



PRE-ZONE APPLICATION FORM

Community Development Department, Planning Division
316 North Park Avenue, Room 445, Helena, MT 59623
406-447-8490; citycommunitydevelopment@helenamt.gov

Date received:

APPLICATION FEE: \$410.00
(PAYABLE TO THE CITY OF HELENA)
ALL FEES ARE NON-REFUNDABLE

Per 11-1-4 City Code, all territory to be annexed into the city must first be pre-zoned, and the zoning must be consistent with the designated land uses for such territory as set forth in the growth policy.

PROPERTY OWNER: *Primary Contact?* **No**

Name: Mountain View Meadows, LLC Primary Number: 406.431.7305
ATTN: Mark Runkle
Address: 431 South Alice Street Other Phone: None
Helena, MT 59601
Email: markrunkle@hotmail.com

APPLICANT (If different from property owner): *Primary Contact?* **No**

Name: Same as applicant Primary Number: Same as applicant
Address: Same as applicant Other Phone: Same as applicant
Email: Same as applicant Company: _____

AUTHORIZED REPRESENTATIVE: *Primary Contact?* **Yes**

Name: Greg Wirth, PE Primary Number: 406.442.8594
Address: 3530 Centennial Drive Other Phone: None
Helena, MT 59601 Company: Stahly Engineering
Email: gwirth@seaeng.com

X Address of the Property: None Assigned
Address City State Zip Code

X Legal Description (Lots, Block, & Subdivision, COS #, deed reference)

A portion of Tract A-1-A-1-A-1-A-1-A-1-A-1-A of The Plat of Craftsman Village Phase 7 of the Crossroads at Mountain View Meadows Subdivision

X Geocode **05-1888-35-1-01-01-0000**

X Current County Zoning or Special Zoning District **Urban Residential Mixed Used**

X Adjacent zoning districts **R-4 (Residential Office District)**

X Provide a current deed and plat/COS with metes and bounds of the subject property

The current deed & plat is included in Section 2.0.


- X Existing use on the property **Aggregate crushing and processing**

- X Are there other related Land Use Applications being submitted? **Yes**
Subdivision Preliminary Plat Application & Annexation by Petition

- X Has an application for annexation been submitted? **Yes**
An application for annexation is included in Section 1.0

- X Submit proof of current paid taxes
Proof of current paid taxes may be found in Section 16.0.

I HEREBY CERTIFY AND ACKNOWLEDGE THE STATEMENTS IN THIS APPLICATION AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed:  Date: 7/6/2022
Property Owner

Applicant: _____ Date: _____
(If different from Owner)

REVIEW CRITERIA

(Note: A different zoning district may be recommended if it appropriately fits the review criteria)

Your application will be reviewed using Montana MCA Section 76-2-304, “Criteria and Guidelines for Zoning Regulations” stated below.

- (1) Zoning regulations must be:
 - (a) made in accordance with a growth policy; and
 - (b) designed to secure safety from fire and other dangers;
 - (ii) promote public health, public safety, and the general welfare; and
 - (iii) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.
- (2) In the adoption of zoning regulations, the municipal governing body shall consider:
 - (c) reasonable provision of adequate light and air;
 - (d) the effect on motorized and nonmotorized transportation systems;
 - (e) promotion of compatible urban growth;
 - (f) the character of the district and its peculiar suitability for particular uses; and
 - (g) conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

Per Section 11-1-10 of the Helena City Code, the Zoning Commission and the City Commission will hold public hearings, to give the public an opportunity to be heard upon the matter. The Zoning Commission will make a recommendation to the City Commission who will approve or deny the requested pre-zoning.

ZONING IS NOT EFFECTIVE UNTIL THE PROPERTY HAS BEEN ANNEXED INTO THE CITY.

To evaluate the requested pre-zoning with the above criteria the following must be submitted with this application. Please provide all the information requested on additional sheets. An incomplete application may delay the review of your request. Please note: “N/A” is not an acceptable answer alone and requires an explanation if used.

- X 1. Apply to the City on the appropriate forms and pay any required fees. The application must include the property owner’s signature;

All applications, signed by the owner are included in Section 1.0. The review fee is provided with this application

- X 2. Describe how your proposal relates to the above zoning review criteria;

This proposal conforms to the Growth Policy by providing residential housing. All new infrastructure will be designed and constructed according to the City Engineering Standards and all new construction will be in accordance with all zoning and applicable building codes.

- X 3. Provide a statement why the proposed zoning should be approved;

Proposed zoning should be approved to provide for residential development to meet Helena’s housing needs and is in conformance with the adjacent properties immediately adjacent to the subject property.

- X 4. Submit a traffic impact study for a proposed zoning district that is anticipated to generate more than two hundred (200) additional vehicle trips a day;

A traffic impact study is included in Section 11.0.

- X 5. Vicinity map of the area showing the location of the property in relation to surrounding land and zoning in the immediate area, water and wastewater mains, other utilities, and city streets and pedestrian facilities (sidewalks, trails);

A vicinity map and aerial photos is included in Section 5.0. Preliminary Plans are included in Section 7.0, showing the utilities in the immediate area.

- X 6. Submit a statement on how the proposed zoning conforms to the Helena Growth Policy and Land Use Map. Include how the proposed zoning conforms with the area neighborhood plan if one has been adopted;

The proposed R-U (Residential Urban) zoning conforms to the Helena Growth Policy by providing residential development opportunities to meet Helena’s housing needs. Additional commentary on the Helena Growth Policy may be found in Section 18.0. There are no neighborhood plans for the project.

- X 7. Statement indicating if the existing structures meets the proposed zoning dimensional standards requirements without the need for a variance;

There are existing structures are present.

- X 8. Statement indicating if the existing use on the subject property meets the proposed zoning permitted uses;

Existing use on the subject property of aggregate processing will terminate with residential development. Proposed use of residential development will meet proposed zoning permitted uses.

- X 9. Historical uses, established use patterns, and recent changes and trends in the neighborhood.

Most recent property use is aggregate crushing and processing. Established used patterns and recent changes and trends in the neighborhood include residential land development.

IT IS RECOMMENDED THAT THE APPLICANT CONTACT NEIGHBORS TO INFORM THEM OF THIS PROPOSAL AND IDENTIFY ANY CONCERNS THAT THE APPLICANT MAY BE ABLE TO ADDRESS.

It is the policy of the city commission not to act on a proposal if the applicant/ applicant's representative is not present at the commission meeting. City Planning Staff represents the City; staff cannot answer questions for the applicant.

Per 1-4-12 City Code, the taxes and assessments on the applicant's property, which is the subject of the proposed action, must be paid or payment of said taxes and assessments must be made a condition of final approval of said action by the City Commission, with the taxes and assessments to be paid within fourteen (14) days after final passage.