

Rezone

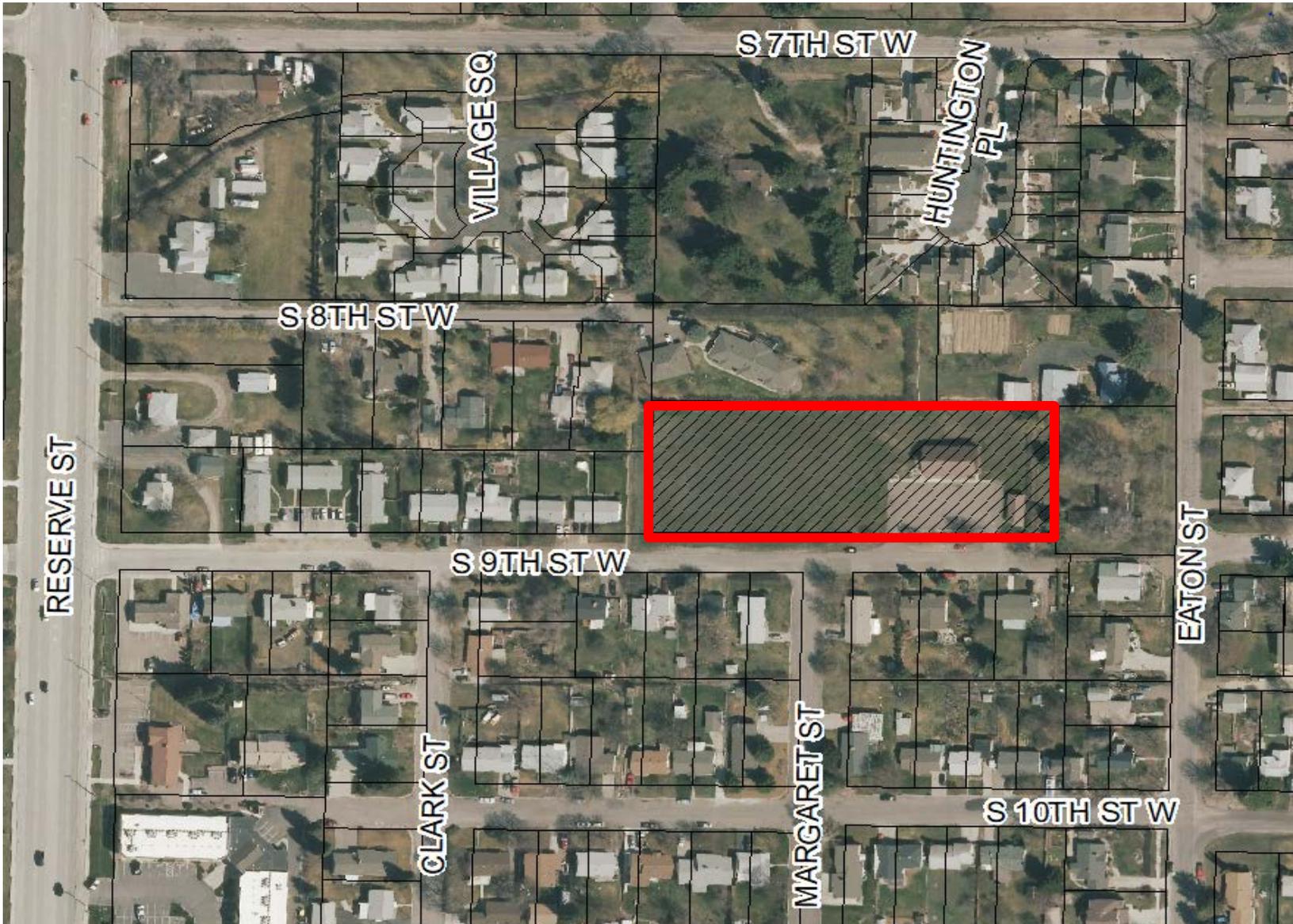
2320 S 9th Street W

**RT5.4 Residential to
RMI-35 Residential**

