

ORDINANCE 3128

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS LOTS 11-13, BLOCK 12, MORNINGSIDE ADDITION, SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 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, as Lots 11-13, Block 12, Morningside Addition, Section 9, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, is presently zoned R-3 Single-family high density district; and,

WHEREAS, in 2005 the City of Great Falls completed a City-wide rezoning wherein the subject property was zoned R-3 Single-family high density; and,

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

WHEREAS, Casey Cummings intends to develop the subject property into a 12-unit apartment building with garage facility upon approval of the requested rezone; and,

WHEREAS, an apartment building is permitted as a primary use in the R-5 Multi-family medium density 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 November 25, 2014, to consider said rezoning from R-3 Single-family high density district to R-5 Multi-family medium density district. At the conclusion of said hearing the Zoning Commission passed a motion recommending the City Commission rezone the property legally described above.

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 11-13, Block 12, Morningside Addition, Section 9, Township 20 North, Range 4 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 on first reading December 16, 2014.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading January 20, 2015.

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Michael J. Winters, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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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 3128 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 Courthouse;
- On the Bulletin Board, Great Falls Public Library

(CITY SEAL)

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Lisa Kunz, City Clerk