

# ORDINANCES OF THE CITY OF HELENA, MONTANA

## ORDINANCE NO. 3198

### AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF HELENA FOR LOTS 9-A AND 10-A IN BLOCK 11 OF THE THE FLOWER GARDEN ADDITION IN THE CITY OF HELENA, MONTANA

**WHEREAS**, the Helena City Commission has determined that the zoning designation of those lots owned by **Luke Heller**, and legally described as Lots 9-A and 10-A in Block 11 in the Flower Garden Addition in the City of Helena, Montana, as shown on Certificate of Survey No. 3244730, generally located west of Cooke Street and north of Chestnut Street, should be changed as follows:

From R-3-T #25 (Residential) to B-2 (General Commercial), 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 property; and

**WHEREAS**, a public hearing was held on **July 8, 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 **August 18, 2014**, before the Helena City Commission concerning said rezoning at which 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

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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 9-A and 10-A in Block 11 in the Flower Garden Addition in the City of Helena, Montana, as shown on Certificate of Survey No. 3244730, generally located as stated above, is changed as follows:

From R-3-T #25 (Residential) to B-2 (General Commercial), as shown on Exhibit "A" attached hereto

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

FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 18<sup>th</sup> DAY OF AUGUST, 2014.

/S/ James E. Smith  
MAYOR

ATTEST:

/S/ Debbie Havens  
CLERK OF THE COMMISSION

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FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA,  
MONTANA, THIS 15<sup>th</sup> DAY OF SEPTEMBER, 2014.

/S/ James E. Smith  
MAYOR

ATTEST:

/S/ Debbie Havens  
CLERK OF THE COMMISSION