

ORDINANCES OF THE CITY OF HELENA, MONTANA

ORDINANCE NO. 3232

AN ORDINANCE AMENDING THE PREZONING FROM AN R-2 (RESIDENTIAL) DISTRICT TO AN R-U (RESIDENTIAL-URBAN) DISTRICT AND, UPON ANNEXATION, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF HELENA FOR PORTIONS OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION IN LEWIS AND CLARK COUNTY PRIOR TO ANNEXATION INTO THE CITY OF HELENA, MONTANA

WHEREAS, Mountain View Meadows, LLC, dba R and D Partners, the owner of the following-described property, has requested that the City of Helena pass an ordinance, pursuant to Section 11-1-4 of the Helena City Code, to amend the following prezoning designation:

From R-2 (Residential) District to R-U (Residential-Urban) District for approximately 14 acres described as portions of Tract C-2-A-1-A-1-A-1-A-1-A of the Uplands Phase 1 of the Crossroads at Mountain View Meadows Subdivision as shown on the plat filed under Document No. 3305702 in Lewis and Clark County, Montana, which property is generally located south and west of Alice Street and south of Jeanette Rankin Drive; and

WHEREAS, on August 8, 2017, the Helena Zoning Commission made a recommendation for approval of the requested prezoning as described above; and

WHEREAS, the Helena City Commission held a public hearing on this requested prezoning at 6:00 p.m. on September 11, 2017,

ORDINANCES OF THE CITY OF HELENA, MONTANA

Ord. 3232

staff recommended APPROVAL, and in considering said rezoning, the Commission gave 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. That rezoning designation of the above-described property is hereby amended to a rezoning designation of:

From R-2 (Residential) District to R-U (Residential-Urban) District for approximately 14 acres described as portions of Tract C-2-A-1-A-1-A-1-A-1-A of the Uplands Phase 1 of the Crossroads at Mountain View Meadows Subdivision in Lewis and Clark County, Montana, as shown on Exhibit "A" and "B" attached hereto.

FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 11th DAY OF SEPTEMBER, 2017.

/S/ JAMES E. SMITH
MAYOR

ATTEST:

/S/ KATYA GROVER
DEPUTY CLERK OF THE COMMISSION

ORDINANCES OF THE CITY OF HELENA, MONTANA

Ord. 3232

FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA,
MONTANA, THIS 25th DAY OF SEPTEMBER, 2017.

