

ORDINANCE 3266

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA TO REZONE THE PROPERTY LEGALLY DESCRIBED AS LOT 2 OF RIVERVIEW TRACTS 5TH SUPPLEMENT, SECTION 2, T20N, R3E, PMM, CASCADE COUNTY, MONTANA, FROM M-2 MIXED-USE TRANSITIONAL TO C-2 GENERAL COMMERCIAL

* * * * *

WHEREAS, the subject property, located at 1525 3rd St NW and legally described above, is presently zoned M-2 Mixed-use Transitional; and

WHEREAS, the property owner, represented by Town Pump Inc., has petitioned the City of Great Falls to rezone said properties to the C-2 General Commercial zoning district; and

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on April 9, 2024, to consider said rezoning from M-2 Mixed-use Transitional to C-2 General Commercial zoning district and, at the conclusion of said hearing, passed a motion recommending the City Commission rezone the property legally described as Lot 2 of Riverview Tracts 5th Supplement, Section 2, 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 4th day of June, 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 2 of Riverview Tracts 5th Supplement, Section 2, T20N, R3E, P.M.M., Cascade County, Montana, be rezoned to C-2 General Commercial 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 May 7, 2024.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading June 4, 2024.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

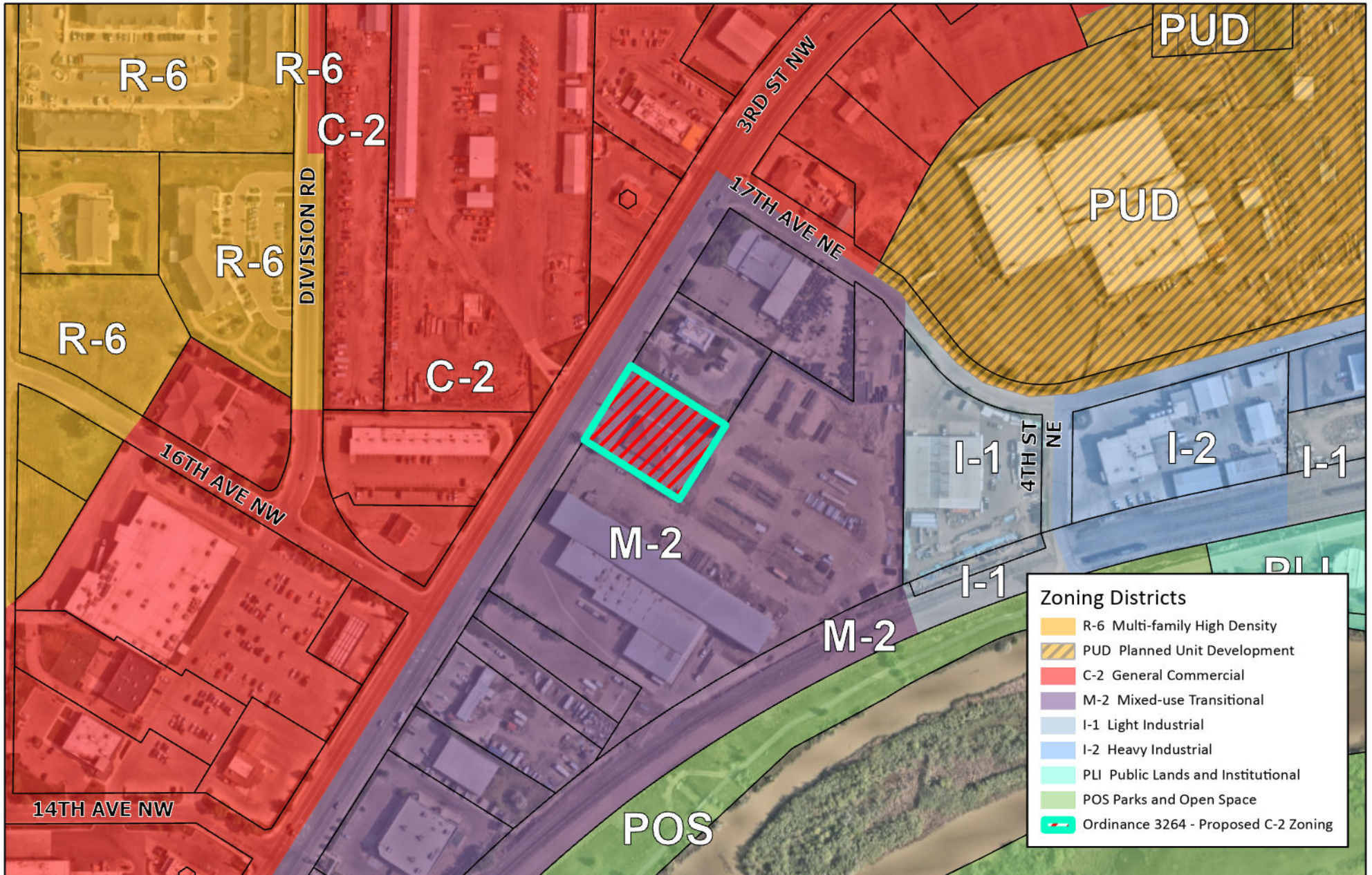
State of Montana)
County of Cascade : ss
City of Great Falls)

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 3266 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

Ordinance 3266 - Exhibit A



Parcels

Ordinance 3264 - Proposed C-2 Zoning

