

ORDINANCES OF THE CITY OF HELENA, MONTANA

ORDINANCE NO. 3155

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF HELENA FOR TRACT 2-A-1 AND A PORTION OF TRACT 2-A-2 OF ANTELOPE TRACE PHASE 2 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 legally described as Tract 2-A-1 and a portion of Tract 2-A-2 of Antelope Trace Phase 2 of Crossroads at Mountain View Meadows Subdivision, in the City of Helena, Montana, generally located south and west of Alice Street and north of Runkle Parkway, should be changed as follows:

From R-4 (Residential-Office) to:

B-2 (General Commercial) for the southern portion of Lot 5 in Block 20

R-2 (Residential) for Lots 2-14 and a portion of Lot 36 in Block 21; Lots 1-6 and Lots 18-22 in Block 26; Lots 10-22 in Block 57; and Lots 2-16 in Block 58

All lots and blocks are as shown on the proposed preliminary plat of the Crossroads Amendment at Mountain View Meadows Subdivision, as shown on Exhibit "A" attached hereto and more particularly described by metes and bounds on Exhibit "B" 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

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WHEREAS, a public hearing was held on **April 10, 2012**, 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 **May 7, 2012**, 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

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 Tract 2-A-1 and a portion of Tract 2-A-2 of Antelope Trace Phase 2 of Crossroads at Mountain View Meadows Subdivision, in the City of Helena, Montana, generally located as stated above, is changed as follows:

From R-4 (Residential-Office) to:

B-2 (General Commercial) for the southern portion of Lot 5 in Block 20

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R-2 (Residential) for Lots 2-14 and a portion of Lot 36 in Block 21; Lots 1-6 and Lots 18-22 in Block 26; Lots 10-22 in Block 57; and Lots 2-16 in Block 58

All lots and blocks are as shown on the proposed preliminary plat of the Crossroads Amendment at Mountain View Meadows Subdivision, as shown on Exhibit "A" attached hereto and more particularly described by metes and bounds on Exhibit "B" attached hereto

All being part of that undeveloped property shown on Certificate of Survey Number 3206220, which is shown on Exhibit "C" 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.

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

ATTEST: /S/ James E. Smith
MAYOR

/S/ Debbie Havens
CLERK OF THE COMMISSION

FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 4th DAY OF JUNE, 2012.

ATTEST: /S/ James E. Smith
MAYOR

/S/ Debbie Havens
CLERK OF THE COMMISSION