

ORDINANCE 3124

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS LOTS 12-14, BLOCK 356, GREAT FALLS FIRST ADDITION, SECTION 12, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA, FROM R-3 SINGLE-FAMILY HIGH DENSITY TO R-5 MULTI-FAMILY MEDIUM DENSITY.

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WHEREAS, Lots 12-14, Block 356, Great Falls First Addition, Section 12, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana, are presently zoned R-3 Single-family high density district; and,

WHEREAS, the property owner, NeighborWorks Great Falls, has petitioned the City of Great Falls to rezone the subject property to R-5 Multi-family medium density district; and,

WHEREAS, notice of assigning R-5 Multi-family medium density zoning classification 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 2nd day of September, 2014, before final passage of said Ordinance herein; and,

WHEREAS, following the public hearing, it was found and decided that the R-5 Multi-family medium density rezoning designation be made; and,

WHEREAS, the zoning map amendment on the subject 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 July 8, 2014, to consider rezoning the subject property from R-3 Single-family high density district to R-5 Multi-family medium density district and at the conclusion of the hearing passed a motion recommending the City Commission rezone the property legally described as Lots 12-14, Block 356, Great Falls First Addition, Section 12, Township 20 North, Range 3 East, P.M.M., 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 Land Development Code of the City of Great Falls.

Section 2. That Lots 12-14, Block 356, Great Falls First Addition, Section 12, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana be rezoned to R-5 Multi-family medium density 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 of the City of Great Falls, Montana on first reading August 5, 2014.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading September 2, 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 3124 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)