

ORDINANCES OF THE CITY OF HELENA, MONTANA

ORDINANCE NO. 3228

AN ORDINANCE AMENDING CITY OF HELENA ORDINANCE NO. 2359 AND AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF HELENA FOR A ZONE CHANGE FROM A PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO A B-2 (GENERAL COMMERCIAL) DISTRICT FOR LOT 1A AS SHOWN ON THE AMENDED PLAT OF A PORTION OF BLOCK 55 IN THE CENTRAL ADDITION NO. 3 IN THE CITY OF HELENA, CONTAINING APPROXIMATELY 4.28 ACRES, GENERALLY LOCATED NORTH OF LYNDALE AVENUE AND WEST OF NORTH LAST CHANCE GULCH IN THE CITY OF HELENA, MONTANA

WHEREAS, the Helena City Commission has determined that Ordinance No. 2359 should be amended and the zoning designation for property legally described as Lot 1A, shown on the Amended Plat of a portion of Block 55 in the Central Addition No. 3, owned by D&M Development, LLC, recorded under Document No. 3305039, generally located north of Lyndale Avenue and west of Last Chance Gulch, with a property address of 1100 North Last Chance Gulch, should be changed as follows:

From a PLI (Public Lands and Institutions) District to a B-2 (General Commercial) 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 property; and

WHEREAS, a public hearing was held on **May 9, 2017**, before the Helena Zoning Commission concerning said amendment of

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Ordinance No. 2359 and said rezoning, and the Zoning Commission recommended approval of the amendment and zone change; and

WHEREAS, a public hearing was held on **June 12, 2017**, before the Helena City Commission concerning amendment of Ordinance No. 2359 and said rezoning at which staff recommended approval of the amendment and zone change; and

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

WHEREAS, in considering said amendment and 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. City of Helena Ordinance No. 2359 is amended and the zoning designation of the property legally described as Lot 1A as shown on the Amended Plat of a portion of Block 55 in the Central Addition No. 3, recorded under Document No. 3305039, is changed as follows:

From a PLI (Public Lands and Institutions) District to a B-2 (General Commercial) District as shown on

