

Growth Policy Amendment & Rezone

Hellgate Meadows West

**Residential Medium to Neighborhood
Mixed Use**

Hellgate Special District to B2-1

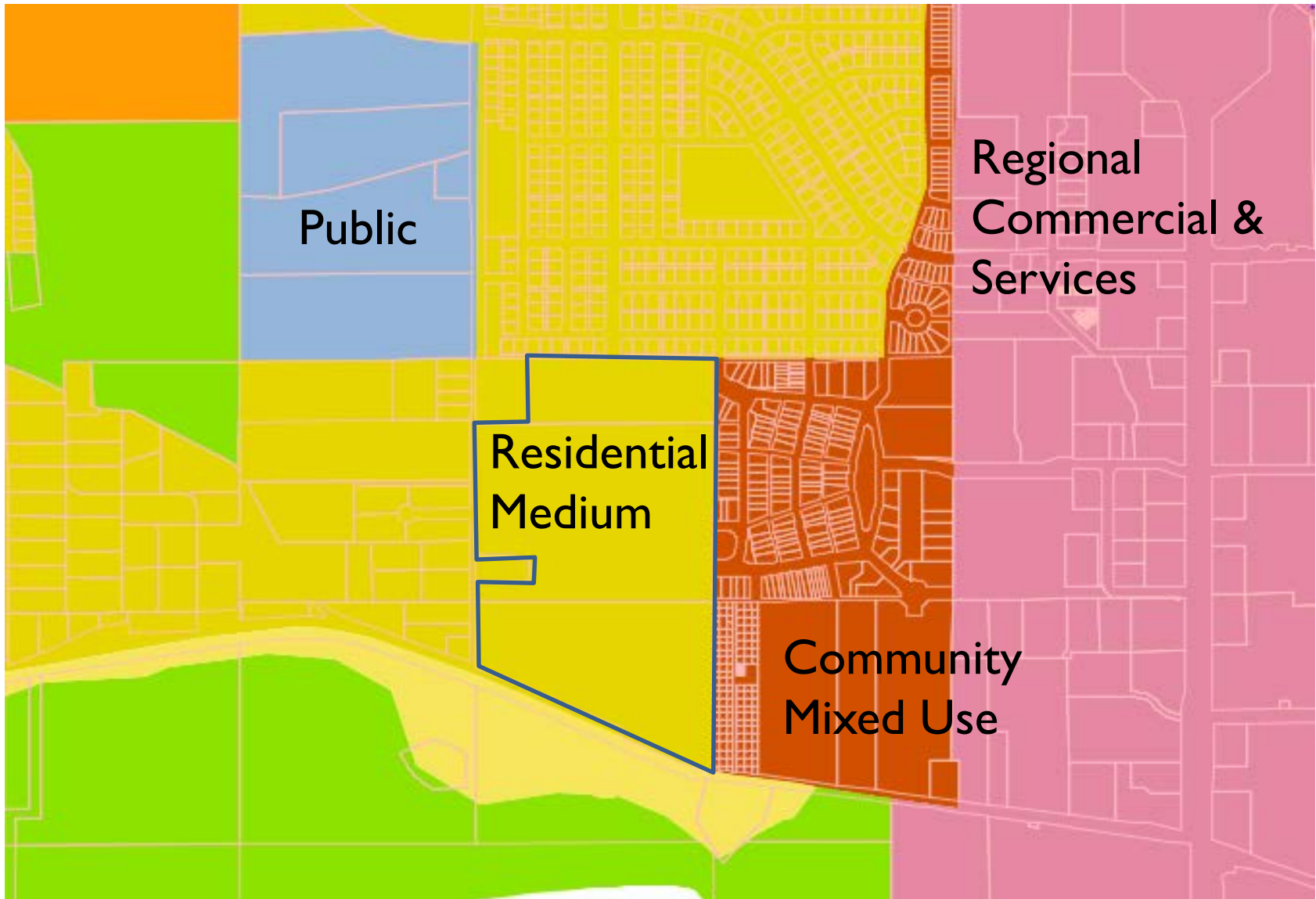
Jenny Baker
Development Services
September 23, 2019



