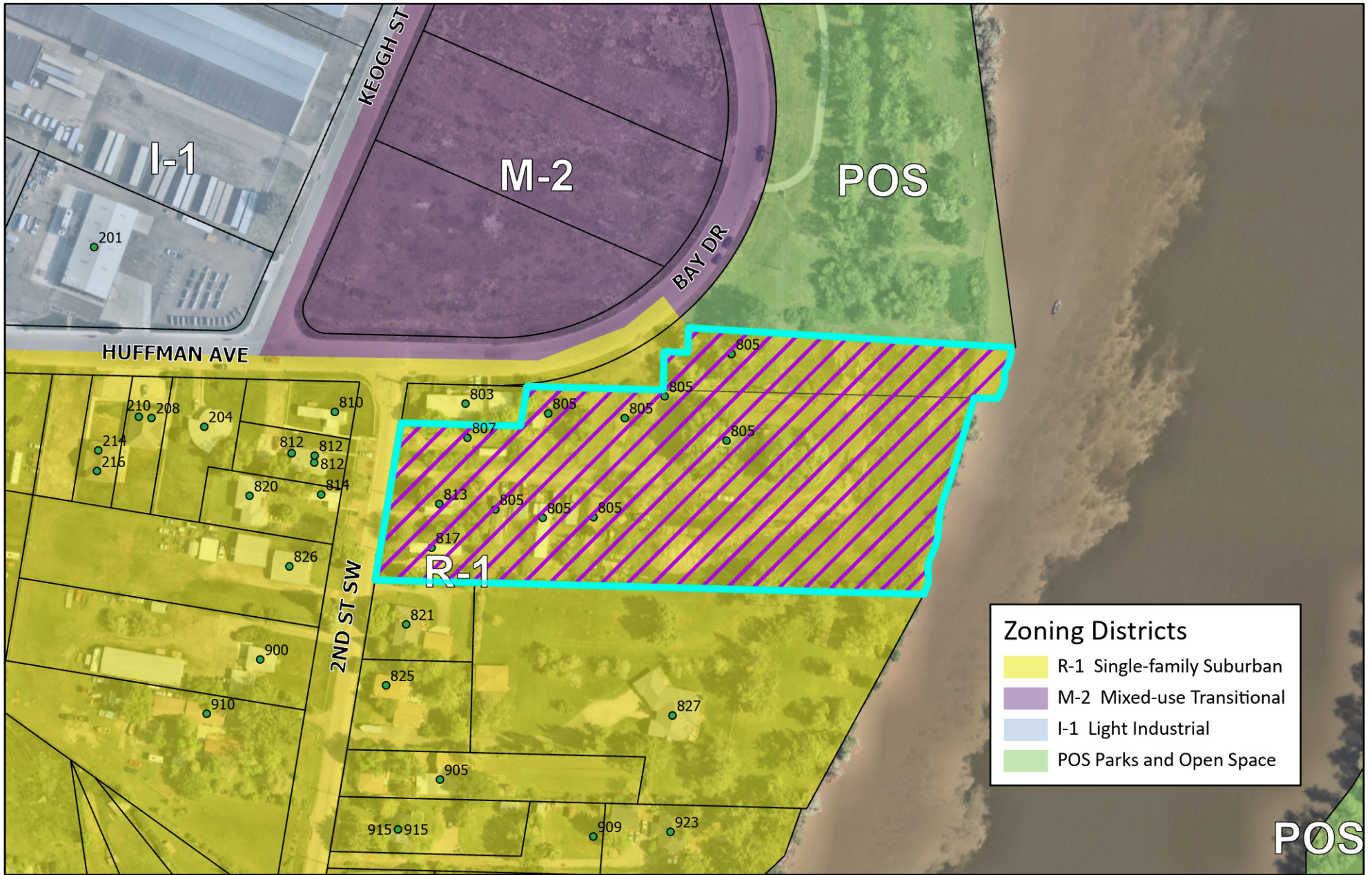
State of Montana)
County of Cascade : ss
City of Great Falls)

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 3264 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

Ordinance 3264 - Exhibit A



Zoning Districts

- R-1 Single-family Suburban
- M-2 Mixed-use Transitional
- I-1 Light Industrial
- POS Parks and Open Space



- Parcels
- Ordinance 3264 - Proposed M-2 Zoning

