

**ORDINANCE 20-5737**

**AN ORDINANCE AMENDING THE ZONE DISTRICT BOUNDARIES OF WESTERN SKY PLANNED DEVELOPMENT**

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

1. RECITALS. Title 76, Chapter 2, Part 3, MCA, and Sections 27-302 and 27-1502, BMCC, 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 Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.

2. DESCRIPTION. All lots within Western Sky Subdivision, a 65.1 acre parcel of land generally located at the intersection of 46<sup>th</sup> St West and King Avenue West and is presently zoned **Planned Development (PD)** and is shown on the official zoning map within these zoning districts.

3. ZONE DISTRICT BOUNDARY AMENDMENT. Specifically increase the acres of underlying Community Commercial (CC) zoning from 8.5 acres to 11.5 acres; increase the acres of Neighborhood Commercial (NC) from 10.2 to 10.3 acres; decrease the acres of Residential Multi-family (RMF) from 15.3 acres to 15.2 acres and decrease the acres of Residential Manufactured Home (RMH) from 31.1 acres to 28.2 acres.

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 All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

PASSED by the City Council on first reading June 22, 2020.

PASSED, ADOPTED AND APPROVED on second reading July 13, 2020.



CITY OF BILLINGS:

BY: William A Cole  
William A. Cole, Mayor

ATTEST:

BY: Denise R. Bohlman  
Denise R. Bohlman, City Clerk

# EXHIBIT A

MAP AMENDMENT  
WITHIN  
WESTERN SKY SUBDIVISION, 2ND AMENDED

PREPARED FOR : MONT VISTA LLC.

PREPARED BY : **SANDERSON STEWART**

APRIL, 2020

BILLINGS, MONTANA

