

# Rezone 2920 Expo Parkway

Request for Application of  
RMI-45 District

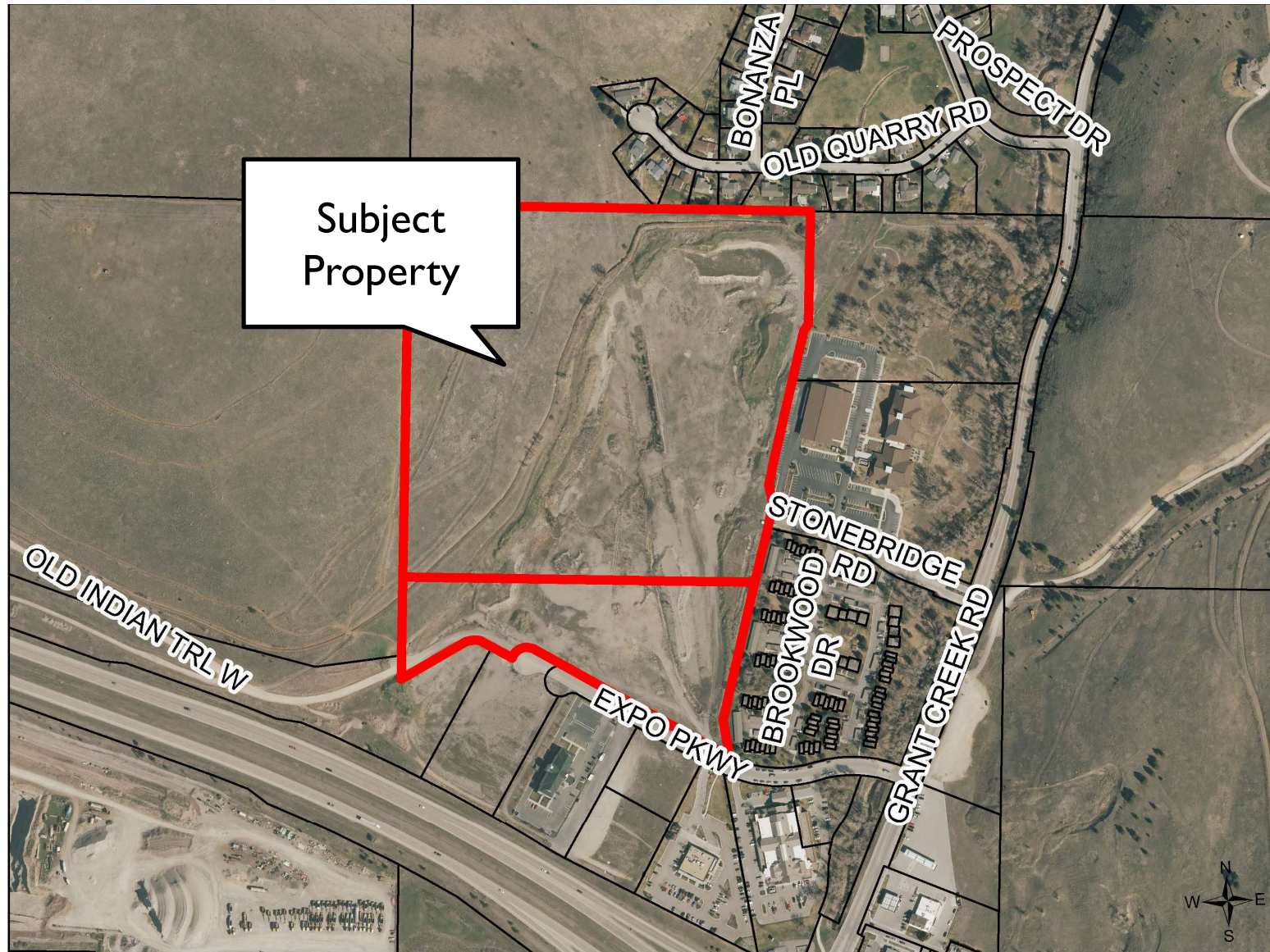
LUP and City Council

Dave DeGrandpre  
Development Services  
*August and September, 2020*



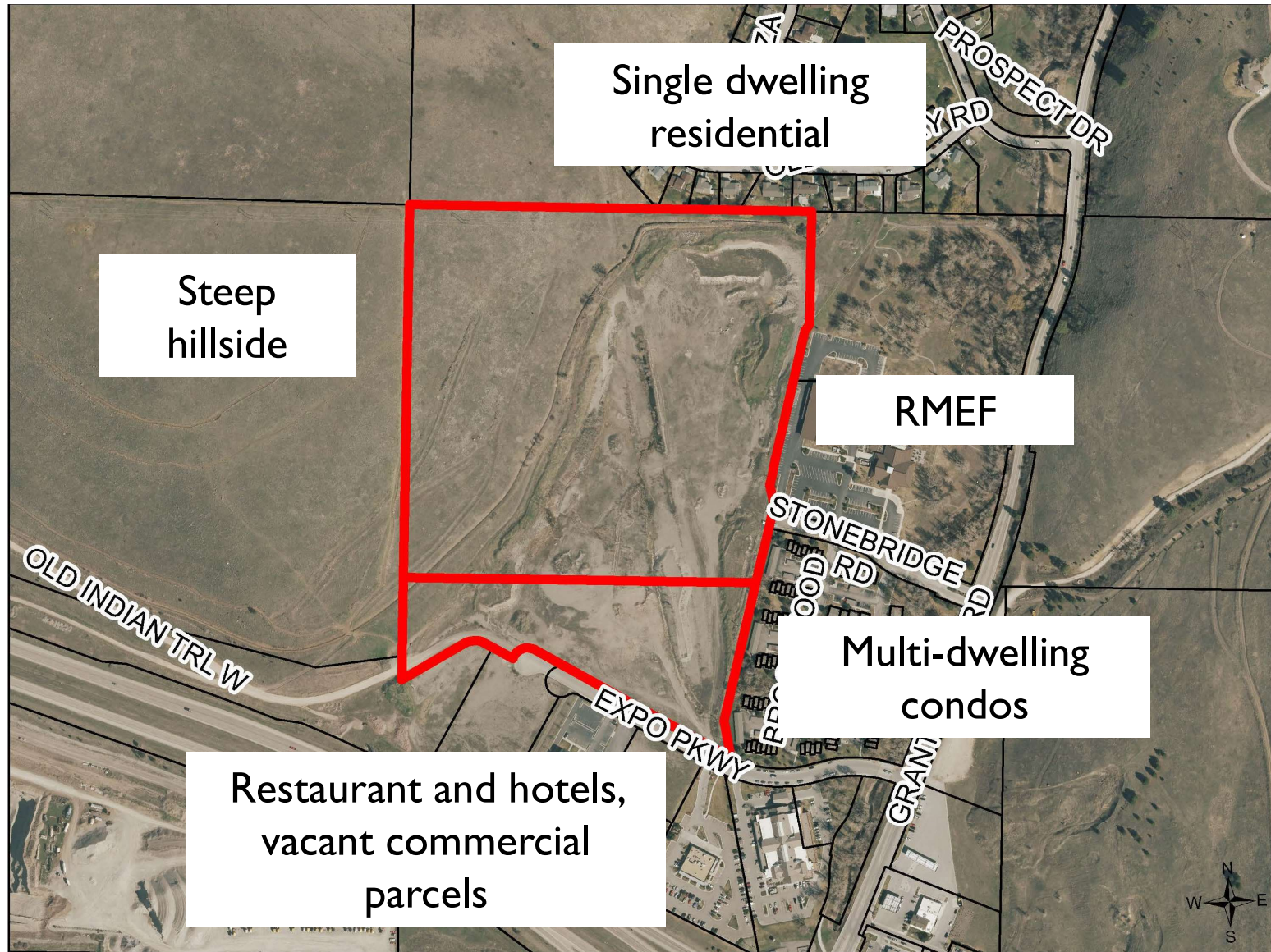


