

ORDINANCE NO. 01-5155

AN ORDINANCE MAKING A MAJOR CHANGE TO THE HARVEST SUBDIVISION PLANNED UNIT DEVELOPMENT AGREEMENT REGARDING LOTS 1, 4, AND 5 OF BLOCK 34, HARVEST SUBDIVISION, 4TH FILING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

1. RECITALS. Whereas, M.C.A. 76-2-304 and the City Zoning Ordinance No. 3797, as amended by Ordinance No. 4102, Section 7.01, provide for amendment to the City Zoning Map from time to time, the City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Staff and Zoning Commission have considered the twelve (12) criteria required by M.C.A., Title 76, Chapter 2, Part 3. The recommendations of the Staff and Zoning Commission have been submitted to the City Council and the City Council, in due deliberation, has considered the twelve (12) criteria required by State Law.

2. DESCRIPTION. That **HARVEST SUBDIVISION PLANNED UNIT DEVELOPMENT AGREEMENT REGARDING LOTS 1, 4, AND 5 OF BLOCK 34, HARVEST SUBDIVISION, 4TH FILING** is/are presently zoned **Neighborhood Commercial** and is shown on the official zoning map within this zone.

3. ZONE AMENDMENT. That Ordinance No. 3797, as amended by Ordinance No. 4102, and the official zoning map are hereby amended and the zoning for **HARVEST SUBDIVISION PLANNED UNIT DEVELOPMENT AGREEMENT REGARDING LOTS 1, 4, AND 5 OF BLOCK 34, HARVEST SUBDIVISION, 4TH FILING** is/are hereby changed to **allow buildings to exceed 3,000 square feet and to allow automobile glass and home glass repair in the Neighborhood Commercial zone on Lots 1, 4, and 5, Block 34 of Harvest Subdivision, 4th filing** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining **Neighborhood Commercial** as defined in the Zoning Ordinance and Billings Montana City Code (BMCC) AND as specified in this ordinance.

4. REPEALER. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

5. EFFECTIVE DATE. That this ordinance shall be effective from and after final passage and as provided by law.

PASSED by the City Council on first reading May 29, 2001.

PASSED, ADOPTED AND APPROVED on second reading June 11, 2001.

