

ORDINANCE NO. 07- 5403

AN ORDINANCE AMENDING THE ZONE CLASSIFICATION FOR Lot 65A-4 of Sunny Cove Fruit Farms Subdivision, containing approximately 504,860 square feet.

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. A tract of land known as Lot 65A-4 of Sunny Cove Fruit Farms Subdivision, containing approximately 504,860 square feet of land and is presently zoned Agricultural Open and is shown on the official zoning maps within this zone.

3. ZONE AMENDMENT. The official zoning map is hereby amended and the zoning **for Lots 65A-4 Sunny Cove Fruit Farms Subdivision,** is hereby changed from **Agriculture Open** to **Community Commercial on Lot 1 and Neighborhood Commercial on Lots 2 through 5** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Community Commercial and Neighborhood Commercial** 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 All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 February 26, 2007.

PASSED, ADOPTED AND APPROVED on second reading March 12, 2007.

CITY OF BILLINGS:

BY: _____
Ron Tussing, Mayor

ATTEST:

BY: _____
Cam Trudeau, Deputy City Clerk

ZC#798 – Sunny Cove Fruit Farms Subdivision, Lot 65A-4