# Property Location

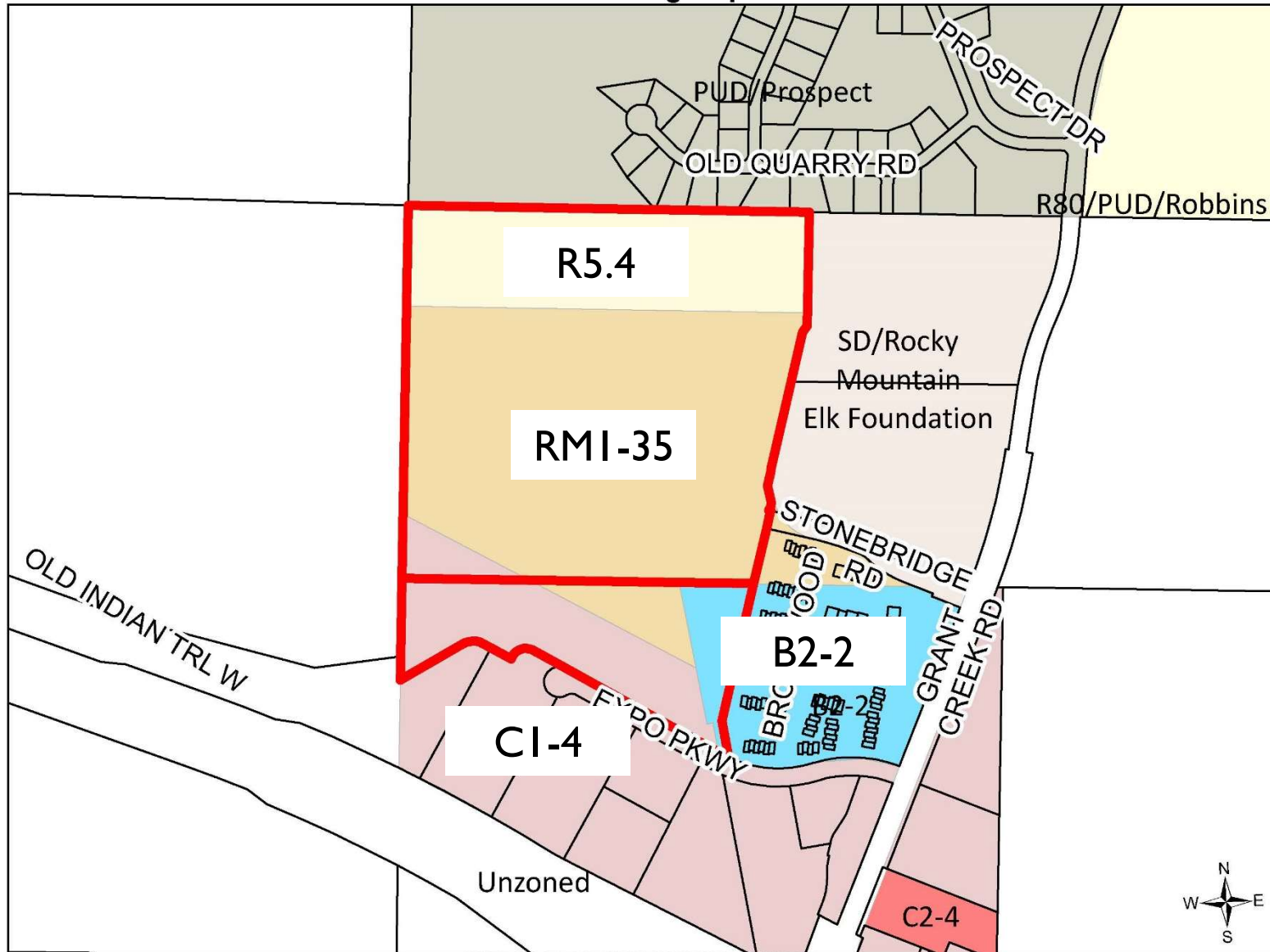




# Surrounding Land Uses



# Current Zoning



# Development Without Rezone



	<b>North Parcel: R5.4</b>	<b>South Parcel: RMI-35</b>
Building Types	Single Dwelling	SD, Duplex & Multi-Dwelling, Mixed Use
Min. Parcel Area	5,400 SF	3,000 SF
Min. Area Per Unit	5,400 SF	1,000 SF
Max. Height	35 feet	35 feet
Base Zoning Number of Units	283 Single Dwelling Units	379 Dwelling Units
Number of Units After Hillside Density Reduction	155 Single Dwelling Units	339 Dwelling Units

