

ORDINANCES OF THE CITY OF HELENA, MONTANA

ORDINANCE NO. 3188

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF HELENA FOR LOTS 1-13 IN BLOCK 27 AND LOTS 4-15 IN BLOCK 28 OF ANTELOPE TRACE PHASE 3 OF CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION IN THE CITY OF HELENA, MONTANA

WHEREAS, the Helena City Commission has determined that the zoning designation of those properties owned by **R and D Partners, LLC, and Casteel Construction, Inc.**, legally described as Lots 1-13 in Block 27 and Lots 4-15 in Block 28 of Antelope Trace Phase 3 of Crossroads at Mountain View Meadows Subdivision, in the City of Helena, Montana, generally located north of Runkle Parkway, west of Alice Street, and south of Twilight Street, should be changed as follows:

From R-2 (Residential) District to R-4 (Residential-Office) District as shown on Exhibit "A" attached hereto

WHEREAS, the official zoning map of the City of Helena, Montana, as noted in Section 11-1-3 of the Helena City Code, should be amended to change the zoning designation for said properties; and

WHEREAS, a public hearing was held on **January 14, 2014**, before the Helena Zoning Commission concerning said rezoning, and the Zoning Commission recommended **APPROVAL** of the zone change; and

WHEREAS, a public hearing was held on **February 10, 2014**, before the Helena City Commission concerning said rezoning at which

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staff recommended **APPROVAL** of the zone change; and

WHEREAS, said zone change appears to be in the best interests of the City of Helena, Montana, and the inhabitants thereof; and

WHEREAS, in considering said zone change, the City of Helena has given due consideration to the matters set forth in §76-2-304, MCA.

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

Section 1. The zoning designation of the property legally described as Lots 1-13 in Block 27 and Lots 4-15 in Block 28 of Antelope Trace Phase 3 of Crossroads at Mountain View Meadows Subdivision, in the City of Helena, Montana, generally located as stated above, is changed as follows:

From R-2 (Residential) District to R-4 (Residential-Office) District

All being part of that undeveloped property shown on Certificate of Survey Number 3250291, which is shown on Exhibit "A" attached hereto, all in Lewis and Clark County, Montana.

Section 2. The official zoning map of the City of Helena, Montana, is hereby modified to reflect the changes made herein.

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FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA,
THIS 10th DAY OF FEBRUARY, 2014.

/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 24th DAY OF FEBRUARY, 2014.

/S/ James E. Smith
MAYOR

ATTEST:

/S/ Debbie Havens
CLERK OF THE COMMISSION