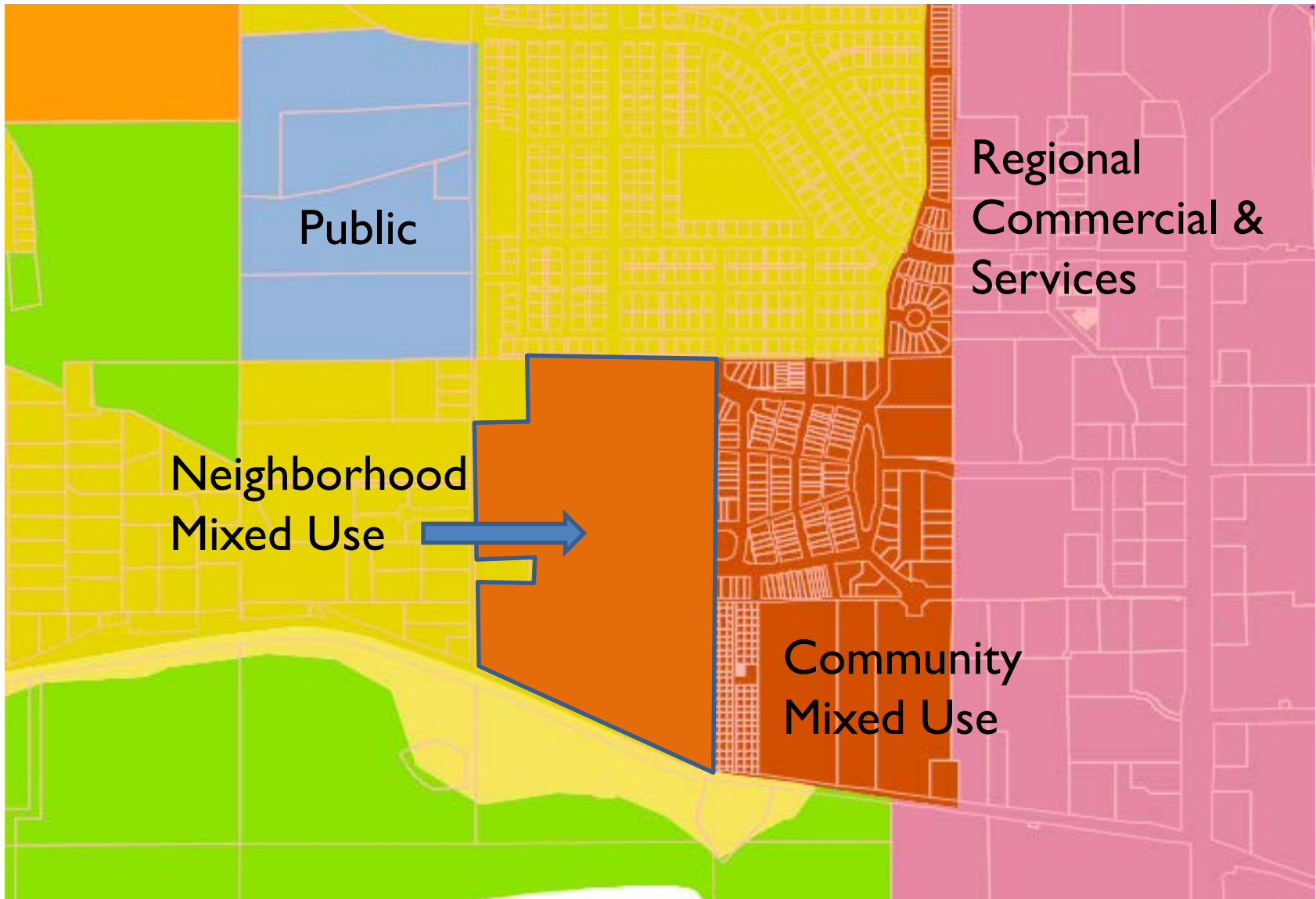
Property Aerial



Current Growth Policy Designation



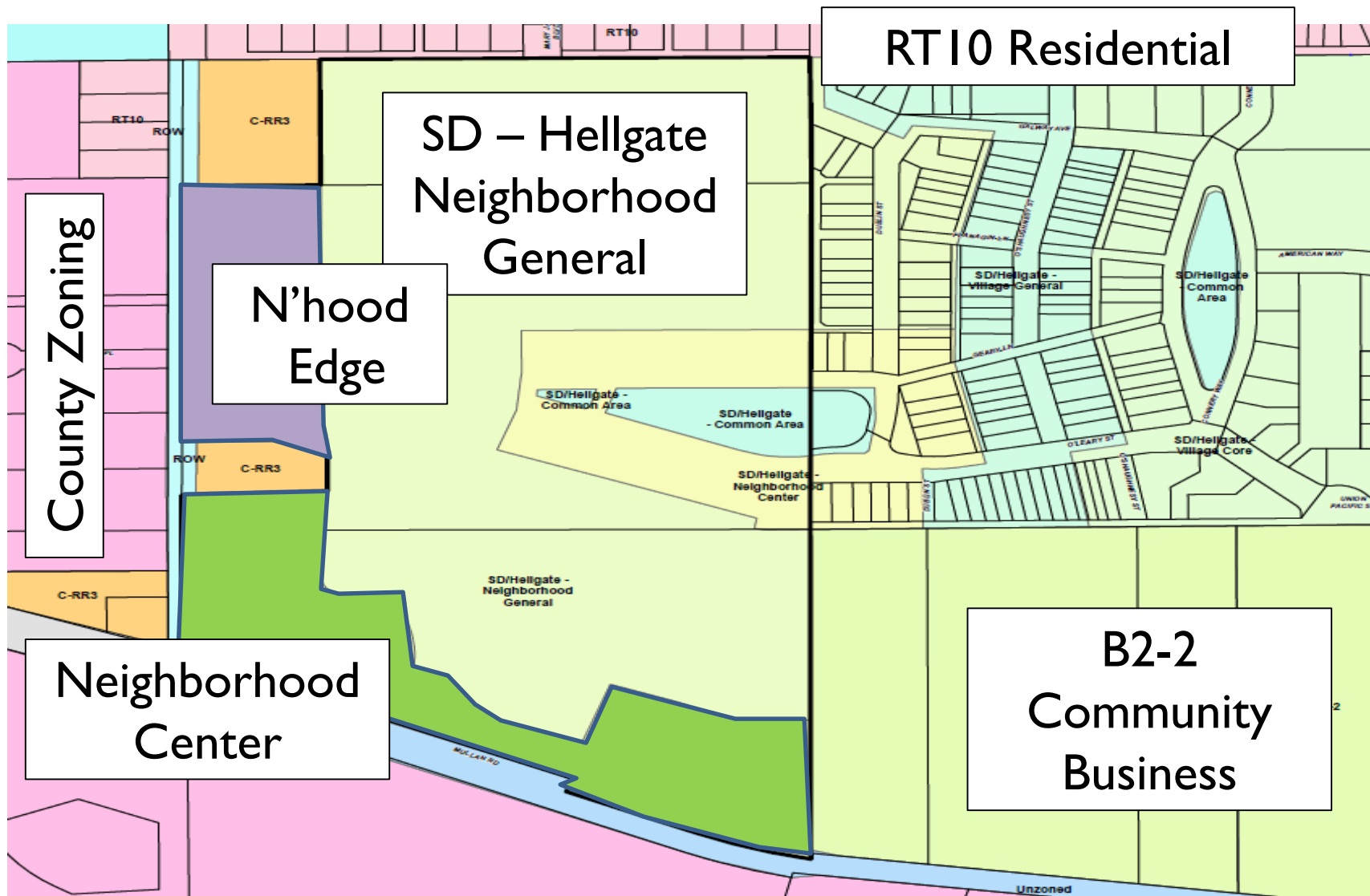
Proposed Growth Policy Designation



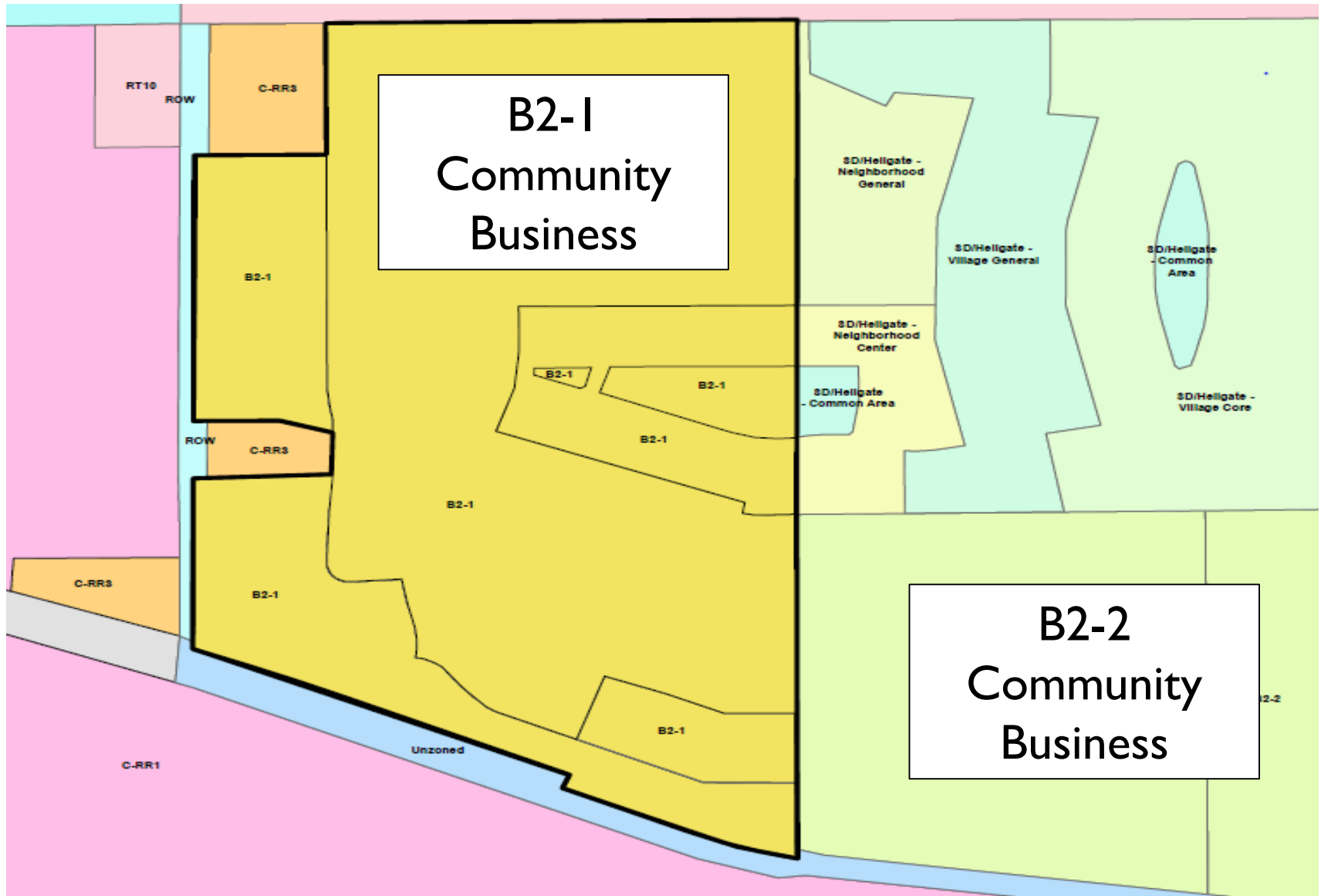
- Lacks sufficient guidance to meet emerging public needs
- Land use designations do not support development proposals
- Changing conditions warrant more relevant policies, implementation tools

- 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



Proposed Zoning Map



- 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
- Ares 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 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.