# Development With Rezone



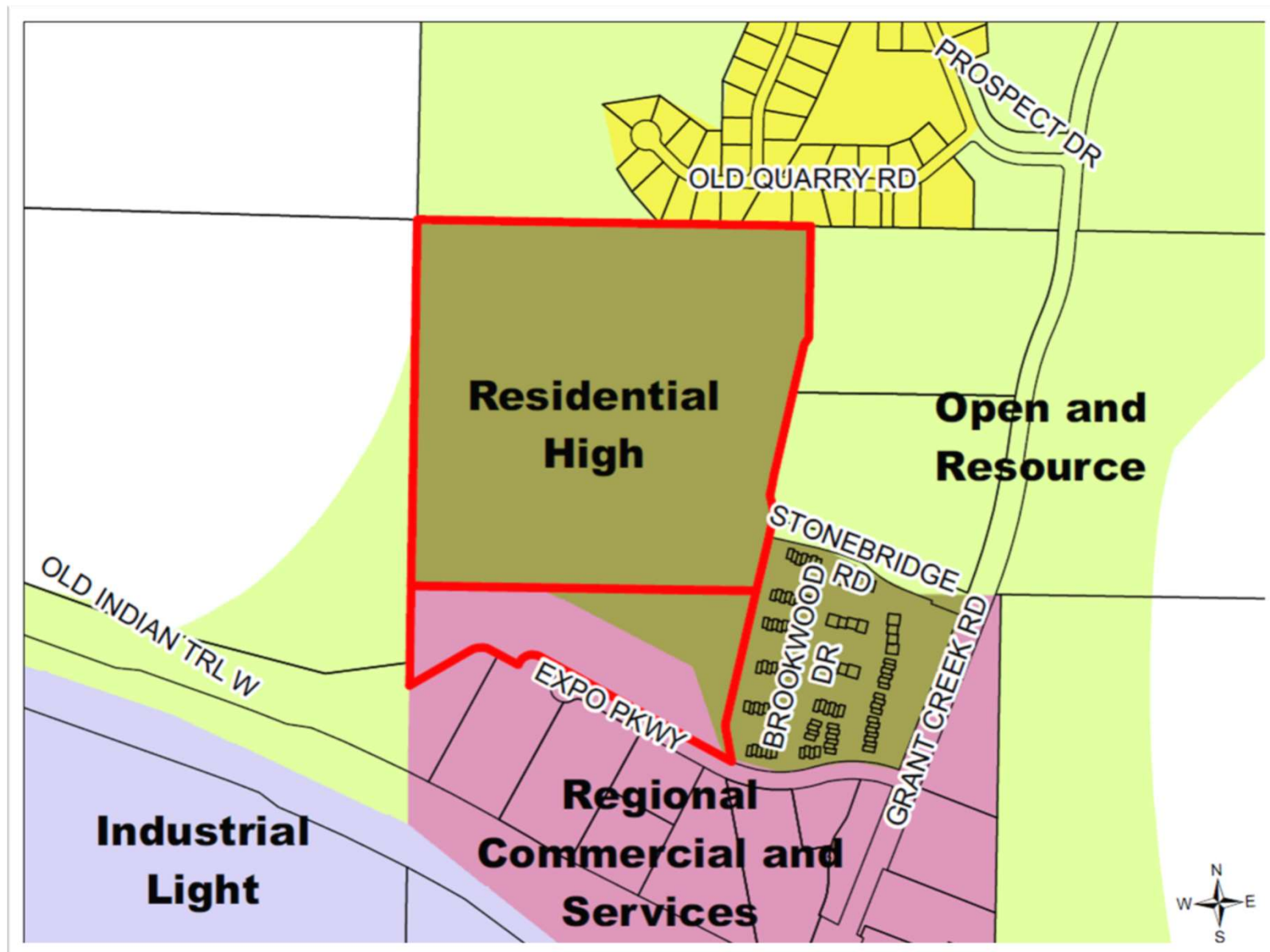
	<b>RMI-45</b>
Building Types	SD, Duplex & Multi-Dwelling, Mixed Use
Min. Parcel Area	3,000 SF
Min.Area Per Unit	1,000 SF
Max. Height	45 feet
Base Zoning Number of Units	1,905 Dwelling Units
Number of Units After Hillside Density Reduction	1,185 Dwelling Units