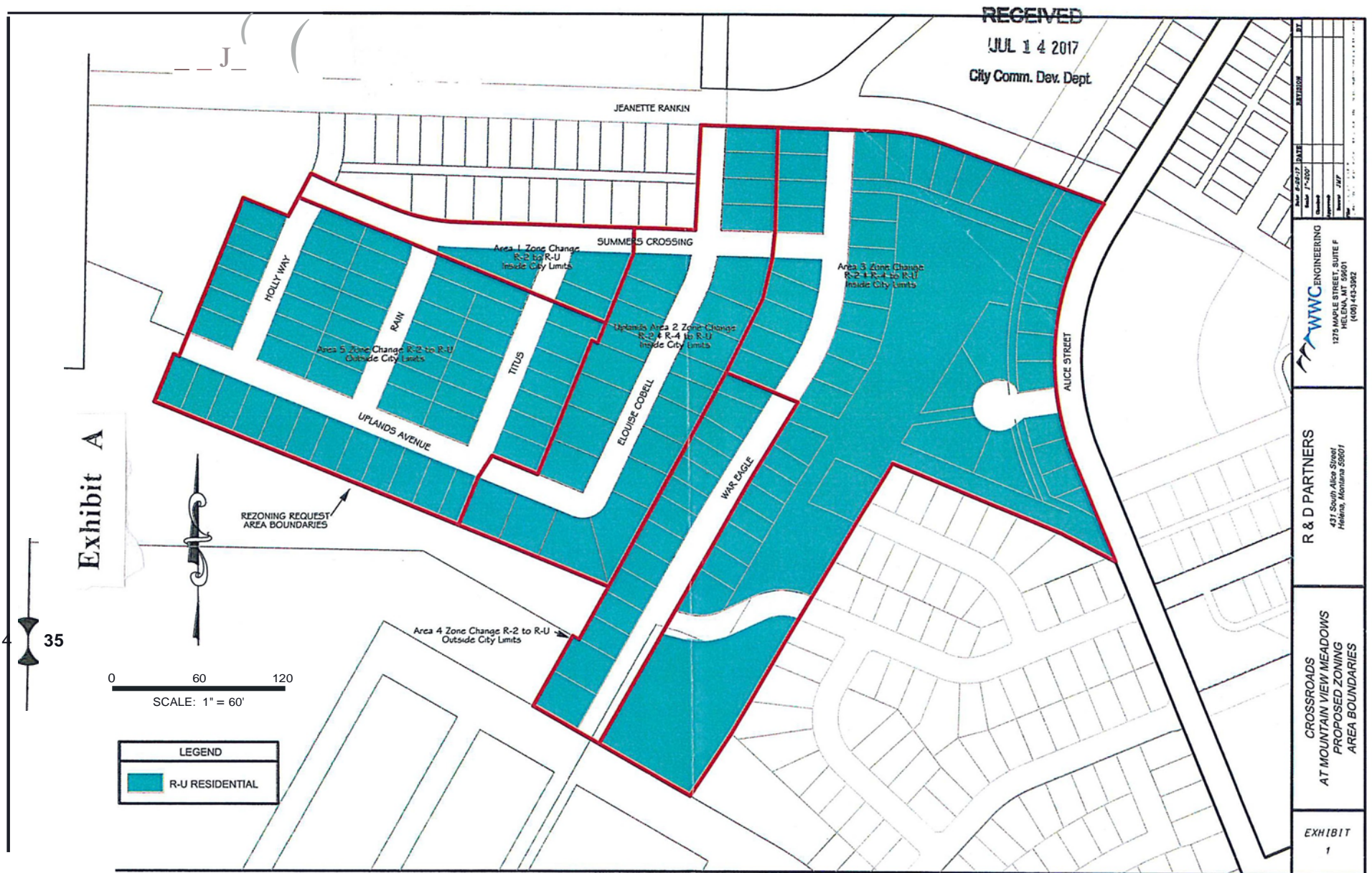
/S/ JAMES E. SMITH

MAYOR

ATTEST:

/S/ DEBBIE HAVENS

CLERK OF THE COMMISSION



ORDINANCES OF THE CITY OF HELENA, MONTANA
Ord. 3232

JUN 28 2017

City Comm. Dev. Dept.



0 100 200

SCALE: 1" = 100'

