

ORDINANCE 3098

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-6 MULTI-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT TO LOT 5, BLOCK 1, DIVISION ADDITION, LOCATED IN THE NE1/4 OF SECTION 2, T20N, R3E, P.M.M. CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, Accessible Space, Inc. have petitioned the City of Great Falls to annex Lot 5, Block 1, Division Addition, located in the NE1/4 of Section 2, T20N, R3E, P.M.M. Cascade County, Montana consisting of ±2.36, herein referred to as subject property, 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 ±0.66 acres of Division Road; and,

WHEREAS, the subject property is part of a larger lot comprised of ±11.7 acres and a subdivision is being processed simultaneously in Cascade County to create the ±2.36 subject property legally described as Lot 5, Block 1, Division Addition, located in the NE1/4 of Section 2, T20N, R3E, P.M.M. Cascade County, Montana; and,

WHEREAS, the subdivision in Cascade County shall be approved prior to City of Great Falls Commission taking action on Ordinance 3098; and,

WHEREAS, Accessible Space, Inc. have petitioned the subject property be assigned a zoning classification of R-6 Multi-family high density residential district upon annexation to the City; and,

WHEREAS, the abutting portion of the Division Road shall be assigned a zoning classification of R-6 Multi-family high density residential district consistent with adjacent properties upon annexation; and,

WHEREAS, notice of assigning said zoning classifications to subject property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 18th 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 of a Lot 5, Block 1, Division Addition, located in the NE1/4 of Section 2, T20N, R3E, P.M.M. Cascade County, Montana, be designated as R-6 Multi-family high density residential district classification 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 Lot 5, Block 1, Division Addition, located in the NE1/4 of Section 2, T20N, R3E, 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 on first reading February 18, 2014.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading March 18, 2014.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

Sara Sexe, City Attorney

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

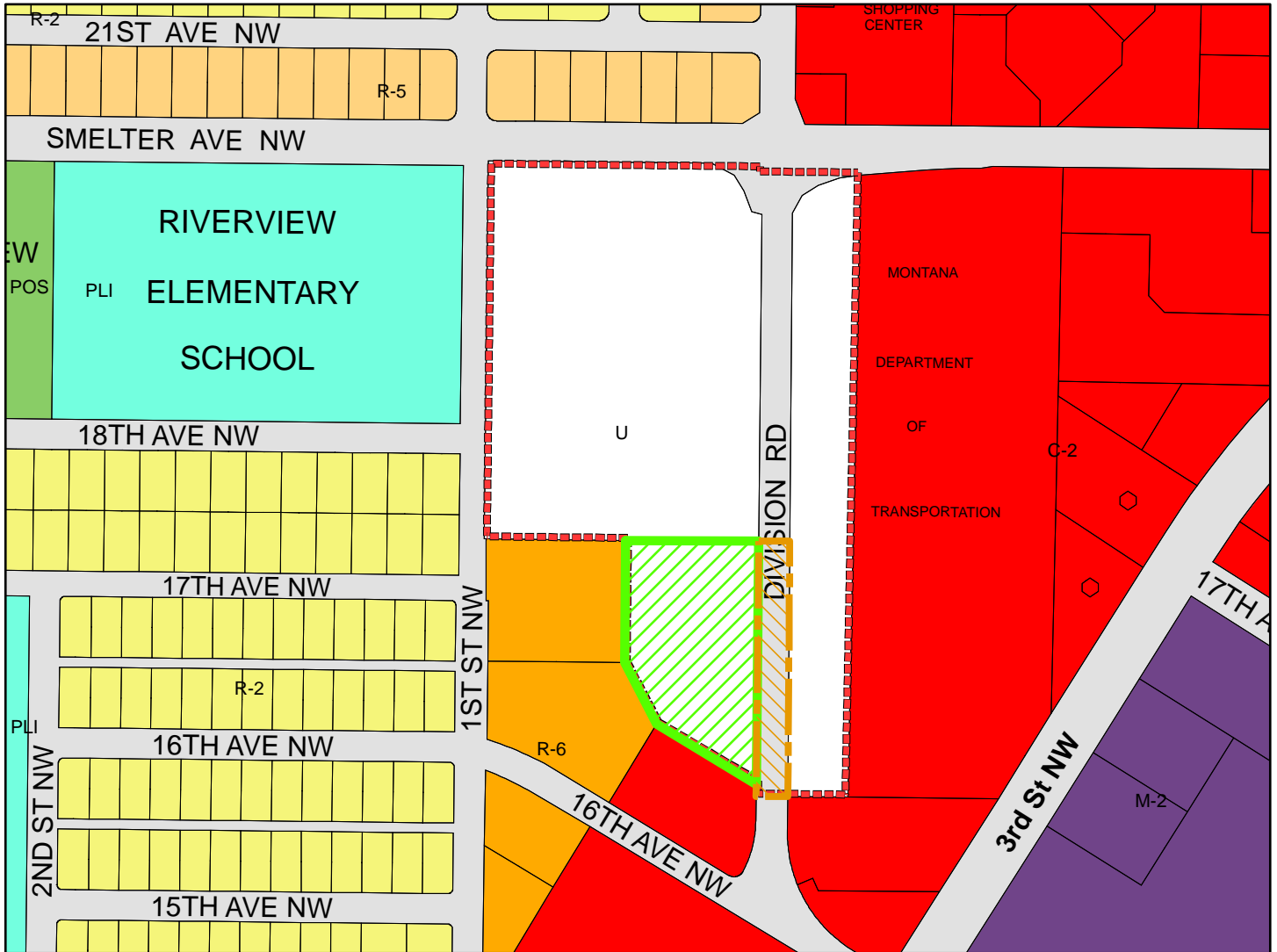
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3098 in three conspicuous places within the limits of said City to-wit:


























- 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

Lisa Kunz, City Clerk

(CITY SEAL)

Ordinance 3098 Attachment A



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|--|----------------------------------|---|--------------------------------|---|------------------------------------|
|  | Voyager Apartments Project Site |  | R-6 Multi-family High Density |  | M-1 Mixed-use District |
|  | Division Road ROW |  | R-9 Mixed Residential |  | M-2 Mixed-use Transitional |
|  | City Limits |  | R-10 Mobile Home Park |  | I-1 Light Industrial |
|  | Tracts of Land |  | PUD Planned Unit Development |  | I-2 Heavy Industrial |
| ZONING | | | | | |
|  | R-1 Single-family Suburban |  | C-2 General Commercial |  | PLI Public Lands and Institutional |
|  | R-2 Single-family Medium Density |  | C-3 Highway Commercial |  | POS Parks and Open Space |
|  | R-3 Single-family High Density |  | C-4 Central Business Core |  | AI Airport Industrial |
|  | R-5 Multi-family Medium Density |  | C-5 Central Business Periphery |  | U Unincorporated Enclave |
| | | | |  | right-of-way |