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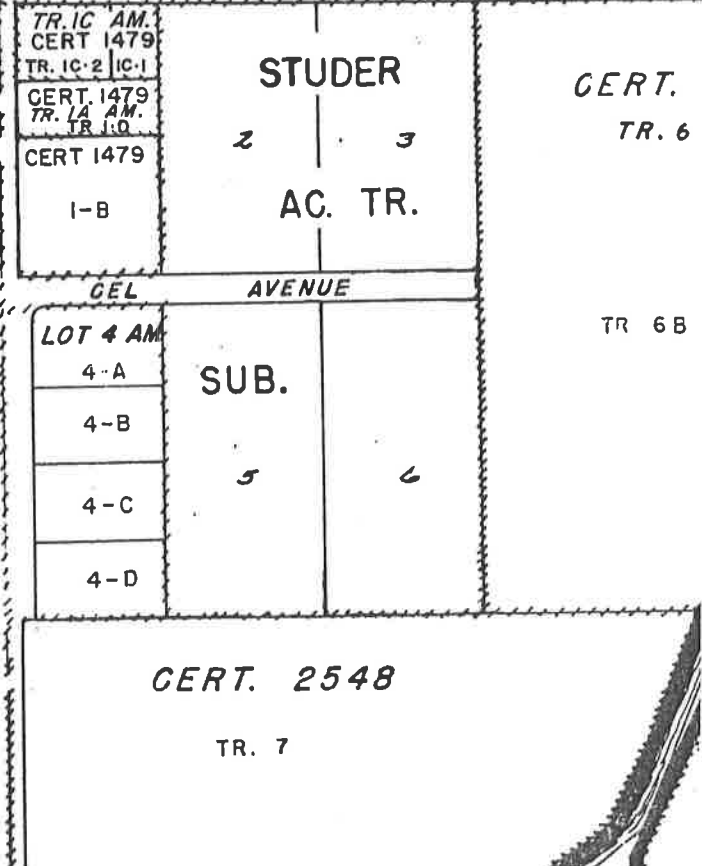
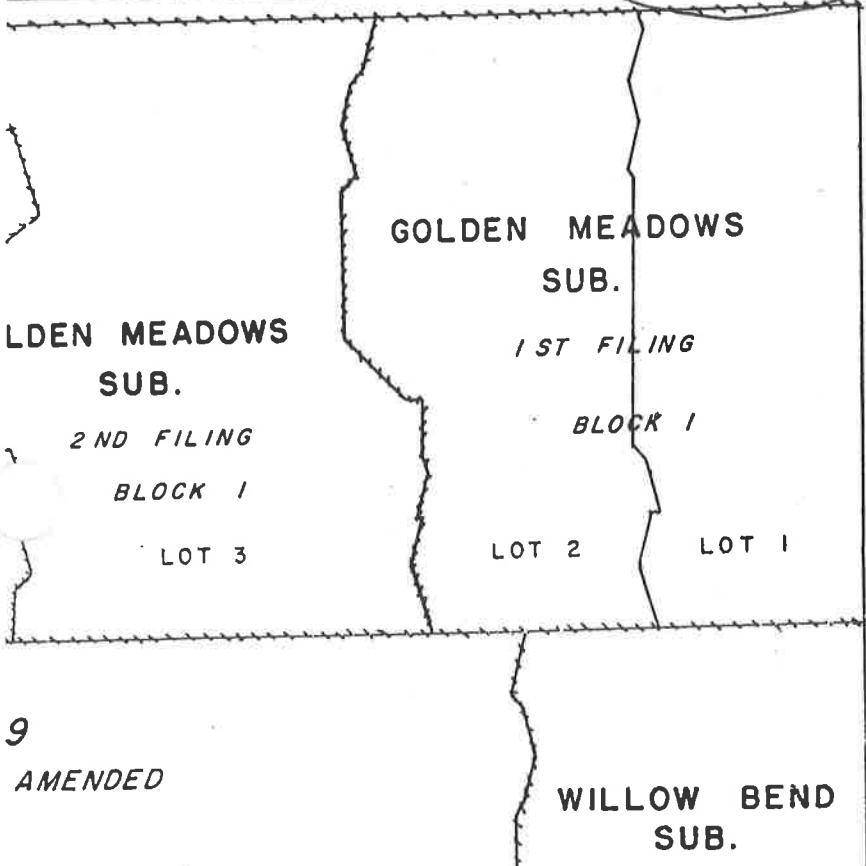
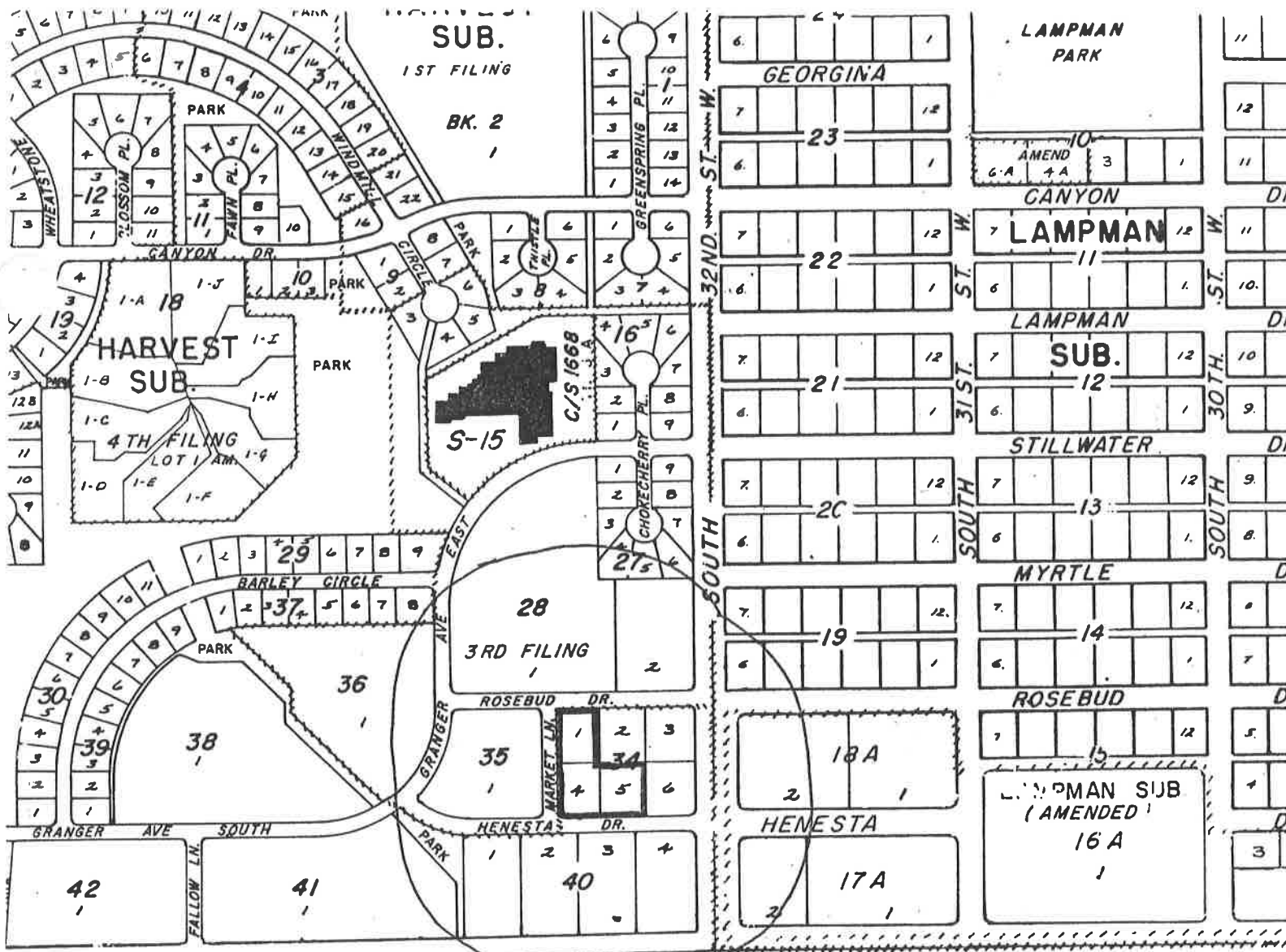
CITY OF BILLINGS:

BY: Charles F. Tooley
Charles F. Tooley, MAYOR

ATTEST:

BY: Marita Herold
Marita Herold, CMC/AE CITY CLERK
Deputy City Clerk

ZC#678



SUB.
1ST FILING
BK. 2
1

HARVEST SUB.

3RD FILING
28
1

SUB.
12

STUDER

AC. TR.

GOLDEN MEADOWS SUB.

1ST FILING

BLOCK 1

GOLDEN MEADOWS SUB.

2ND FILING

BLOCK 1

LOT 3

LOT 2

LOT 1

CERT. 2548

TR. 7

CERT.
TR. 6

TR 6B

9
AMENDED

WILLOW BEND SUB.