

# ORDINANCES OF THE CITY OF HELENA, MONTANA

## ORDINANCE NO. 3266

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF HELENA FOR A ZONE CHANGE FROM B-2 (GENERAL COMMERCIAL) DISTRICT TO DT (DOWNTOWN) DISTRICT FOR PROPERTIES GENERALLY LOCATED SOUTH OF LYNDALE AVENUE AND MEMORIAL DRIVE, AND EAST OF GETCHELL STREET, AND EAST OF THE NORTH-SOUTH ALLEY BETWEEN PARK AVENUE AND FULLER AVENUE, AND NORTH OF LAWRENCE STREET, AND WEST OF THE NORTH-SOUTH ALLEY BETWEEN LAST CHANCE GULCH AND JACKSON STREET, AND WEST OF CRUSE AVENUE, AND A SMALL PORTION WEST OF JACKSON STREET IN THE CITY OF HELENA, MONTANA

**WHEREAS**, the City of Helena desires to do a zone change, from B-2 (General Commercial) district to DT (Downtown) district, for properties, shown on Exhibit 3 as Area 1, which are generally located south of Lyndale Avenue and Memorial Drive, and east of Getchell Street, and east of the north-south alley between Park Avenue and Fuller Avenue, and north of Lawrence Street, and west of the north-south alley between Last Chance Gulch and Jackson Street, and west of Cruse Avenue, and a small portion west of Jackson 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 1, which are generally located south of Lyndale Avenue and Memorial Drive, and east of Getchell Street, and east of the north-south alley between Park Avenue and Fuller Avenue, and north of Lawrence Street, and west of the north-south alley between Last Chance Gulch and Jackson Street, and west of Cruse Avenue, and a small portion west of Jackson Street in the City of Helena, Montana, and more particularly described on Exhibit 1 and Exhibit 2, attached hereto, is changed as follows:

From B-2 (General Commercial) District to DT (Downtown) 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