LEGEND

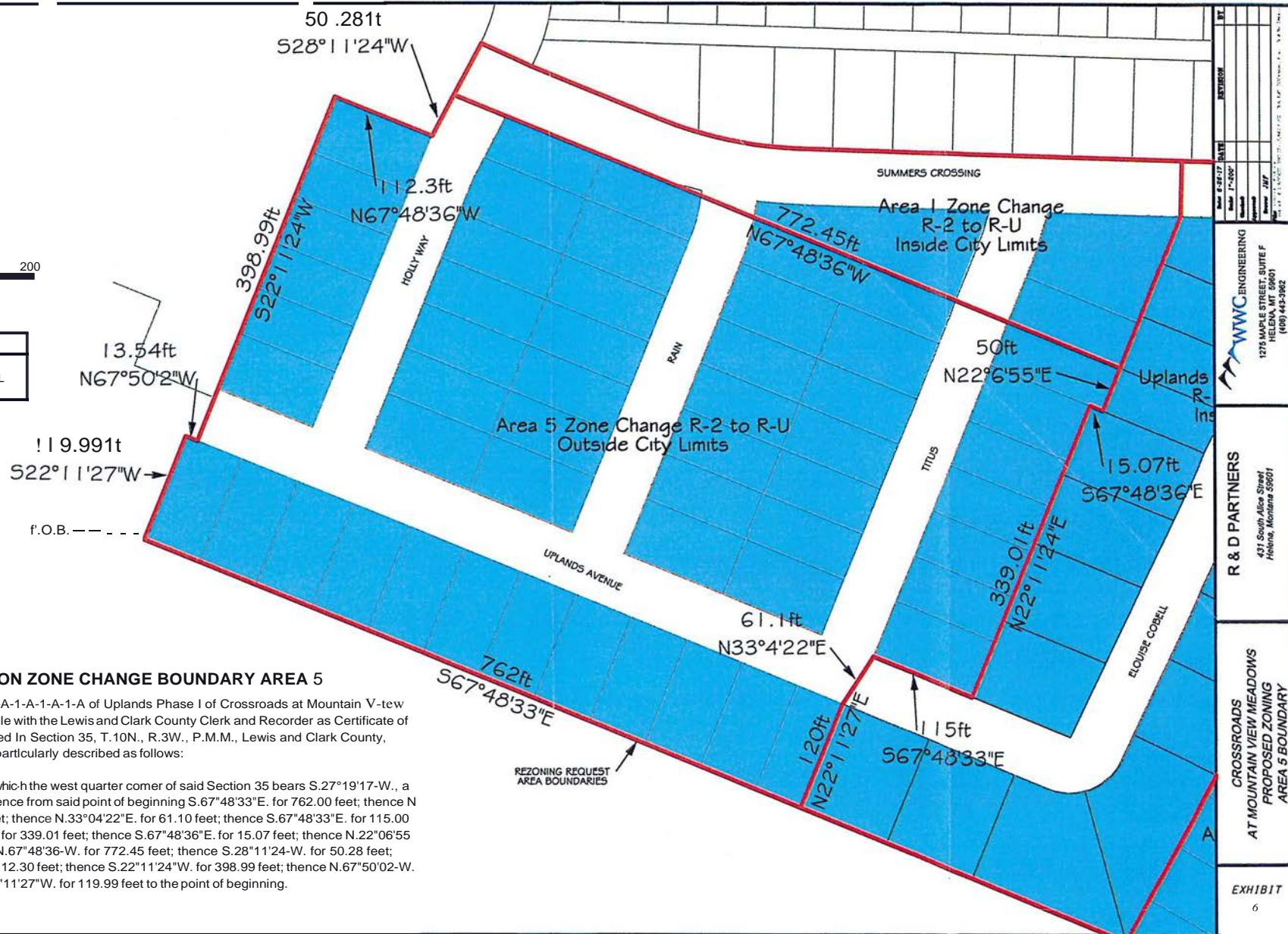
R-U RESIDENTIAL

Exhibit

LEGAL DESCRIPTION ZONE CHANGE BOUNDARY AREA 5

A portion of Tract C-2-A-1-A-1-A-1-A-1-A of Uplands Phase I of Crossroads at Mountain V-tew Meadows Subdivision on file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3305702 located in Section 35, T.10N., R.3W., P.M.M., Lewis and Clark County, Montana, and being more particularly described as follows:

Beginning at a point from which the west quarter corner of said Section 35 bears S.27°19'17"W. , a distance of 634.65 feet; thence from said point of beginning S.67°48'33"E. for 762.00 feet; thence N.22°11'27"E. for 120.00 feet; thence N.33°04'22"E. for 61.10 feet; thence S.67°48'33"E. for 115.00 feet; thence N.22°11'24"E. for 339.01 feet; thence S.67°48'36"E. for 15.07 feet; thence N.22°06'55"E. for 50.00 feet; thence N.67°48'36"W. for 772.45 feet; thence S.28°11'24"W. for 50.28 feet; thence N.67°48'36"W. for 112.30 feet; thence S.22°11'24"W. for 398.99 feet; thence N.67°50'02"W. for 13.54 feet; thence S.22°11'27"W. for 119.99 feet to the point of beginning.



ORDINANCES OF THE CITY OF HELENA, MONTANA
Ord. 3232

RECEIVED

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LEGAL DESCRIPTION ZONE CHANGE BOUNDARY AREA 4

A portion of Tract C-2-A-1-A-1-A-1-A-1-A of Uplands Phase I of Crossroads at Mountain Meadows Subdivision on file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3305702 located in Section 35, T.10N., R.3W., P.M.M., Lewis and Clark County, Montana, and being more particularly described as follows:

Beginning at a point from which the west quarter corner of said Section 35 bears S.68°38'49"W., a distance of 1743.51 feet; thence from said point of beginning S.28°48'13"W. for 572.82 feet; thence S.29°22'02"W. for 141.86 feet; thence N.60°37'58"W. for 16.90 feet; thence S.29°35'18"E. for 187.91 feet; thence S.60°25'00"E. for 177.63 feet; thence N.31°37'07"E. for 712.78 feet; thence N.31°43'46"E. for 210.47 feet; thence N.67°48'37"E. for 164.90 feet to the point of beginning.

Exhibit



0 100 200
SCALE: 1" = 100'

LEGEND
R-U RESIDENTIAL

Area 4 Zone Change R-2 to R-U
Outside City Limits

REZONING REQUEST
ARJ: A 60 UNOARJES



<p>WVC ENGINEERING 1275 MAPLE STREET, SUITE F HELENA, MT 59601 (406) 443-3962</p>	<p>R & D PARTNERS 431 South Alice Street Helena, Montana 59601</p>	<p>CROSSROADS AT MOUNTAIN VIEW MEADOWS PROPOSED ZONING AREA 4 BOUNDARY</p>	<p>EXHIBIT 5</p>
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ORDINANCES OF THE CITY OF HELENA, MONTANA
Ord. 3232