Rezone 2220-2226 S. 3rd St. W.

R5.4 and B3-2 / Design Excellence Corridor – Typology 2 to and RT10 Residential and B3-2 Business Mixed-Use / DE-C, Design Excellence – Corridor Overlay – Typology 2

Planning Board

Andrew Boughan
Development Services
September 3, 2019
2035 Missoula City Growth Policy

[Map showing residential, medium, and mixed use areas]
Supports “focus inward” locations

• Existing infrastructure
• Proximity to services
• Central location: close to “urban core”
Current Zoning Map
Proposed Zoning Map

Red: B3-2 / Design Excellence Corridor – Typology 2
Blue: RT10
Photos

South 3rd Street West

Bulen Street
I. Growth Policy

II. Public Services/Transportation

III. Compatible Urban Growth

IV. Promotes Public Health and Safety

V. District Character & Suitability of Uses
**Recommend Approval** of an ordinance to rezone property located at 2220 & 2222 South Third Street West from R5.4 and RT10 Residential to RT10 Residential and to rezone property located at 2224 & 2226 South 3rd Street West from R5.4 Residential and B3-2/DE-C to B3-2 Business Mixed-Use / DE-C, Design Excellence – Corridor Overlay – Typology 2, subject to the filing of the amended plat to place each duplex on its own parcel within 30 days of the approval of the rezoning.