

AGENDA REPORT

DATE January 4, 2005

ITEM Reconvene Continued Public Hearing - 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 After Conducting Continued Public Hearing, Commission Adopt Ordinance No. 2891

PREPARED BY Bill Walters, Senior Planner

APPROVED & PRESENTED BY Ben Rangel, Planning Director

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RECOMMENDATION:

The City-County Planning Board has recommended the City Commission adopt Ordinance No. 2891.

MOTION:

“I move the Commission adopt Ordinance No. 2891.”

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. Planning Board Chairman Bill Bronson abstained from participating and voting in this hearing in that the petitioner’s representative practices law in the same firm as Mr. Bronson. 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).

Attach: Ord. No. 2891

Staff Report and Recommendation dated Nov. 3, 2004

Minutes of Planning Board Public Hearing held Nov. 9, 2004