

## **Planning Board Summary**

### **Rezone to Amend the Mill Site Special Zoning District Standard**

#### **Planning Board Recommendation:**

On Tuesday, October 19<sup>th</sup>, with 7 members present, the Missoula Consolidated Planning Board voted 6 ayes, 0 nays and 1 abstention to recommend approval of the adoption of an ordinance to amend the standards of the Mill Site Special Zoning District for the property legally described in Exhibit A (attached to the staff report) to remove the use restrictions on Moose Creek Trail and Silver Parkway in Subdistrict B/C based on the findings of fact in the staff report.

#### **Planning Board's Recommended Conditions of Approval:**

None. Staff and Planning Board did not recommend conditions of approval for the amendment to the Mill Site Special Zoning District.

#### **Planning Board Discussion:**

Planning Board agreed with the staff recommendation and voted to recommend approval of the rezone. Planning Board discussion was focused on addressing concerns expressed by neighbors and questions regarding points mentioned in the staff presentation. These included:

- Two members of the public asked for clarification on the types of uses that would be allowed in this area and expressed that they had reservations about a broader range of allowed uses. They also asked for a clarification of the rezone criteria listed in the staff presentation.
- The applicant clarified that the traffic light on Orange Street and Cregg Lane is associated with Phase 2 of the Mill Site Subdivision.
- Planning Board members requested the reason for the requested change and how the changing conditions since the creation of the Mill Site Special Zoning District influence the need for this request. The applicant responded that the development was originally intended to have specific active uses fronting green space, however the focus of development has shifted to be oriented towards the street. He also explained that the allowed uses following the proposed amendment would be in line with traditional city zoning districts.
- Staff clarified that the list of uses that would be allowed following the proposed amendment are already permitted in the remainder of Subdistrict B/C outside of the restricted use area.
- Staff clarified that the list of uses permitted in Subdistrict B/C was specifically developed for the special district but are reflective of what would be allowed in the relatable commercial and industrial zoning districts.
- The applicant responded to a question from a Planning Board member about potential changes to the zoning ordinance for the Mill Site Special Zoning District as future phases of the subdivision are filed and developed over time.
- Planning Board members acknowledged that this amendment, being a minor change, appeared to be appropriate given that the district has already been established, and that additional allowed uses may be a positive for that area – for example, a daycare fronting the green space would be a positive use.
- A concern was raised by a member of Planning Board that Wyoming Street as a whole is very busy and that the City needs to consider traffic and speed issues as the area develops.

See the Planning Board Minutes for further Planning Board discussion.