

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

DATE December 7, 2004

ITEM Ordinance No. 2891 to Rezone Lots 1 & 2 of the Replat of the West 100.0 Feet and a Portion of the Vacated Avenues and Alleys in Blocks 416, 418, and 453, Original Townsite

INITIATED BY Renaissance Square, LLC, Property Owner

ACTION REQUESTED Accept Ordinance No. 2891 on First Reading and Set Public Hearing and Final Reading Date

PREPARED BY Bill Walters, Senior Planner

APPROVED & PRESENTED BY Ben Rangel, Planning Director

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RECOMMENDATION:

To initiate final action on this Amendment to the Revitalization Plan, it is recommended the City Commission accept Ordinance No. 2891 on first reading and set December 21, 2004, as the public hearing and final reading date.

MOTION:

“I move the Commission accept Ordinance No. 2891 on first reading and set 7:00 p.m., Tuesday, December 21, 2004, as the public hearing and final reading date.”

SYNOPSIS:

If approved on final reading, Ordinance No. 2891 will rezone Lots 1 & 2 of the Replat of the West 100.0 Feet and a Portion of the Vacated Avenues and Alleys in Blocks 416, 418, and 453, Original Townsite, located at the southeast corner of the intersection of 2nd Avenue South and 2nd Street South, from Heavy Commercial Business (B-4) to High Density Business (B-3).

BACKGROUND:

The owners of subject Lots 1 & 2 have submitted a petition to rezone the property from “B-4” Heavy Commercial Business to “B-3” High Density Business District. A majority of the existing building on the premises is occupied by the Antique Mall (Bull Market Antiques) and a restaurant (The Breaks Ale House and Grill) which includes alcohol sales and consumption. The rezoning is precipitated by the applicant’s desire to add professional office space, which is not permitted in the B-4 District, and gaming to the restaurant which is only allowed in the B-3 District.

The City-County Planning Board, on November 9, 2004, conducted a public hearing on the Revitalization Plan Amendment. Jeff Mora and Brian Lindseth spoke on behalf of the applicant. No opponents spoke during the hearing. At the conclusion of the hearing, the Planning Board unanimously passed a motion recommending the City Commission adopt Ordinance No. 2891, which amends the land use map of the Great Falls Central Place Revitalization Program to rezone Lots 1 & 2 of the Replat of the West 100.0 Feet and a Portion of the Vacated Avenues and Alleys in Blocks 416, 418, and 453, Original Townsite, from Heavy Commercial Business (B-4) to High Density Business (B-3).

It is anticipated a copy of the Planning Staff Report and Recommendation with attachments and the Minutes of the November 9 Planning Board Hearing will be provided to the Commission prior to the public hearing on December 21.

Attach: Ord. No. 2891
Vicinity Zoning Map