This figure does not take into account area needed for parking, circulation, landscaping, activity area, and setbacks.



# Our Missoula Growth Policy Map



# Growth Policy Implementing Districts



Residential High Density	Regional Commercial and Services
RM1-35 Residential Multi-Dwelling	CI-4 Neighborhood Commercial*
<b>RM1-45 Residential Multi-Dwelling</b>	C2-4 Community Commercial*
RM1.5 Residential Multi-Dwelling	MIR-2 Limited Industrial and Residential*
RM0.5 Residential Multi-Dwelling	OP3 Public Lands and Institutional

\*These commercial and industrial districts permit residential development up to 43 dwelling units per acre

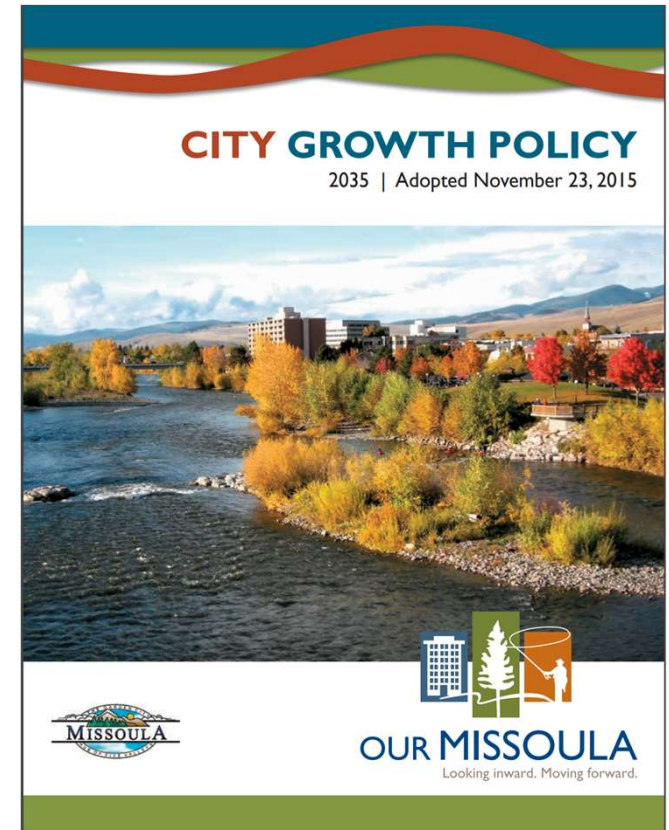


# Growth Policy Compliance



## **RM1-45 substantially complies with the Growth Policy FLUM because:**

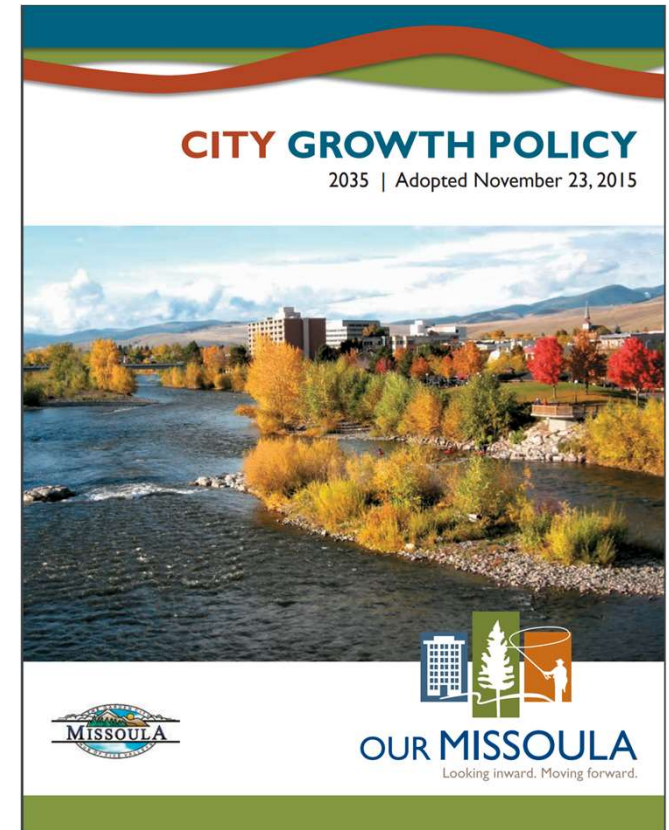
- 87% is designated as Residential High Density – Greater Than 24 Units Per Acre
- RM1-45 an implementing district of Residential High Density designation
- The allowed residential density in the RM1-45 district is the same density allowed in implementing districts under the Regional Commercial and Services Future Land Use Map designation.



# Growth Policy Compliance



- **“Focus Inward” Approach**
  - Can be served by sewer, water, police, fire, street maintenance
  - Supports housing goals
  - Some services and facilities do not currently exist - parks, trails, transit, neighborhood commercial - but many are planned
  - The developer can be required to provide transportation improvements during the building permit process
- **Proposed rezoning substantially complies with the Growth Policy**



# Rezone Review Criteria



- 1. Compliance with Growth Policy**
- 2. Public Services/Transportation**
- 3. Compatible Urban Growth**
- 4. Promotes Public Health and Safety**
- 5. District Character & Suitability of Uses**
- 6. Corrects an Error/Inconsistency or Meets the Challenge of Changing Conditions**
- 7. In the Best Interest of the City as a Whole**



