



CITY OF HELENA
Pre-Application Meeting
December 11, 2023 – 1:30 PM
Zoom Online Meeting; <https://zoom.us/j/95920773502>

Call to Order

A. Pre-Application Discussion

1. Brandon William of Studio4 Architects is seeking comment on the construction of a dentist office at 3256 Colonial Drive. They propose to connect to existing water service from Colonial Drive and run a new service line to the existing sewer main at the north end of the site. There are two access points proposed from Colonial Drive just east of Chianti Drive. Drainage is proposed to be handled by exiting storm water infrastructure in Colonial Drive. The property is zoned B-2.
2. Mark Esponda of Dick Anderson Construction is proposing redevelopment of the current Wells Fargo bank at 415 Fuller Ave, to a mixed-use condominium, parking structure, and commercial property. The development would be connected to city services and have street access in the existing accesses off Placer and Fuller. They foresee needing to apply for variances for the project. The property is zoned DT.
3. Ben Tintinger of Mosaic Architecture, on behalf of United Housing Partners, is proposing a low-income multi-family housing development on a parcel located at the corner of Dorothy St & Alice St. Connection to city water and sewer services is being proposed and access to both Dorothy St & Alice St is proposed as well. It is noted that both variances from Engineering and the Board of Adjustment will be sought. The property is zoned B-2.
4. Ron Bolan is proposing subdividing a commercial property located at 3359 Tricia St into two parcels. It is noted that there is existing water, sewer, and power in place to the portion to be subdivided, and access exists off Tricia St and Irene St. The property is zoned B-2.

FUTURE PRE-APPLICATION DEADLINES:

January 16, January 29, February 5

FUTURE PRE-APPLICATION MEETING DATES:

January 8, January 22, January 29

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Ellie Ray, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: Phone: (406) 447-8491; TTY Relay Service 1-800-253-4091 or 711; Email: eray@helenamt.gov; Mailing Address & Physical Location: 316 North Park, Avenue, Room 445, Helena, MT 59623.