

ORDINANCE 3114

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-6 MULTI-FAMILY RESIDENTIAL HIGH DENSITY DISTRICT TO LOT 2B AND M-1 MIXED-USE DISTRICT TO LOT 2A OF THE AMENDED PLAT OF LOT 2, MEDICAL TECH PARK MINOR SUBDIVISION LOCATED IN THE SE1/4, SECTION 18, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M. CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, John H. Sheffels, et al c/o Bruce M. Spencer, in conjunction with The Farran Group have petitioned the City of Great Falls to annex Lot 2, Medical Tech Park Minor Subdivision consisting of ± 11.59 acres, located in the SE1/4, Section 18, Township 20 North, Range 4 East, P.M.M. Cascade County, Montana; and,

WHEREAS, Montana Code Annotated 7-2-4211 requires annexation of roads and right-of-way that are adjacent to the property being annexed, in this case consisting of ± 0.77 acres of 26th Street South; and,

WHEREAS, John H. Sheffels, et al c/o Bruce M. Spencer, in conjunction with The Farran Group have petitioned the City of Great Falls to subdivide Lot 2, Medical Tech Park Minor Subdivision into two lots, which will be heard by the City Commission at a Public Hearing scheduled for October 3, 2013; and,

WHEREAS, John H. Sheffels, et al c/o Bruce M. Spencer, in conjunction with The Farran Group have petitioned that the proposed Lot 2A of the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision, the westerly lot, be assigned a zoning classification of M-1 Mixed-use district and the proposed Lot 2B of the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision, the easterly lot, be assigned a zoning classification of R-6 Multi-family residential high density district, upon annexation to the City; and,

WHEREAS, notice of assigning said zoning classifications to the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 4th day of March, 2014, 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 be designated as R-6 Multi-family residential high density district for Lot 2B of the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision, and M-1 Mixed-use district for Lot 2A of the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision, as 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 the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision, located in the SE1/4, Section 18, Township 20 North, Range 4 East, P.M.M. Cascade County, Montana into the corporate limits of the City of Great Falls, Montana, whichever event shall occur later.

APPROVED by the City Commission of the City of Great Falls, Montana, on first reading February 4, 2014.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading March 4, 2014.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, 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 3114 in three conspicuous places within the limits of said City to-wit:

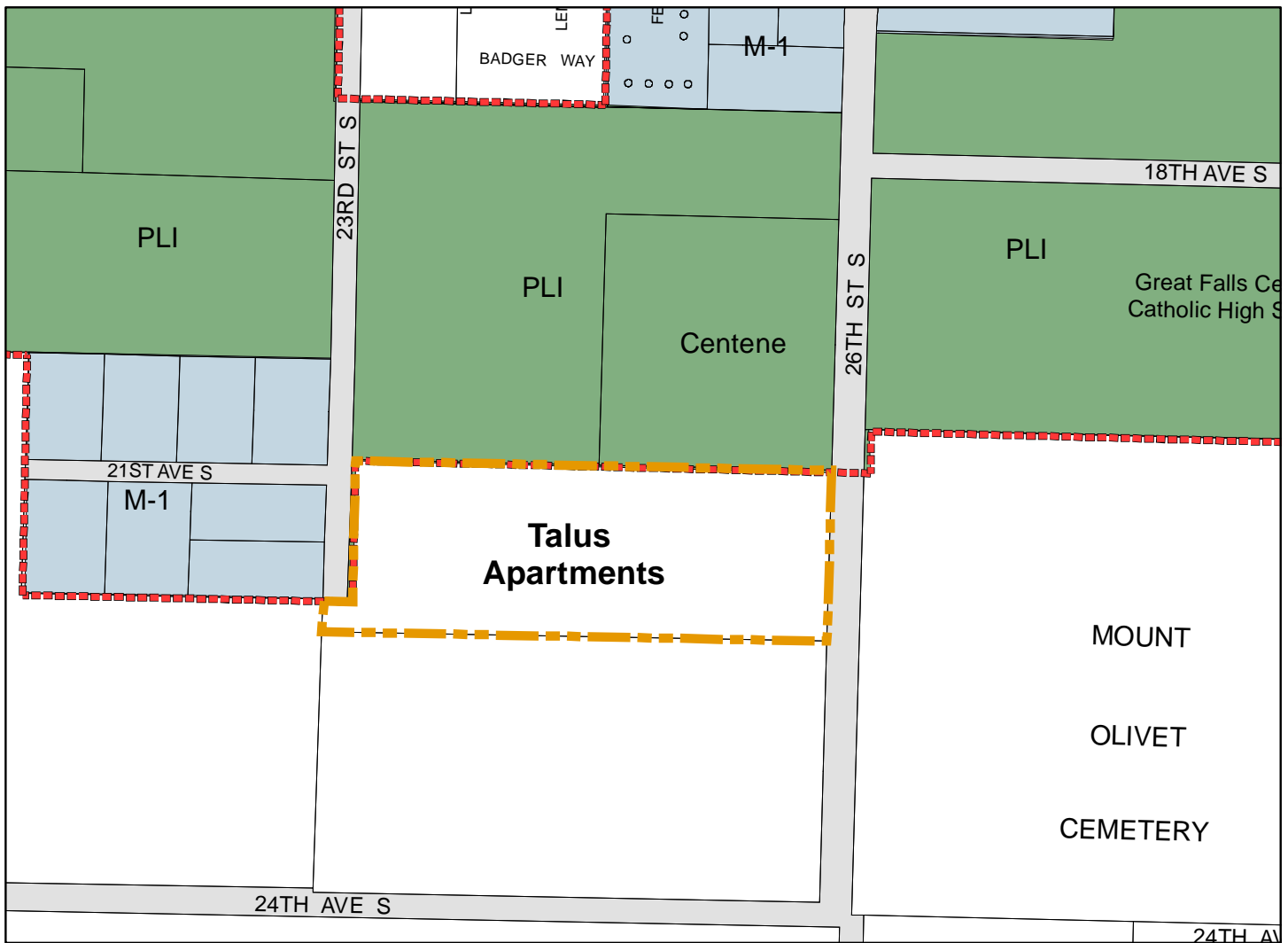
On the Bulletin Board, first floor, Civic Center Building;
On the Bulletin Board, first floor, Cascade County Court House;
On the Bulletin Board, Great Falls Public Library

(CITY SEAL)

Lisa Kunz, City Clerk

Ordinance 3114

Attachment A



Talus Apartments

City Limits

Tracts of Land

ZONING

AI Airport Industrial

C-1 Neighborhood commercial

C-2 General commercial

C-3 Highway commercial

C-4 Central business core

C-5 Central business periphery

I-1 Light industrial

I-2 Heavy industrial

M-1 Mixed-use district

M-2 Mixed-use transitional

PLI Public lands institutional

POS Park Open Space

PUD Planned unit development

R-1 Single-family suburban

R-2 Single-family medium density

R-3 Single-family high density

R-5 Multi-family medium density

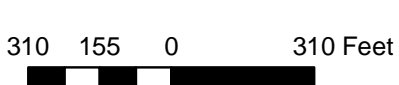
R-6 Multi-family high density

R-9 Mixed residential

R-10 Mobile home park

Unincorporated

Right of Way



Talus Apartments