# Staff Recommended Motion



**APPROVE** the adoption of an ordinance to rezone property located at 2920 Expo Parkway from R5.4 Residential, RMI-35 Residential (multi-dwelling), B2-2 Community Business, and CI-4 Neighborhood Commercial to RMI-45 Residential (multi-dwelling) based on the findings of fact in the staff report.

# Planning Board Recommendation



**DENY** the request for adoption of an ordinance to rezone property located at 2920 Expo Parkway from R5.4 Residential, RMI-35 Residential (multi-dwelling), B2-2 Community Business, and CI-4 Neighborhood Commercial to RMI-45 Residential (multi-dwelling).

# Planning Board Comments



Pros	Cons
It is a former gravel pit, not farmland or greenfield development	Adequate facilities and services should be available before rezoning
Near services, restaurants, I-90	Existing zoning allows significant development of site
Would help to meet the City's housing goals	Too many single-occupancy vehicle trips, emissions
Transportation and parks levels of service can be addressed over time	Grant Creek water quality concerns, wildlife movement



- If protest petitions are signed by owners of 25% or more of lots or units within 150 feet of the property, at least 2/3 of present and voting members of council are needed to approve a zone change. [76-2-305(2)(b), MCA]
- 57 property owners within 150 feet
- 18 valid protests submitted (31.5%)
- **Supermajority required to approve this request**

# Follow Up From LUP Meeting



- New public comments on [www.engagemissoula.com](http://www.engagemissoula.com)
- Email documenting conversation between Mike Morgan and Adam Sebastian of Missoula Fire Dept.
- Request for comment from DNRC regarding wildland fire – no comment received yet.
- North of I-90 there are 772 residential and 5 commercial address points.

## Relationship between neighborhood plans and the growth policy:

- “It is important to recognize and respect existing neighborhood plans. While planning a community vision for the next 20 years, it is also important that the vision not be limited by the specificity of older neighborhood plans that may no longer fully reflect existing conditions or the goals of the neighborhood today.”
- “The Our Missoula City Growth Policy is the overarching guide for community planning and policy direction for the City. Existing neighborhood plans provide additional detail and guide neighborhoods in specific action while remaining generally consistent with the overarching City Growth Policy.” (P.142)