

Agenda Action Report Prepared for the Cascade County Commission

ITEM Public Hearing for the Zoning Map Amendment of Cascade County Zoning Regulations (“CCZR”) § 4 “Zoning Map”

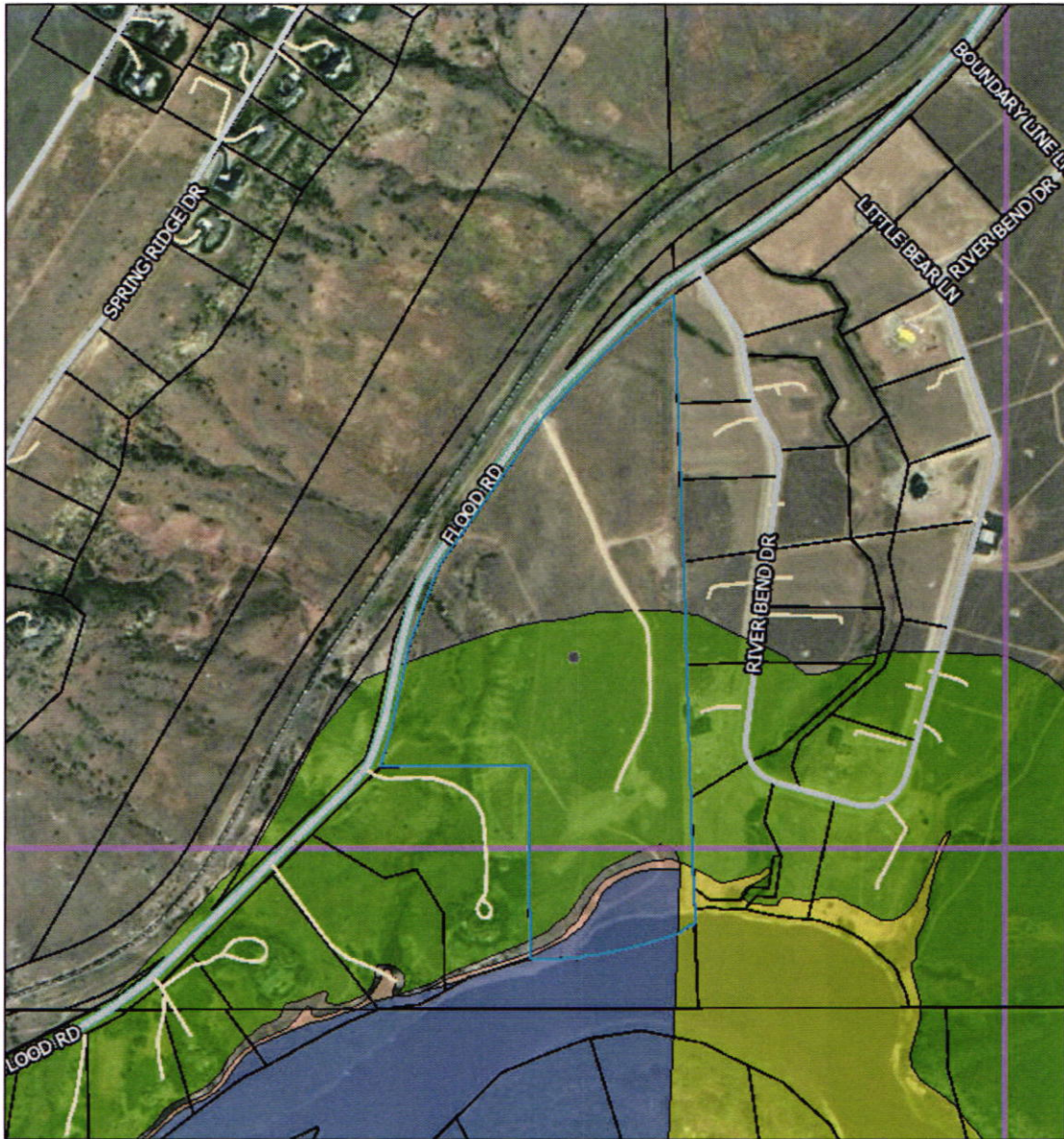
INITIATED BY Ron & Cindy Erpelding

PRESENTED BY Charity N. Yonker, Planning Director

GENERAL INFORMATION					
Name of Applicant:	Ronald and Cindy Erpelding 269 Flood Road Great Falls, MT 59404				
Subject Properties:	Proposed Lot 3 of Erpelding Minor Subdivision in the SE ¼ of Section 33, Township 20 North, Range 03 East, P.M.M., Cascade County, Montana.				
	Mother Parcel No.	Geocode	Existing Land Use	Lot (s) & Block Number (s)	Acers
	2505500	02-3015-33-4-01-01-0000	Residential	Proposed Lot 3	1.038
Existing Zoning:	Suburban Residential 1 (SR-1) District				
Requested Action:	Zoning Map Amendment to rezone proposed Lot 3 from the SR-1 District to the Open Space (OS) District.				
Purpose:	Proposed Lot 3 is entirely within the FEMA Regulated Flood Hazard Area and is required to be rezoned to the OS District as a result of subdividing the mother parcel.				

Surrounding Zoning and Land Uses			
Direction	Parcel Number (s)	Zoning District	Existing Land Use
North:	Parcel No. 2505505	SR-1	Undeveloped
	Parcel No. 2505300	SR-1	Undeveloped
East:	Parcel No. 2020164	SR-2	Residential
	Parcel No. 2020165	SR-2	Residential
	Parcel No. 2020166	SR-2	Residential
	Parcel No. 2020178	SR-2	Residential
	Parcel No. 2020179	SR-2	Residential
	Parcel No. 2020180	SR-2	Residential
	Parcel No. 2020181	OS	Undeveloped
South:	Parcel No. 3732400	RR-5	Agricultural
	Parcel No. 3732425	RR-5	Agricultural
West:	Parcel No. 2504701	SR-1	Residential

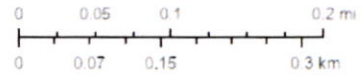
Vicinity Map - Parcel #2505500



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1:9,028

- Cascade County GIS Roads May 2022
- Cascade County GIS Driveways
- Cascade County GIS Maintained Roads
- Stripped Asphalt
- Cascade County Parcels May 2022
- S_FIRM_PAN
- Floodway
- FloodDataX
- FloodDataAE
- FloodDataA



Cascade County GIS
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