

ORDINANCE 3120

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 2, HILTON GARDEN INN ADDITION, SW¹/₄ OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 3 EAST, PMM, CASCADE COUNTY, MONTANA, FROM R-5 MULTI-FAMILY MEDIUM DENSITY TO C-2 GENERAL COMMERCIAL.

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WHEREAS, Lot 1, Block 2, Hilton Garden Inn Addition, SW¹/₄ of Section 15, Township 20 North, Range 3 East, PMM, Cascade County, Montana is presently zoned R-5 Multi-family medium density district; and,

WHEREAS, in 2005 the City of Great Falls completed a City-wide rezoning wherein the subject property was zoned R-5 Multi-family medium density; and,

WHEREAS, the property owner's, Bleskin Peter D Revocable Living Trust, representative, Erck Hotels, has petitioned the City of Great Falls rezone said property to C-2 General Commercial district; and,

WHEREAS, Erck Hotels intends to develop the subject property into a parking lot upon approval of the requested rezone; and,

WHEREAS, a parking lot is a permitted as a primary use in the C-2 General commercial zoning district; and,

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 R-5 Multi-family medium density to C-2 General commercial and at the conclusion of said hearing passed a motion recommending the City Commission rezone the property legally described as Lot 1, Block 2, Hilton Garden Inn Addition, SW¼ of Section 15, Township 20 North, Range 3 East, PMM, 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 Lot 1, Block 2, Hilton Garden Inn Addition, SW¼ of Section 15, Township 20 North, Range 3 East, PMM, Cascade County, Montana be rezoned to C-2 General Commercial district.

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 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 City Commission, Ordinance 3120 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)