

A G E N D A R E P O R T

DATE July 16, 2002

ITEM Ord. No. 2830 to Rezone North 150 ft. of Lot 18, Block 2, Fifteenth Addition to Great Falls

INITIATED BY Harold Poulsen, Property Owner

ACTION REQUESTED Accept Ord. No. 2830 on First Reading and Set Final Reading and Public Hearing Date

PREPARED & PRESENTED BY Bill Walters, Senior Planner

REVIEWED & APPROVED BY Robert Horne, Jr., Planning Director

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RECOMMENDATION:

To initiate action on a rezoning recommended by the City-County Planning Board, it is recommended the City Commission accept Ordinance No. 2830 on first reading and set the final reading and public hearing date for 7:00 p.m., August 6, 2002.

MOTION:

“I move the City Commission accept Ordinance No. 2830 on first reading and set the final reading and public hearing date for 7:00 p.m., August 6, 2002.”

SYNOPSIS:

If approved on final reading, Ordinance No. 2830 will rezone the north 150 feet of Lot 18, Block 2, Fifteenth Addition to Great Falls, from “A” Residence Use, “A” Area District, to “LB” Local Business, “C” Area District. Subject property presently is occupied by two single family residential structures addressed as 1516 and 1518 9th Street South and the purpose of the rezoning is to allow construction of a medical office building.

BACKGROUND:

Harold Poulsen recently acquired two parcels comprising the north 150 feet of Lot 18, Block 2, Fifteenth Addition, and is preparing plans to construct a medical office building on the site. As the property is presently zoned “A” Residence Use District, which does not permit an office or medical facility use, the owner has requested it be rezoned to “LB” Local Business District, wherein a medical office is a permitted use.

A vicinity zoning map is attached.

The Planning Board conducted a public hearing on the rezoning of the north 150 feet of subject Lot 18 on June 25, 2002. Bill Stuff of WRS Architecture and Design represented the applicant and answered questions from the Planning Board. No proponents or opponents spoke during the hearing.

The Planning Board, at the conclusion of the public hearing, passed a motion recommending the City Commission approve the rezoning of the north 150 feet of Lot 18, Block 2, Fifteenth Addition, from “A” Residence use, “A” Area District, to “LB” Local Business, “C” Area District classification.

It is anticipated a copy of the Staff Report and Recommendation on the subject with the minutes of the June 25, 2002, Planning Board hearing will be provided to the Commission prior to its August 6 public hearing on Ordinance No. 2830.

Attach: Ord. No. 2830
Vicinity Zoning Map

cc: Mark Poulsen, P. O. Box 1376