

# **ORDINANCES OF THE CITY OF HELENA, MONTANA**

## **ORDINANCE NO. 3153**

### **AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF HELENA FOR A PORTION OF TRACT 1 OF THE ANTELOPE TRACE PHASE OF CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION, IN THE CITY OF HELENA, MONTANA**

**WHEREAS**, the Helena City Commission has determined that the zoning designation of those properties owned by **R and D Partners, LLC**, and legally described as a portion of Tract 1 of the Antelope Trace Phase of Crossroads at Mountain View Meadows Subdivision, in the City of Helena, Montana, generally located east of Crossroads Parkway and south and west of Alice Street, should be changed as follows:

From B-2 (General Commercial) to:

R-4 (Residential-Office) for Blocks 13 and 14 and Lots 15-19 in Block 21

R-2 (Residential) for the northern portion of Lot 2 in Block 7; the northern portion of Lot 1 in Block 11, Lots 1-3 and 17-18 in Block 12; Lots 20-35 and the northwestern portion of Lot 36 in Block 21; and Lots 15-22 in Block 22

PLI (Public Lands and Institutions) for the northern portion of Lot 1 in Block 7

All lots and blocks are as shown on the proposed preliminary plat of the Crossroads Amendment at Mountain View Meadows Subdivision, as shown on Exhibit "A" attached hereto and more particularly described by metes and bounds on Exhibit "B" attached hereto

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**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 properties; and

**WHEREAS**, a public hearing was held on **April 10, 2012**, before the Helena Zoning Commission concerning said rezoning, and the Zoning Commission recommended **APPROVAL** of the zone change; and

**WHEREAS**, a public hearing was held on **May 7, 2012**, before the Helena City Commission concerning said rezoning at which staff recommended **APPROVAL** of the zone change; and

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

**WHEREAS**, in considering said 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 of the property legally described as a portion of Tract 1 of the Antelope Trace Phase of Crossroads at Mountain View Meadows Subdivision, as shown on

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Certificate of Survey Number 3173428, in the City of Helena, Montana, generally located as stated above, is changed as follows:

From B-2 (General Commercial) to:

R-4 (Residential-Office) for Blocks 13 and 14 and Lots 15-19 in Block 21

R-2 (Residential) for the northern portion of Lot 2 in Block 7; the northern portion of Lot 1 in Block 11, Lots 1-3 and 17-18 in Block 12; Lots 20-35 and the northwestern portion of Lot 36 in Block 21; and Lots 15-22 in Block 22

PLI (Public Lands and Institutions) for the northern portion of Lot 1 in Block 7

**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 7<sup>th</sup> DAY OF MAY, 2012.**

ATTEST: /S/ James E. Smith  
MAYOR

/S/ Debbie Havens  
CLERK OF THE COMMISSION

**FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 4<sup>th</sup> DAY OF JUNE, 2012.**

ATTEST: /S/ James E. Smith  
MAYOR

/S/ Debbie Havens  
CLERK OF THE COMMISSION