

Growth Policy Amendment & Rezone

Hellgate Meadows West

**Residential Medium to Neighborhood
Mixed Use**

Hellgate Special District to B2-1

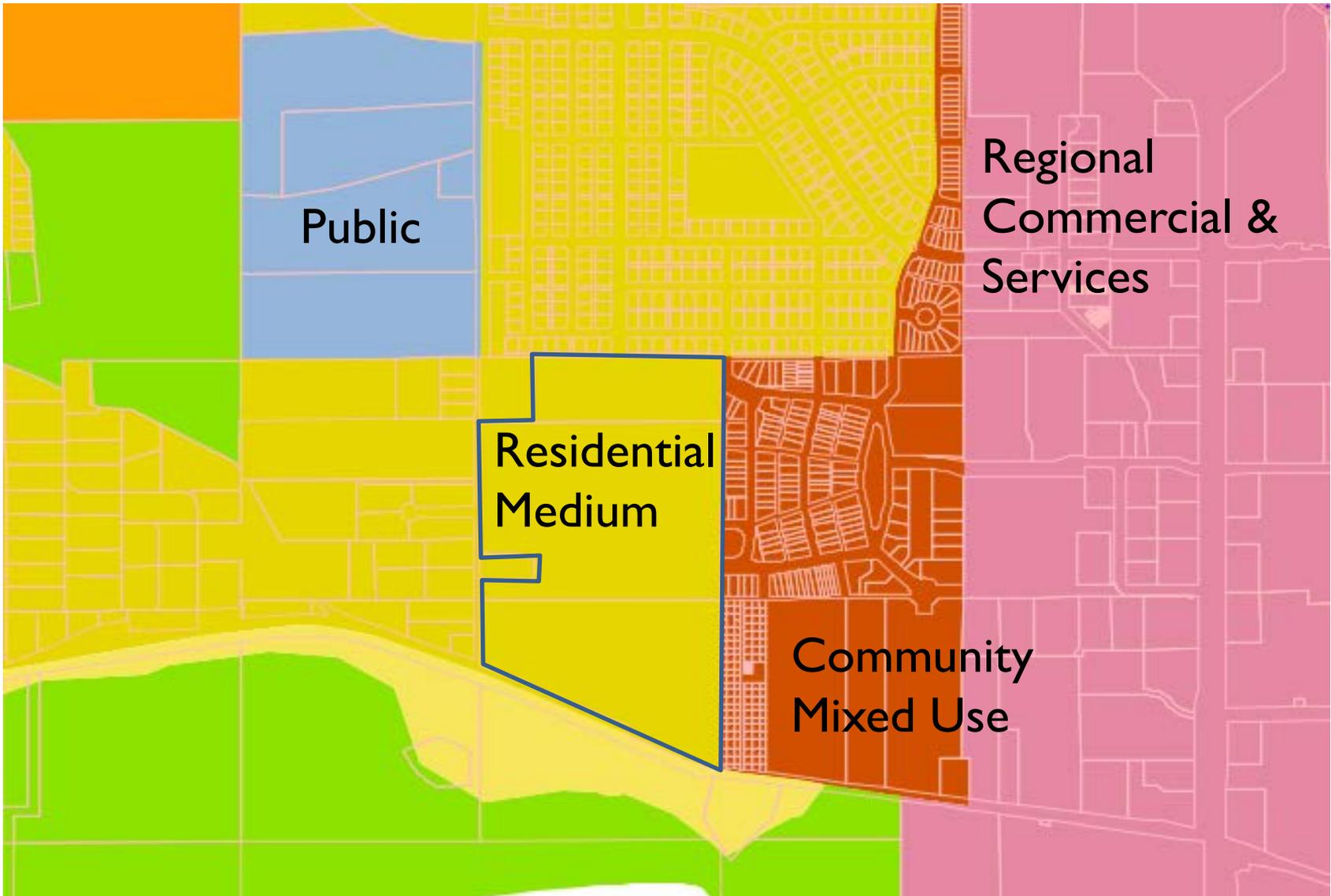
Jenny Baker
Development Services
August 21, 2019



