

ORDINANCE 3091

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF PUD PLANNED UNIT DEVELOPMENT DISTRICT TO NORTHVIEW ADDITION, PHASE 10, AND A PORTION OF 12<sup>TH</sup> STREET NORTHEAST, LOCATED IN THE SE¼ SECTION 25, TOWNSHIP 21 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA

\* \* \* \* \*

WHEREAS, Jim Workman Construction Co. has petitioned the City of Great Falls to annex Northview Addition, Phase 10, consisting of ±6.26 acres, located in the SE¼ of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana; and,

WHEREAS, the City of Great Falls has requested to annex a portion of 12<sup>th</sup> Street Northeast right-of-way, consisting of ±0.2 acres, located in the SE ¼ of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana; and,

WHEREAS, Jim Workman Construction Co. and the City have petitioned Northview Addition, Phase 10, and said portion of 12<sup>th</sup> Street Northeast, be assigned a zoning classification of PUD Planned unit development district, upon annexation to the City; and,

WHEREAS, notice of assigning said zoning classifications to Northview Addition, Phase 10, and a portion of 12<sup>th</sup> Street Northeast, was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 7<sup>th</sup> day of May, 2013, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said zoning designation be made,

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

Section 1. It is determined that the herein requested zoning designation will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Unified Land Development Code of the City of Great Falls.

Section 2. That the zoning classification of Northview Addition, Phase 10, and a portion of 12<sup>th</sup> Street Northeast, be designated as PUD Planned unit development district, subject to the building envelopes and setbacks attached hereto as Attachment “A” and by this reference made a part hereof.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission or upon filing in the office of the Cascade County Clerk and Recorder the resolution annexing Northview Addition, Phase 10, and a portion of 12<sup>th</sup> Street Northeast into the corporate limits of the City of Great Falls, Montana, whichever event shall occur later.

APPROVED by the City Commission on first reading April 2, 2013.

PASSED, APPROVED, AND ADOPTED by the City Commission of the city of Great Falls, Montana, on second reading May 7, 2013.

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Michael J. Winters, Mayor

ATTEST:

\_\_\_\_\_  
Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

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David L. Nielsen, Interim 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 3091 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;  
On the Bulletin Board, first floor, Cascade County Court House;  
On the Bulletin Board, Great Falls Public Library

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Lisa Kunz, City Clerk

(CITY SEAL)

# ORDINANCE 3091 ATTACHMENT A

## NORTHVIEW ADDITION, PHASE 10 PUD SITE PLAN

