

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

DATE March 18, 2003

ITEM Ordinance No. 2849 to Rezone Numerous Parcels of Land between 15th and 25th Streets North and between BNSF ROW and River Drive

INITIATED BY Planning Board (Zoning Commission)

ACTION REQUESTED Commission Accept Ordinance No. 2849 on First Reading and Set Hearing for April 1, 2003

PREPARED & PRESENTED BY Bill Walters, Senior Planner

REVIEWED & APPROVED BY Ben Rangel, Acting Planning Director

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RECOMMENDATION:

To initiate final action to rezone 53 parcels of land located between 15th and 25th Streets North and between the BNSF Railroad Right of Way and River Drive from “B” Residence Use District to “GC” General Commercial District, it is recommended the City Commission accept Ordinance No. 2849 on first reading and set the final reading and public hearing date for 7:00 p.m., April 1, 2003.

MOTION:

“I move the City Commission accept Ordinance No. 2849 on first reading and set the final reading and public hearing for 7:00 p.m., April 1, 2003.”

SYNOPSIS:

If approved on final reading, Ordinance No. 2849 will rezone 53 parcels of land located between 15th and 25th Streets North and between the BNSF Railroad Right of Way and River Drive from “B” Residence Use District to “GC” General Commercial District.

BACKGROUND:

A discrepancy has been found in the City of Great Falls’ zoning map for the area between 15th and 25th Streets North and between the BNSF Railroad Right of Way and River Drive. The City zoning map has always shown this area as being zoned 2nd Industrial District. However, research has revealed the area was rezoned in 1943 from 2nd Industrial to “C” Residential and the same area was rezoned in 1948 from “C” Residential to “B” Residential.

Subject corridor consists of 61 parcels of land owned by 21 different parties.

The Great Falls City-County Planning Board acting as Zoning Commission has directed the Planning Staff to formulate a zoning plan to address and remedy the discrepancy.

It is proposed 53 parcels in subject area be rezoned to “GC” General Commercial District (by Ord. No. 2849) and the remaining 6 parcels owned by Pacific Hide and Fur and 2 parcels owned by Columbia Grain, Inc., be rezoned to 2nd Industrial District (by Ord. No. 2850).

The Planning Office submitted letters to each affected property owner explaining the zoning plan. All responses to date except two have been positive. The owner of Lot 11, Block 1, Edgewater Industrial Tracts, which is currently occupied by Kois Brothers, 1610 River Drive North, desires the parcel to be rezoned to

Industrial. Kois Brothers, which sells and installs truck beds and other equipment is a permitted use in the General Commercial District. However, the owner of the property, Northern Rockies Construction, desires an Industrial zoning classification to accommodate a potential contractors plant or storage yard.

Dave Waldenberg of Central Plumbing, 1520 River Drive North, owner of Lots 5-10, Block 1 and Lots 11-15, Block 2, Edgewater Tracts, also desires Industrial zoning instead of General Commercial. Aspects of Central Plumbing's operation on the above described properties which may not conform with General Commercial standards will be allowed to continue as such use presently exists.

The Planning Board will consider subject rezoning during a public hearing scheduled for March 25. In order to expedite processing of the rezoning to correct a discrepancy which already has impacted one lot sale in subject area, the matter is being submitted to the City Commission for initial consideration on March 18.

It is anticipated the Planning Board recommendation will be available for the City Commission during its hearing on April 1.

Attach: Ord. No. 2849
Vicinity Map