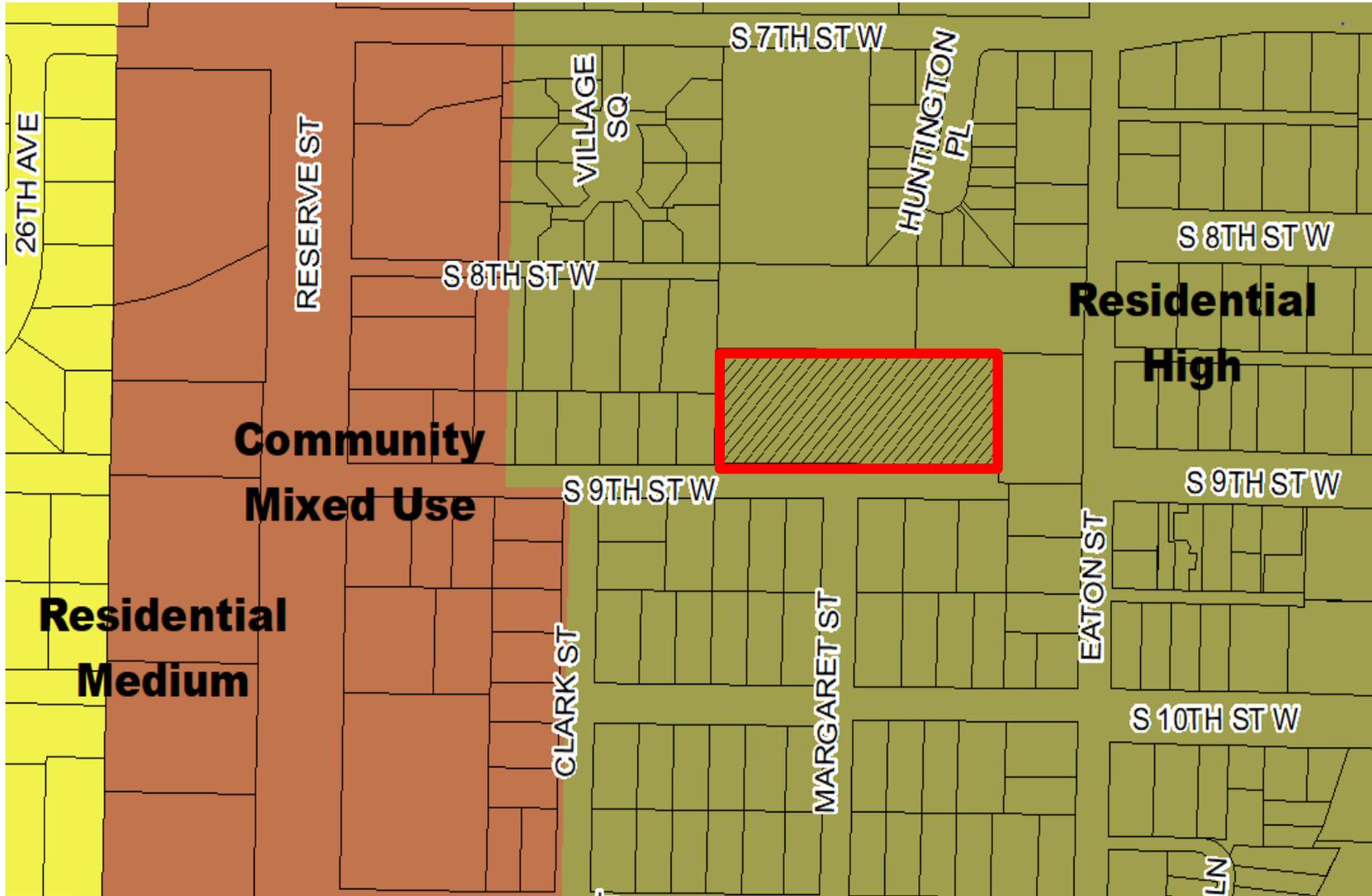
Jenny Baker
Development Services
October 1, 2019



