

**A G E N D A   R E P O R T**

**DATE** March 18, 2003

**ITEM** Ordinance No. 2850 to Rezone Eight Lots in the Vicinity of 12<sup>th</sup> Avenue North and 19<sup>th</sup> Street North

**INITIATED BY** Planning Board (Zoning Commission)

**ACTION REQUESTED** Commission Accept Ordinance No. 2850 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 Lots 5-9, Block 3, Edgewater Industrial Tracts and Block 2 and Lot 1, Block 3, Edgewater Industrial Tracts No. 3, from “B” Residence Use District to 2<sup>nd</sup> Industrial District, it is recommended the city Commission accept Ordinance No. 2850 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. 2850 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. 2850 will rezone 8 lots in the vicinity of 12<sup>th</sup> Avenue North and 19<sup>th</sup> Street North from “B” Residence Use District to 2<sup>nd</sup> Industrial District.

**BACKGROUND:**

A discrepancy has been found in the City of Great Falls’ zoning map for the area between 15<sup>th</sup> and 25<sup>th</sup> 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 2<sup>nd</sup> Industrial District. However, research has revealed the area was rezoned in 1943 from 2<sup>nd</sup> 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 2<sup>nd</sup> Industrial District (by Ord. No. 2850).

The Planning Office submitted letters to each affected property owner explaining the zoning plan. The two owners of the eight parcels proposed to be rezoned to 2<sup>nd</sup> Industrial District are supportive of the zoning plan.

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. 2850  
Vicinity Map