

# **ORDINANCES OF THE CITY OF HELENA, MONTANA**

## **ORDINANCE NO. 3157**

**AN ORDINANCE PREZONING TO B-2 (GENERAL COMMERCIAL), R-3 (RESIDENTIAL), AND R-2 (RESIDENTIAL) THAT PROPERTY LEGALLY DESCRIBED AS A PORTION OF TRACT C-2-A-1-A-1-A-1-A AMENDED PLAT OF PHASE A OF ASPEN PARK AT MOUNTAIN VIEW MEADOWS SUBDIVISION (COS #3173428) IN LEWIS AND CLARK COUNTY, PRIOR TO ANNEXATION INTO THE CITY OF HELENA, MONTANA**

**WHEREAS, R and D PARTNERS, LLC,** the owners of the following-described property, have requested that the City of Helena pass an ordinance, pursuant to Helena City Code Section 11-2-8(D), for:

A rezoning designation of General Commercial (B-2) for Lots 1-3 in Block 28 and Lots 1-3 in Block 61; R-3 (Residential) for Lots 4-23 in Block 61; and R-2 (Residential) for the southern portion of Lot 1 in Block 9, Lots 1-4 in Block 22, Block 27, Lots 4-15 in Block 28, Blocks 48, 49, 53-56, Lots 1-9 and 23-31 in Block 57, Lots 1 and 17 in Block 58, Blocks 59 and 60, and Lots 24-34 in Block 61, shown on the proposed preliminary plat of the Crossroads Amendment at Mountain View Meadows Subdivision, being Exhibit "A" attached hereto and more particularly described by metes and bounds on Exhibit "B" attached hereto, in Lewis and Clark County, Montana, which property is generally located west of Alice Street and north of Runkle Parkway, adjacent to the existing city limits.

**WHEREAS, on April 10, 2012,** the Helena Zoning Commission recommended **APPROVAL** of the requested rezoning as mentioned above; and

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**WHEREAS**, the Helena City Commission held a public hearing on this requested rezoning on **May 7, 2012**, staff recommended **APPROVAL** of this request, and in considering said rezoning, the Commission gave due consideration to the matters set forth in Section 76-2-304, MCA.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:**

**Section 1.** That the above-described property is hereby granted a rezoning designation of:

General Commercial (B-2) for Lots 1-3 in Block 28 and Lots 1-3 in Block 61; R-3 (Residential) for Lots 4-23 in Block 61; and R-2 (Residential) for the southern portion of Lot 1 in Block 9, Lots 1-4 in Block 22, Block 27, Lots 4-15 in Block 28, Blocks 48, 49, 53-56, Lots 1-9 and 23-31 in Block 57, Lots 1 and 17 in Block 58, Blocks 59 and 60, and Lots 24-34 in Block 61, shown on the proposed preliminary plat of the Crossroads Amendment at Mountain View Meadows Subdivision, being Exhibit "A" attached hereto and more particularly described by metes and bounds on Exhibit "B" attached hereto, in Lewis and Clark County, Montana, which property is generally located west of Alice Street and north of Runkle Parkway, adjacent to the existing city limits.

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This property is a portion of that undeveloped property shown on Certificate of Survey Number 3173428, which is shown on Exhibit "C" attached hereto, all in Lewis and Clark County, Montana.

FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA,  
THIS 7<sup>th</sup> DAY OF MAY, 2012.

/S/ James E. Smith  
MAYOR

ATTEST:

/S/ Debbie Havens  
CLERK OF THE COMMISSION

FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA,  
MONTANA, THIS 4<sup>TH</sup> DAY OF JUNE, 2012.

/S/ James E. Smith  
MAYOR

ATTEST:

/S/ Debbie Havens  
CLERK OF THE COMMISSION