

ORDINANCES OF THE CITY OF HELENA, MONTANA

ORDINANCE NO. 3296

AN ORDINANCE AMENDING CITY OF HELENA ORDINANCE NO. 3097 AND AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF HELENA FOR A ZONE CHANGE FROM CLM (COMMERCIAL LIGHT MANUFACTURING) DISTRICT TO R-O (RESIDENTIAL OFFICE) DISTRICT FOR LOTS 33 THROUGH 40 OF BLOCK 5, LOTS 6 THROUGH 12A OF BLOCK 4, LOTS 13A THROUGH 15 OF BLOCK 4, AND LOTS 33 THROUGH 40 OF BLOCK 4; AND FROM B-2 (GENERAL COMMERCIAL) DISTRICT TO R-O (RESIDENTIAL OFFICE) DISTRICT FOR LOTS 29 THROUGH 32 OF BLOCK 4, ALL OF WHICH PROPERTIES ARE IN THE WOODLAWN PARK ADDITION TO THE CITY OF HELENA, MONTANA

WHEREAS, Phil and Ilia Balsey, Patrick and Sherrie Chenovick, Julie Moldenhauer, Roy and Danita Murray, Tom and Gwenette Osborne, David and Amy Pellen, and Camie Smith, as owners of the following properties, requested that the City of Helena pass an ordinance, pursuant to Section 11-1-10 of the Helena City Code, to amend the following zoning designation:

From CLM (Commercial Light Manufacturing) District to R-O (Residential Office) District

for property legally described as Lots 33 through 40 of Block 5, Lots 6 through 12A of Block 4, Lots 13A through 15 of Block 4, and Lots 33 through 40 of Block 4, all in the Woodlawn Park Addition to the City of Helena, Montana (hereinafter, the "Woodlawn Properties");

WHEREAS, a public hearing was held on December 14, 2021, before the Helena Zoning Commission concerning said amendment of Ordinance No. 3097 and said rezoning of the Woodlawn Properties,

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and the Zoning Commission recommended approval of the amendment and zone change for the Woodlawn Properties;

WHEREAS, Gotlieb's Five, LLC, as owner of the following property, requested that the City of Helena pass an ordinance, pursuant to Section 11-1-10 of the Helena City Code, to amend the following zoning designation:

From B-2 (General Commercial) District to R-0
(Residential Office) District

for property legally described as Lots 29, 30, 31, and 32 of Block 4, in the Woodlawn Park Addition to the City of Helena, Montana (hereinafter, the "Gotlieb Property");

WHEREAS, a public hearing was held on January 11, 2022, before the Helena Zoning Commission concerning said amendment of Ordinance No. 3097 and said rezoning of the Gotlieb Property, and the Zoning Commission recommended approval of the amendment and zone change for the Gotlieb Property;

WHEREAS, the above-described amendments to Ordinance No. 3097 and the zone changes for the Woodlawn Properties and the Gotlieb Property appear to be in the best interests of the City of Helena, Montana, and the inhabitants thereof;

WHEREAS, the official zoning map of the City of Helena,

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Montana, as noted in Section 11-1-3 of the Helena City Code, should be amended to change the zoning designation for the Woodlawn Properties and the Gotlieb Property;

WHEREAS, a public hearing was held on February 14, 2022, at 6:00 P.M. via Zoom Meeting at webinar ID: <https://zoom.us/j/99284391580>; and

WHEREAS, in considering said amendments and zone changes, 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. 3097 is amended, and the zoning designation for the properties legally described as Lots 33 through 40 of Block 5, Lots 6 through 12A of Block 4, Lots 13A through 15 of Block 4, and Lots 33 through 40 of Block 4, all in the Woodlawn Park Addition to the City of Helena, Montana is changed as follows:

From CLM (Commercial Light Manufacturing) District to R-O (Residential Office) District.

Section 2. City of Helena Ordinance No. 3097 is amended, and the zoning designation for property legally described as Lots 29,

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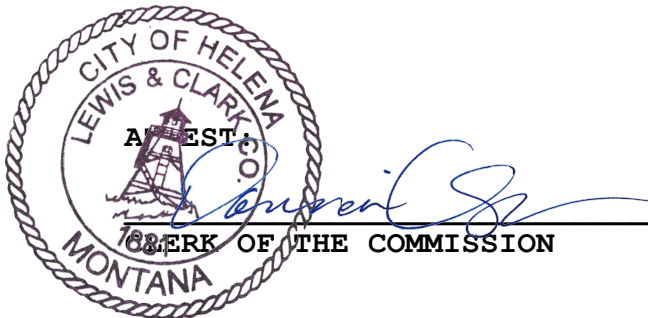
30, 31, and 32 of Block 4, in the Woodlawn Park Addition to the City of Helena, Montana is changed as follows:


From B-2 (General Commercial) District to R-O (Residential Office) District.

Section 3. 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,

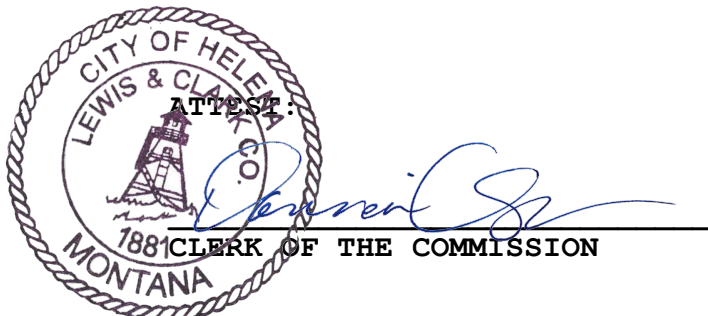
THIS 14th DAY OF FEBRUARY, 2022.





MAYOR

FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA,

MONTANA, THIS 11th DAY OF APRIL, 2022.




MAYOR