Growth Policy
Amendment &
Rezone

Hellgate Meadows West

Residential Medium to Neighborhood
Mixed Use
Hellgate Special District to B2-1

Jenny Baker
Development Services
September 3, 2019
Property Aerial

Flynn Lane

Mullan Rd
Current Growth Policy Designation

- Regional Commercial & Services
- Community Mixed Use
- Residential Medium
- Public

- Mixed Use
- Residential
- Medium
Proposed Growth Policy Designation

- **Public**
- **Regional Commercial & Services**
- **Neighborhood Mixed Use**
- **Community Mixed Use**
• Lacks sufficient guidance to meet emerging public needs
• Land use designations do not support development proposals
• Changing conditions warrant more relevant policies, implementation tools
I. Whether there is a public need for the change;

II. Whether the change proposed is the best means for meeting that need; and

III. Whether there is a public benefit that will result from the change.
Current Zoning Map

County Zoning

- Neighborhood Center
- Neighborhood Edge
- SD – Hellgate Neighborhood General
- B2-2 Community Business

RT10 Residential
Proposed Zoning Map

B2-1 Community Business

B2-2 Community Business
Review Criteria

I. Growth Policy
II. Public Services/Transportation
III. Compatible Urban Growth
IV. Promotes Public Health and Safety
V. District Character & Suitability of Uses
Neighbors have expressed concerns about:

- Traffic
- Density of proposed development, particularly rentals/apartments
- Opposition to commercial uses
- Need for additional parkland
- School safety for Hellgate Elementary students owing to increased traffic
- School capacity
- Fire access
Protest Provision

State law: 25% of parcels within 150 feet

54 parcels, require at least 13 valid petitions

25 valid from owners

77 from 4100 Mullan Road

13 not valid

Total received = 114
In response to neighbors’ concerns:

- Master Plan for development of all 57 acres
- Street grid providing collectors & local connectivity
- Areas of commercial use limited to Mary Jane & Mullan
- Provision of parkland
- Limitation on density – no greater than 20 dwelling units per acre
Planning Board discussed similar concerns to those expressed by neighbors:

- Traffic
- Parkland
- School capacity
- Fire access
- Comparing current zoning to requested

Growth Policy vote: 8 yes, 0 no
Rezone vote: 7 yes, 1 abstention
APPROVE the adoption of a resolution of intention to amend the 2035 Our Missoula City Growth Policy land use designation from Residential Medium to Neighborhood Mixed Use on two parcels of land (57.5 acres) north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows.
APPROVE the adoption of an ordinance to rezone two parcels of land (57.5 acres) north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, from Hellgate Special Zoning District to B2-1 Community Business based on the findings of fact in the staff report, and set a public hearing for September 23, 2019.