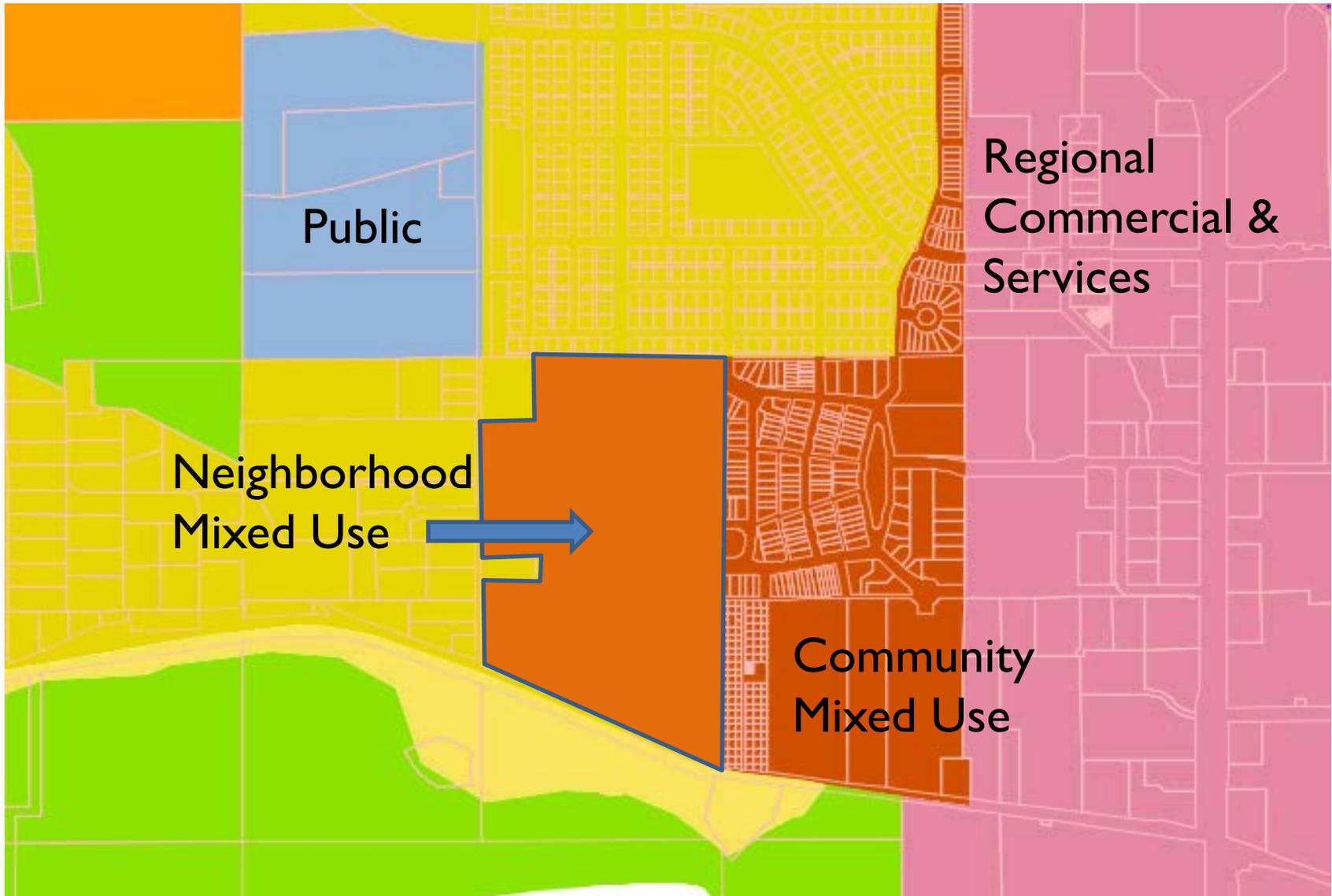
Property Aerial



Current Growth Policy Designation



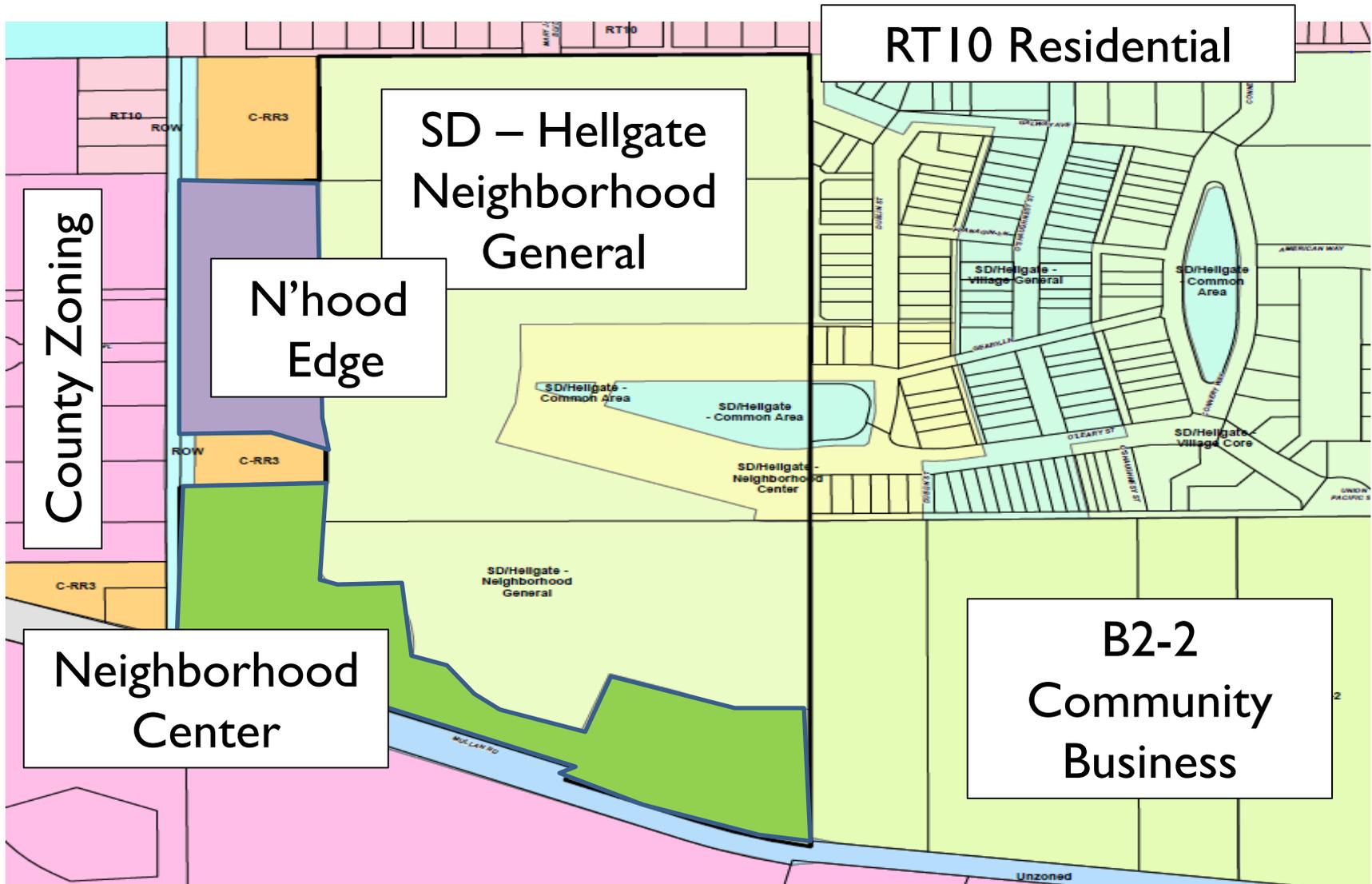
Proposed Growth Policy Designation



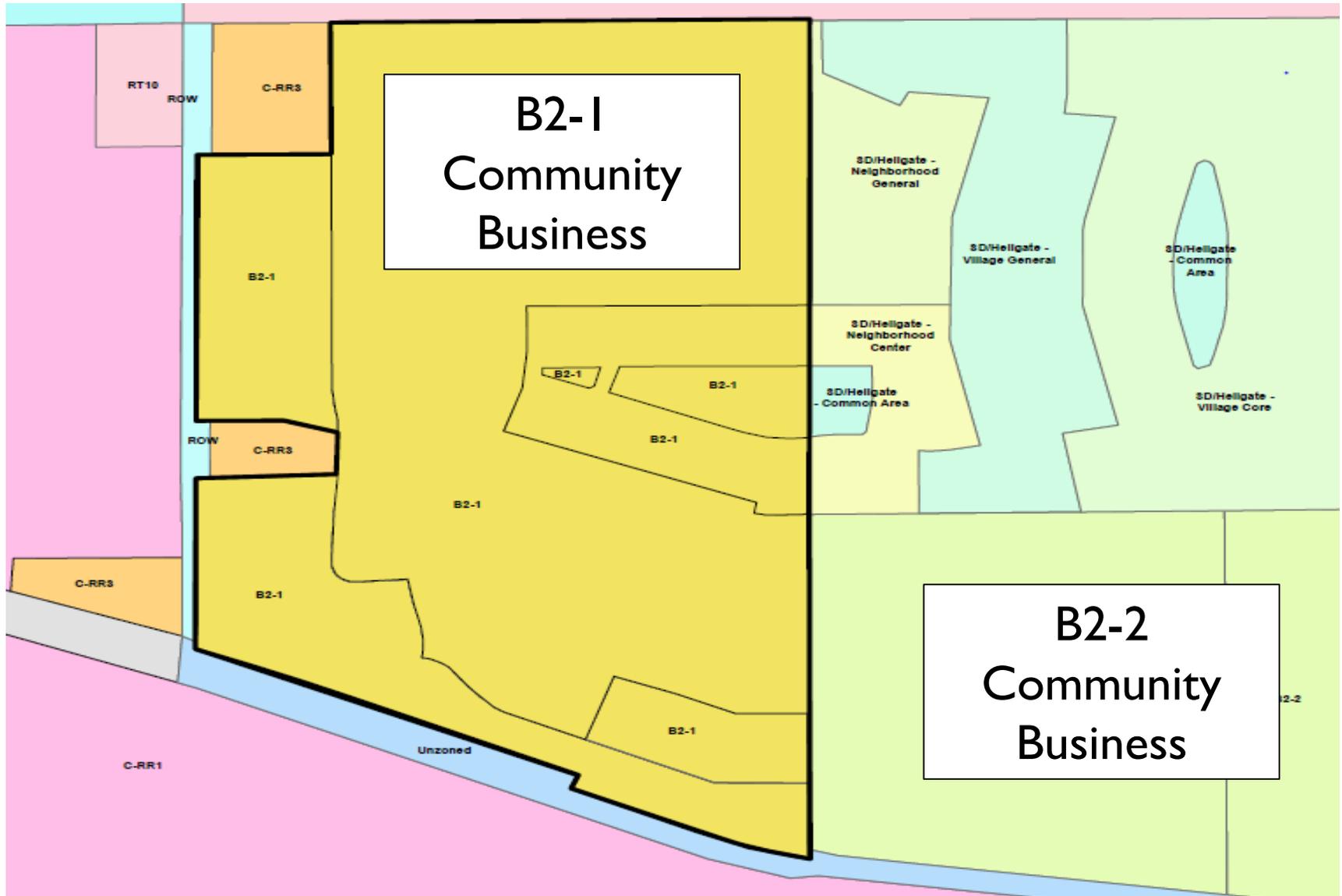
- Lacks sufficient guidance to meet emerging public needs
- Land use designations do not support development proposals
- Changing conditions warrant more relevant policies, implementation tools

- 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**

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 three parcels of land (57.5 acres) north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, and set a public hearing for September 16, 2019.

APPROVE the adoption of an ordinance to rezone three 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.