Property Location



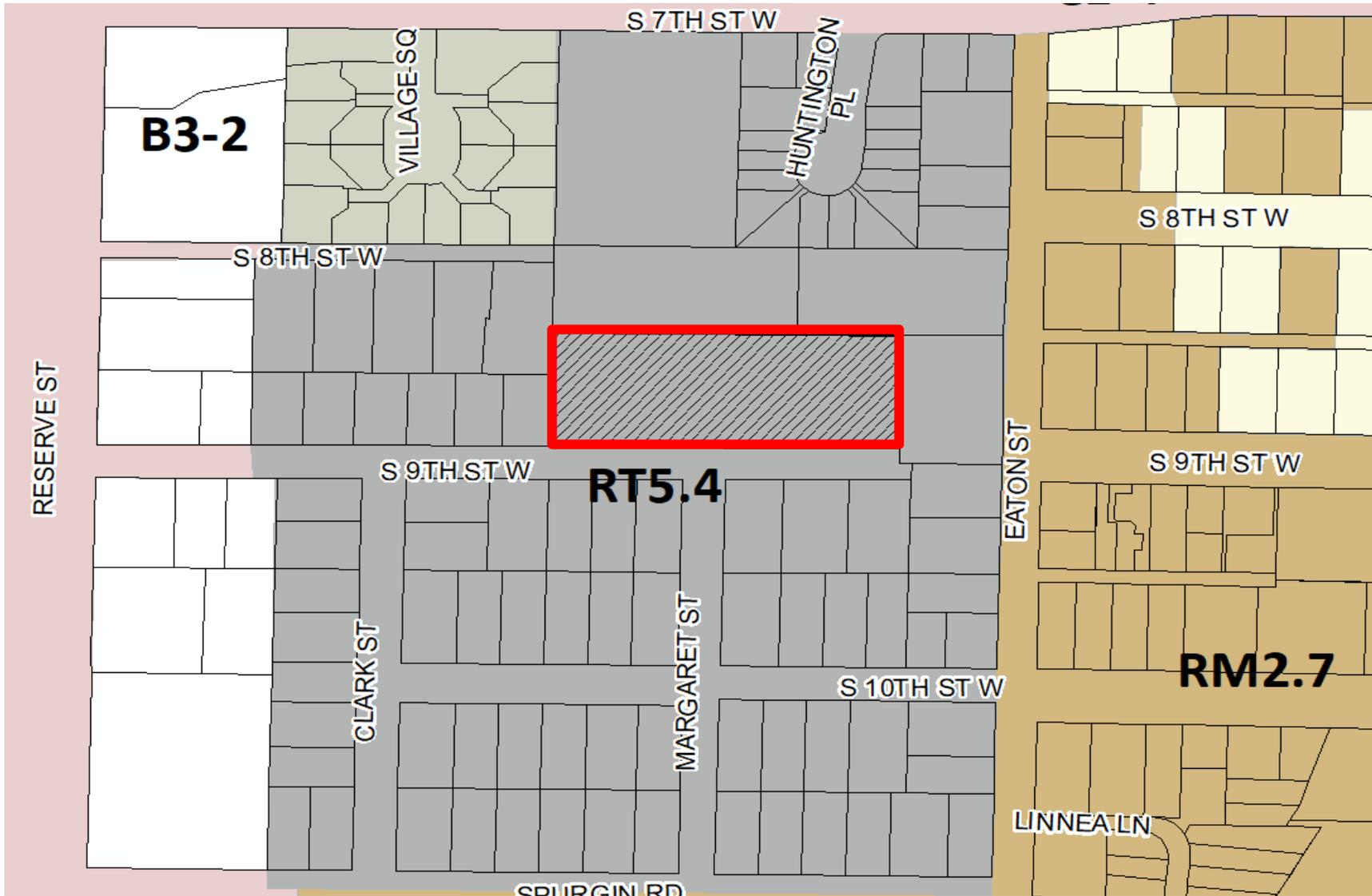
Missoula City Growth Policy



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



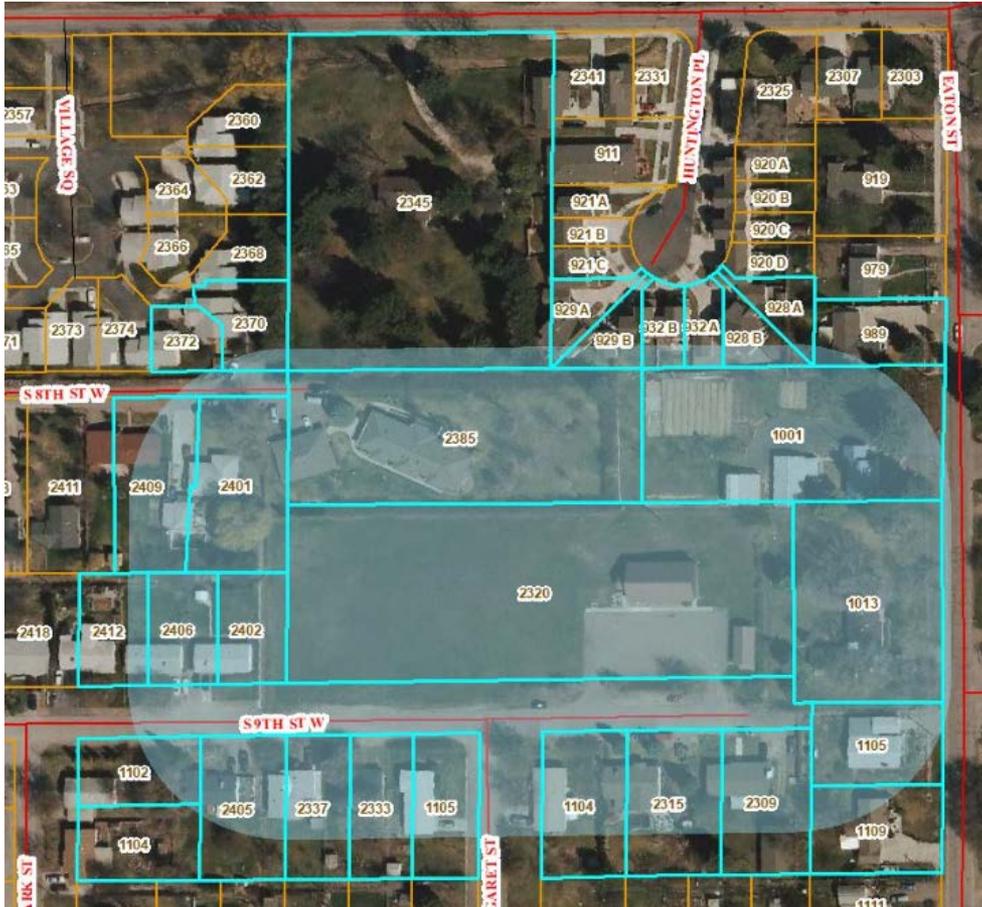
Zoning Comparison



| | RT5.4 | RMI-35 |
|------------------|--------------------------------|------------------------------|
| Building types | Single, duplex | All |
| Min. parcel area | 5,400 | 3,000 |
| Area per unit | 5,400 | 1,000 |
| Setbacks | 20' Front & Rear, 7.5' Side | 20' Front & Rear, 5' Side |
| Height | 30/35 feet | 35 feet |
| Units per acre | 8 | 43 |

- I. Growth Policy**
- II. Public Services/Transportation**
- III. Compatible Urban Growth**
- IV. Promotes Public Health and Safety**
- V. District Character & Suitability of Uses**

Protest Provision



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 RMI-35 Residential, based on the findings of fact in the staff report.