Rezone

2320 S 9th Street W

RT5.4 Residential to RM1-35 Residential

Jenny Baker
Development Services
October 1, 2019
Supports Goals related to –

- **Livability** – inclusion of all age groups
- **Safety & Wellness** – provision of adequate social services; access to affordable & safe housing
- **Housing** – develop sufficient supply to meet needs of all age groups, income levels
- **Community Development** -- “focus inward,” support more compact development patterns
Area Zoning

B3-2

RT5.4

RM2.7
<table>
<thead>
<tr>
<th></th>
<th>RT5.4</th>
<th>RM1-35</th>
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</thead>
<tbody>
<tr>
<td>Building types</td>
<td>Single, duplex</td>
<td>All</td>
</tr>
<tr>
<td>Min. parcel area</td>
<td>5,400</td>
<td>3,000</td>
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<tr>
<td>Area per unit</td>
<td>5,400</td>
<td>1,000</td>
</tr>
<tr>
<td>Setbacks</td>
<td>20’ Front &amp; Rear, 7.5’ Side</td>
<td>20’ Front &amp; Rear, 5’ Side</td>
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<tr>
<td>Height</td>
<td>30/35 feet</td>
<td>35 feet</td>
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<tr>
<td>Units per acre</td>
<td>8</td>
<td>43</td>
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I. Growth Policy
II. Public Services/Transportation
III. Compatible Urban Growth
IV. Promotes Public Health and Safety
V. District Character & Suitability of Uses
State law: 25% of parcels within 150 feet

29 parcels, require at least 7 valid petitions

11 valid from owners

16 additional

Total received = 27
Neighbors’ concerns:

- Increase in traffic on dead end street
- Inadequate parking provision
- Lack of pedestrian infrastructure & no street lights

Letters of support:

- Housing & Community Development, Missoula Housing Authority, Missoula Aging Services, Human Resource Council
- Two neighbor comments in support of project
APPROVE the adoption of an ordinance to rezone 2320 South 9th Street West from RT5.4 Residential to RM1-35 Residential, based on the findings of fact in the staff report.