

ORDINANCE NO. 11-5534

AN ORDINANCE AMENDING THE ZONE CLASSIFICATION FOR a several parcels of land described as Lots 10 through 12, Block 16; Lot 15, Block 17; Lots 1 through 4, Block 18; Lots 1 through 4 and 7 and 8, Block 19; Lots 25 through 27, Block 45; Lots 12A, 12B, 13A and 14 through 17, Block 46; Lots 8 through 13, Block 47 all in Lake Hills Subdivision; and proposed new Lots A, D, E, and F to be created from golf course land, a total of 12.03 acres of and generally located in the Lake Hills Subdivision.

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 twelve (12) 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 twelve (12) criteria required by state law.

2. DESCRIPTION. Block 18, Lots 1-4; Block 19, Lots 1-4, 7 and 8 are presently zoned **Community Commercial (CC)** and are shown on the official zoning maps within this zone. Block 16, Lot 10; Block 17, Lot 15; Block 45, Lots 25-27; Block 46, Lots 12A, 12B & 17; Block 47, Lot 8 & 13 are presently zoned **Residential 6,000 (R-60)** and are shown on the official zoning maps within this zone. Block 16, Lots 11 & 12; Block 46, Lots 13A, 14-16; Block 47, Lots 9-12 are presently zoned **Residential Multi-family (RMF)** and are shown on the official zoning maps within this zone. Proposed Lots A, D, E, and F to be created from golf course property are presently zoned **Public (P)** and are shown on the official zoning maps within this zone.

3. ZONE AMENDMENT. The official zoning map is hereby amended and the zoning for **the above described parcels** is hereby changed as follows: from **Community Commercial (CC) to Residential 6,000 – Restricted (R-60-R)** on Block 18, Lots 1-4; Block 19, Lots 1-4, 7 and 8; from **Residential 6,000 (R-60) to Residential 9,600 (R-96)** on Block 16, Lot 10; Block 17, Lot 15; Block 45, Lots 25-27; Block 46, Lots 12A, 12B & 17; Block 47, Lot 8 & 13; from **Residential Multi-family (RMF) to Residential 9,600 (R-96)** on Block 16, Lots 11 & 12; Block 46, Lots 13A, 14-16; Block 47, Lots 9-12; and from **Public (P) to Residential 9,600 (R-96)** on proposed Lots A, D, E, and F to be created from golf course property and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Residential 9,600 (R-96) and Residential 6,000 – Restricted (R-60-R)** as set out in the Billings, Montana City Code.

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 April 25, 2011.

PASSED, ADOPTED AND APPROVED on second reading May 9, 2011.



CITY OF BILLINGS:

BY: Thomas W. Hanel  
Thomas W. Hanel, Mayor

ATTEST:

BY: Cari Martin  
Cari Martin, City Clerk

Zone Change #875 –Lake Hills Subdivision