



COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

Development Services Division

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M E M O R A N D U M

TO: Dax Fraser / Adam Sebastian / Gordy Hughes, City Fire Department
Jaeson D. White / Richard Stepper / Ryan Kamura, City Police Department
Ben Schmidt, City – County Health Department
Elena Evans, Missoula Valley Water Quality District
Donna Gaukler / David Selvage / Grant Carlton / Nathan McLeod / Marie Anderson, City Parks and Recreation Department
Corey Aldridge / Jennifer Sweten / Collin Woodrow / Dan Stone, MUTD
Jeremy Keene / Tracy L. Campbell / Logan McInnis / Ross Mollenhauer / Troy Monroe / Andy Schultz / Aaron Wilson / Ben Weiss, City Public Works & Mobility
Nate Gordon, Wastewater Treatment Plant
Ellen Buchanan / Tod Gass, Missoula Redevelopment Agency
Bryce Christians, Missoula County Weed District
Adriane Beck / Nick Holloway, County Office of Emergency Management
Glen Cameron, Montana Department of Transportation
Candie Stover, Montana Department of Revenue
Cris Jensen, Missoula County Airport Authority
Ray Tipp, Missoula Irrigation District
Jim Nave, Montana Department of Natural Resources and Conservation
Dori Schiele, Montana Department of Fish, Wildlife and Parks
Jodi Bush, US Fish and Wildlife Service
Eran Pehan / Walter Banziger / Laval Means, CPDI
Kelly Elam / Kalina Wickham, Missoula Neighborhoods
Lori Davidson, Missoula Housing Authority
Dr. Rollet Pruyn, Hellgate Irrigation District
Chad Bauer, Republic Services
Paul Dallapiazza, Northwestern Energy
John Olson, Century Link
Larry Ostwald, Yellowstone Pipeline Company
Erik Langaunet, Missoula Electric Cooperative
Jordan Johnson, Blackfoot Telecommunications
Kathryn McDonald, Confederated Salish & Kootenai Tribes
Douglas Reisig, Hellgate Elementary School District
Rob Watson / Burley McWilliams, Missoula County Public Schools

CC: Jordan Hess, City Council Ward 2
Mirtha Becerra, City Council Ward 2

FROM: Dave DeGrandpre, AICP
Development Services Division, Community Planning, Development & Innovation

DATE: March 4, 2022

RE: **Application to Rezone of Grant Creek Villages / 2920 Expo Parkway to RM1-45 Residential (multi-dwelling).**

Development Services has received a request to re-zone approximately 44 acres consisting of two parcels of land to RM1-45 Residential (multi-dwelling). The property is located at 2920 Expo Parkway

in the lower Grant Creek area west of the Rocky Mountain Elk Foundation headquarters and north of Expo Parkway. A portion of the property was recently developed with three multi-dwelling buildings. The property is legally described as Government Parcel 4, Portion B and Portion C of COS 4831, and Portion A of Commerce Center, Phase II, Amended located in Section 5, Township 13 North, Range 19 West. The physical address is 2920 Expo Parkway.

The current zoning is R5.4 Residential, RM1-35 Residential (multi-dwelling), B2-2 Community Business, and C1-4 Neighborhood Commercial. Under a Development Agreement submitted with the rezoning application, the RM1-45 zoning would allow up to 700 dwelling units. This rezoning would result in a standard zoning district under Title 20 which cannot be conditioned. Here is a link to the application packet: <https://www.ci.missoula.mt.us/2878/Grant-Creek-Village-2920-Expo-Parkway>

Information on the zoning districts in City of Missoula Title 20 can be found at the following link: https://library.municode.com/mt/missoula/codes/municipal_code?nodeId=TIT20ZO_CH20.10BUCODI

The Missoula Consolidated Planning Board and City Council are responsible for conducting public hearings to approve or deny the rezoning request. The Planning Board and City Council consistently ask for input from your agency on such requests. **If you do not have any concerns about this request, please write that so the Planning Board and City Council know that you have no concerns with this application.**

Please send your comments by **Friday, March 18th, 2021** to be incorporated into the staff report.

REVIEW CRITERIA FOR REZONE REQUESTS

20.85.040(G) Review Criteria. In reviewing and making decisions on proposed zoning map amendments, the Planning Board and City Council must consider at least the following criteria:

1. whether the zoning is made in accordance with a growth policy;
2. whether the zoning is designed to secure safety from fire and other dangers;
3. whether the zoning is designed to promote public health, public safety, and the general welfare;
4. whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
5. whether the zoning considers the reasonable provision of adequate light and air;
6. whether the zoning considers the effect on motorized and non-motorized transportation systems;
7. whether the zoning considers the promotion of compatible urban growth;
8. whether the zoning considers the character of the district and its peculiar suitability for particular uses; and
9. whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area.