

August 28, 2019

Missoula City Council
435 Ryman
Missoula, MT 59802

City of Missoula, Montana
City Clerk's Office
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Dear City Council Members,

I am writing concerning the proposed amendment to the growth policy in order to facilitate a rezone to B2-1 Community Business on 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Village. The purpose being to increase the permissible density and building type for residential development in the area.



When I purchased my condo at 4100 Mullan that overlooks the subject parcel and has views of the mountains in the distance, I was assured by the developer and real estate agent, Mike Priske, that the property was zoned for single family dwellings and I was provided with a map of the zoning plan. Had I known that the property was going to be used for dense apartment dwellings that would significantly degrade the views from my property, I wouldn't have purchased the property.

At this time, Mullan road is extremely congested and can barely handle the amount of traffic that is now on it. Increasing the density would only make that worse.

The area between Reserve and Flynn already has a plethora of multi-story apartment buildings and what the remaining acreage needs is a nice neighborhood of single-family dwellings and ideally some park space.

I strongly object to the building of any apartment buildings on the property, and it would be even more objectionable to have the rear of a strip mall facing our property. The city has already created a high-density area by approving the numerous apartment buildings along Mullan Road. Changing the zoning would reduce the value of our property and exacerbate the congestion on Mullan Road.

Sincerely,



Diane Alexander
Dan Chitty
4100 Mullan Road # 815
Missoula, MT 59808