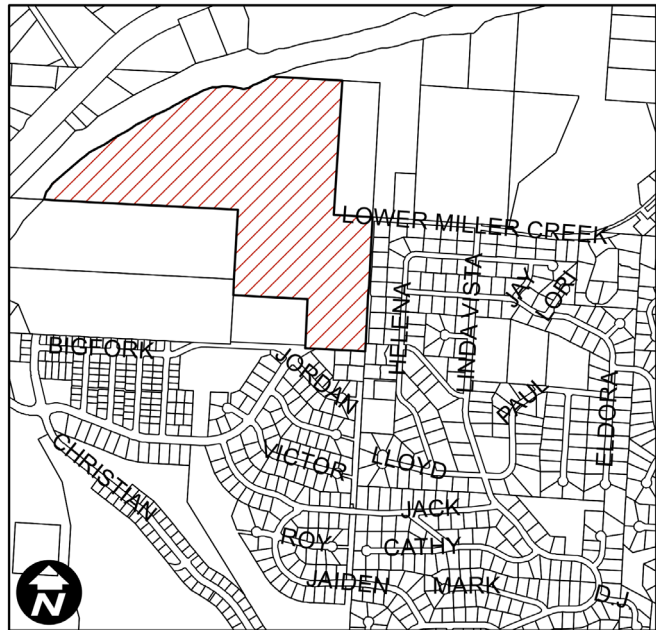


ORDINANCE NUMBER _____

AN ORDINANCE TO REZONE THE PARCEL LEGALLY DESCRIBED AS A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY 6449, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 20 WEST, P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 1, THENCE N86°58'05"W, A DISTANCE OF 575.46 FEET; THENCE S72°25'29"W, A DISTANCE OF 332.23 FEET; THENCE S84°50'12"W, A DISTANCE OF 352.66 FEET; THENCE S70°59'08"W, A DISTANCE OF 616.87 FEET; THENCE

S57°01'06"W, A DISTANCE OF 707.59 FEET; THENCE S30°59'20"W, A DISTANCE OF 40.02 FEET; THENCE S46°50'09"W, A DISTANCE OF 498.00 FEET; THENCE S43°24'25"W, A DISTANCE OF 140.94 FEET; THENCE S87°00'54"E, A DISTANCE OF 574.20 FEET; THENCE N04°34'31"E, A DISTANCE OF 124.32 FEET; THENCE N80°05'03"E, A DISTANCE OF 92.96 FEET; THENCE N04°34'31"E, A DISTANCE OF 4.53 FEET; THENCE N80°05'03"E, A DISTANCE OF 93.84 FEET; THENCE N04°34'31"E, A DISTANCE OF 12.91 FEET; THENCE N80°05'03"E, A DISTANCE OF 240.68 FEET; THENCE S66°11'34"E, A DISTANCE OF 310.62 FEET; THENCE S04°34'31"W, A DISTANCE OF 86.72 FEET; THENCE S87°01'05"E, A DISTANCE OF 394.94 FEET; THENCE N03°15'23"E, A DISTANCE OF 22.93 FEET; THENCE N66°11'21"W, A DISTANCE OF 264.93 FEET; THENCE N34°24'15"E, A DISTANCE OF 178.43 FEET; THENCE S69°18'49"E, A DISTANCE OF 134.89 FEET; THENCE N15°11'34"E, A DISTANCE OF 20.09 FEET; THENCE N69°18'49"W, A DISTANCE OF 128.09 FEET; THENCE N34°24'15"E, A DISTANCE OF 8.89 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 248.00 FEET, AN ARC LENGTH OF 195.98 FEET, AND A CENTRAL ANGLE OF 45°16'41"; THENCE N79°40'55"E, A DISTANCE OF 60.96 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 498.00 FEET, AN ARC LENGTH OF 40.20 FEET, AND A CENTRAL ANGLE OF 04°37'31"; THENCE N84°18'26"E, A DISTANCE OF 258.78 FEET; THENCE S05°41'34"E, A DISTANCE OF 96.61 FEET; THENCE N84°18'26"E, A DISTANCE OF 64.52 FEET; THENCE N05°41'43"W, A DISTANCE OF 86.21 FEET; THENCE N84°18'26"E, A DISTANCE OF 4.04 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 618.00 FEET, AN ARC LENGTH OF 65.63 FEET, AND A CENTRAL ANGLE OF 06°05'05"; THENCE N44°56'48"E, A DISTANCE OF 108.84 FEET; THENCE S86°50'30"E, A DISTANCE OF 150.77 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 236.50 FEET, AND A CENTRAL ANGLE OF 90°20'17"; THENCE N03°29'49"E, A DISTANCE OF 871.59 FEET TO THE POINT OF BEGINNING; SAID AREA CONTAINING 46.12 ACRES, MORE OR LESS; AND SHOWN ON EXHIBIT D FROM R215 RESIDENTIAL TO OP2 OPEN AND RESOURCE; AND TO REZONE THE PARCEL LEGALLY DESCRIBED AS A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY 6449, LOCATED IN THE SOUTHEAST ONE-



QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 20 WEST, P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 1, 2, 11, AND 12 OF TOWNSHIP 12 NORTH, RANGE 20 WEST, P.M.M., THENCE N87°01'05"W A DISTANCE OF 381.51 FEET TO THE POINT OF BEGINNING; THENCE N87°01'05"W, A DISTANCE OF 1977.28 FEET; THENCE N04°34'31"E, A DISTANCE OF 124.32 FEET; THENCE N80°05'03"E, A DISTANCE OF 92.96 FEET; THENCE N04°34'31"E, A DISTANCE OF 4.53 FEET; THENCE N80°05'03"E, A DISTANCE OF 93.84 FEET; THENCE N04°34'31"E, A DISTANCE OF 12.91 FEET; THENCE N80°05'03"E, A DISTANCE OF 240.68 FEET; THENCE S66°11'34"E, A DISTANCE OF 310.62 FEET; THENCE S04°34'31"W, A DISTANCE OF 86.72 FEET; THENCE S87°01'05"E, A DISTANCE OF 394.94 FEET; THENCE N03°15'23"E, A DISTANCE OF 22.93 FEET; THENCE N66°11'21"W, A DISTANCE OF 264.93 FEET; THENCE N34°24'15"E, A DISTANCE OF 178.43 FEET; THENCE S69°18'49"E, A DISTANCE OF 134.89 FEET; THENCE N15°11'34"E, A DISTANCE OF 20.09 FEET; THENCE N69°18'49"W, A DISTANCE OF 128.09 FEET; THENCE N34°24'15"E, A DISTANCE OF 8.89 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 248.00 FEET, AN ARC LENGTH OF 195.98 FEET, AND A CENTRAL ANGLE OF 45°16'41"; THENCE N79°40'55"E, A DISTANCE OF 60.96 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 498.00 FEET, AN ARC LENGTH OF 40.20 FEET, AND A CENTRAL ANGLE OF 04°37'29"; THENCE N84°18'26"E, A DISTANCE OF 258.78 FEET; THENCE S05°41'34"E, A DISTANCE OF 96.61 FEET; THENCE N84°18'26"E, A DISTANCE OF 64.52 FEET; THENCE N05°41'34"W, A DISTANCE OF 86.21 FEET; THENCE N84°18'26"E, A DISTANCE OF 4.04 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 618.00 FEET, AN ARC LENGTH OF 65.63 FEET, AND A CENTRAL ANGLE OF 06°05'05"; THENCE N44°56'48"E, A DISTANCE OF 108.84 FEET; THENCE S86°50'30"E, A DISTANCE OF 150.77 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 236.51 FEET, AND A CENTRAL ANGLE OF 90°20'20"; THENCE S03°29'49"W, A DISTANCE OF 442.94 FEET TO THE POINT OF BEGINNING; SAID AREA CONTAINING 14.93 ACRES, MORE OR LESS; AND SHOWN ON EXHIBIT D FROM R215 RESIDENTIAL TO RT5.4 RESIDENTIAL (TWO-UNIT/TOWNHOUSE) / NC-RT RIVERFRONT TRAILS NEIGHBORHOOD CHARACTER OVERLAY; AND

TO REZONE THE PARCEL LEGALLY DESCRIBED AS A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY 6449, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST, P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1, THENCE N03°15'37"E, A DISTANCE OF 1,315.75 FEET; THENCE N87°01'05"W, A DISTANCE OF 1,315.49 FEET; THENCE S03°15'23"W, A DISTANCE OF 834.44 FEET; THENCE S86°59'23"E, A DISTANCE OF 728.52 FEET; THENCE S03°00'39"W, A DISTANCE OF 480.65 FEET; THENCE S86°59'22"E, A DISTANCE OF 584.81 FEET TO THE POINT OF BEGINNING; SAID AREA CONTAINING 31.67 ACRES, MORE OR LESS; AND SHOWN ON EXHIBIT D FROM RT5.4 RESIDENTIAL (TWO-UNIT/TOWNHOUSE) TO RT5.4 RESIDENTIAL (TWO-UNIT/TOWNHOUSE) / NC-RT RIVERFRONT TRAILS NEIGHBORHOOD CHARACTER OVERLAY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOULA:

THAT THE ABOVE DESCRIBED PROPERTY IS HEREBY WITHDRAWN FROM THE R215 RESIDENTIAL AND RT5.4 RESIDENTIAL (TWO-UNIT/TOWNHOUSE) AND REPLACED WITH THE CLASSIFICATIONS OF OP2 OPEN AND RESOURCE AND RT5.4 RESIDENTIAL (TWO-UNIT/TOWNHOUSE) / NC-RT RIVERFRONT TRAILS NEIGHBORHOOD OVERLAY.

Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase and words thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or words have been declared invalid or unconstitutional, and if for any reason this ordinance should be declared invalid or unconstitutional, then the remaining ordinance provisions will be in full force and effect.

PASSED by a _____ vote and

APPROVED by the Mayor this _____ of _____, 2022.

ATTEST:

APPROVED:

Martha Rehbein
City Clerk

Jordan Hess
Mayor

(SEAL)