

ORDINANCES OF THE CITY OF HELENA, MONTANA

ORDINANCE NO. 3274

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF HELENA FOR A ZONE CHANGE FROM R-O (RESIDENTIAL-OFFICE) DISTRICT TO TR (TRANSITIONAL RESIDENTIAL) DISTRICT FOR PROPERTIES GENERALLY LOCATED SOUTH OF FLOWERREE STREET, EAST OF BENTON AVENUE AND WEST OF PARK AVENUE, AND NORTH OF BROADWAY STREET, AND NORTH OF REEDER'S ALLEY AND SOUTH AND EAST OF CRUSE AVENUE, AND WEST OF SOUTH WARREN STREET, AND SOUTH OF ELEVENTH AVENUE, NORTH OF LAWRENCE STREET, EAST OF CRUSE AVENUE, AND WEST OF LOGAN STREET IN THE CITY OF HELENA, MONTANA

WHEREAS, the City of Helena desires to do a zone change, from R-O (Residential-Office) district to TR (Transitional Residential) district, for properties, shown on Exhibit 3 as Area 10, which are generally located south of Flowerree Street, east of Benton Avenue and west of Park Avenue, and north of Broadway Street, and north of Reeder's Alley and south and east of Cruse Avenue, and west of South Warren Street, and south of Eleventh Avenue, north of Lawrence Street, east of Cruse Avenue, and west of Logan Street in the City of Helena, Montana, and more particularly described on Exhibit 1 and Exhibit 2. Exhibits 1, 2, and 3 are hereby incorporated into this Ordinance and made a part thereof by this reference.

WHEREAS, this zone change is in substantial compliance with the 2011 City of Helena Growth Policy as amended by the Downtown Helena Master Plan;

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WHEREAS, pursuant to Section 11-1-3 of the Helena City Code the official zoning map of the City of Helena must be amended to change the zoning designation for said properties;

WHEREAS, a public hearing was held on **August 13, 2019**, before the Helena Zoning Commission concerning this zone change and amendment to the official zoning map;

WHEREAS, the Zoning Commission recommended **APPROVAL** of this amendment and zone change;

WHEREAS, a public hearing was held on **September 9, 2019**, before the Helena City Commission concerning this zone change and amendment to the official zoning map;

WHEREAS, this 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 this 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. The zoning designation for properties, shown on

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Exhibit 3 as Area 10, which are generally located south of Flowerree Street, east of Benton Avenue and west of Park Avenue, and north of Broadway Street, and north of Reeder's Alley and south and east of Cruse Avenue, and west of South Warren Street, and south of Eleventh Avenue, north of Lawrence Street, east of Cruse Avenue, and west of Logan Street in the City of Helena, Montana, and more particularly described on Exhibit 1 and Exhibit 2, attached hereto, is changed as follows:

From R-O (Residential-Office) District to TR
(Transitional Residential) District.

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 9th DAY OF SEPTEMBER, 2019.**

/S/ WILMOT COLLINS
MAYOR

ATTEST:

/S/ DANNAI CLAYBORN
CLERK OF THE COMMISSION

**FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA,
MONTANA, THIS 7th DAY OF OCTOBER, 2019.**

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/S/ WILMOT COLLINS
MAYOR

ATTEST:

/S/ DANNAI CLAYBORN
CLERK OF THE COMMISSION