

ORDINANCE 3121

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS AMENDED PLAT OF LOTS 12 & 13, BLOCK 446, GREAT FALLS ORIGINAL TOWNSITE, CASCADE COUNTY, MONTANA, FROM THE EXISTING C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO R-3 SINGLE-FAMILY HIGH DENSITY DISTRICT AND APPROVE A CONDITIONAL USE PERMIT

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WHEREAS, Lots 12 & 13, Block 446, Great Falls Original Townsite, Cascade County, Montana, are presently zoned C-1 Neighborhood commercial district; and,

WHEREAS, the property owner, NeighborWorks of Great Falls, has petitioned the City of Great Falls to rezone said property to R-3 Single-family high density district and approve a conditional use permit to construct townhomes; and,

WHEREAS, notice of assigning said zoning classification and conditional use permit to the subject property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 17th day of June, 2014, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said rezoning designation and conditional use permit be made.

WHEREAS, the zoning map amendment on said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls, Section 17.16.40.030; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on April 22, 2014, to consider said rezoning from C-1 Neighborhood commercial district to R-3 Single-family high density district and conditional use permit to construct townhomes and at the conclusion of said hearing passed a motion recommending approval by the City Commission to rezone and approve the conditional use permit on the property legally described as Lots 12 & 13, Block 446, Great Falls Original Townsite, Cascade County, Montana.

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

Section 1. It is determined that the herein requested rezoning 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 Lots 12 & 13, Block 446, Great Falls Original Townsite, Cascade County, Montana be rezoned to R-3 Single-family high density district and approve a conditional use permit to construct townhomes.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

APPROVED by the City Commission on first reading May 20, 2014.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading June 17, 2014.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

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 City Commission, Ordinance 3121 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