



COMMUNITY PLANNING, DEVELOPMENT AND INNOVATION

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

CITY REZONE APPLICATION

A. GENERAL INFORMATION

1. Submit the completed application with all attachments by email to the City Zoning Desk at ZoningDesk@ci.missoula.mt.us
2. Once the application is deemed complete by CPDI, Development Services and the applicant has paid the rezoning fee the rezone proposal will be scheduled for public hearings at Planning Board and City Council.
3. Name of proposed Rezone: **Rezone of Tract 3 of the amended plat of Scott Street Lots, Lot 3 from M1R-2 to M1R-3**
4. Name(s) of Applicant: **Ravara Development LLC**
Mailing Address: **129 West Alder Street Missoula, MT 59802**
Telephone Number: **406-370-3590 Dawn McGee; 406-203-0401 Kiah Hochstetler**
Email Address: **dawn@goodworksventures.com; kiah@gwevergreen.com**
5. Name(s) of Owner of Record: **City of Missoula**
Mailing Address: **435 Ryman Missoula, MT 59802**
Telephone Number: **406-552-6001**
Email Address: **c/o Jhn Adams; adamsj@ci.missoula.mt.us**
6. Name and Company of Representative: **WGM Group - Jamie Erbacher**
Mailing Address: **1111 East Broadway Missoula, MT 59802**
Telephone Number: **406-728-4611**
Email Address: **jerbacher@wgmggroup.com**
7. Does the applicant(s) whose signature(s) are included below own at least 35% of the area or number of the parcels included within the area proposed to be rezoned? (Requirement of Title 20, 85.050(A)) Yes
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

Applicant's Signature

10/3/22

Date

Owner's Signature

10/7/22

Date

Jamie Erbacher

Digitally signed by Jamie Erbacher
DN: C=US, E=jerbacher@wgmggroup.com, O=WGM Group, Inc., CN=Jamie Erbacher
Reason: I am the author of this document
Date: 2022.10.03 08:52:43 -0500

Representative's Signature

10/3/2022

Date

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): West of Scott Street and South of Charlo Street

Legal Description - complete and unabbreviated: Tract 3 of the Amended plat of Scott Street Lots, Lot 3 located in the north half of Section 16, Township 13 North, Range 19 West, P.M.M.

Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above): **N/A**

Geocode: **04-2200-16-2-03-26-0000**

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	M1R-2	Vacant Land
Adjacent (South)	OP1 & City Maintenance Facility	City Park & Maintenance Facility
Adjacent (East)	RM1-45	Residential
Adjacent (West)	M1R-2	Vacant Land

2. What is the current zoning of the property (including intensity designator)? **M1R-2 Limited Industrial-Residential**

3. What is the requested zoning for the property (including intensity designator)? **M1R-3 Limited Industrial-Residential**

4. What is the applicable City Growth Policy (comprehensive plan) and land use designation for the property? **The applicable vicinity plan is the North Reserve / Scott Street Master Plan (2016) and the recommended land use designation is Open Space/Park on the east end and Neighborhood Retail on the west end of the parcel. The proposed M1R-3 Limited Industrial-Residential zoning is made in accordance with the Growth Policy because the M1R zoning designations supports a mix of neighborhood commercial uses and high-density residential uses. The Our Missoula City Growth Policy recommends a land use designation of Neighborhood Mixed-Use. Land with the Neighborhood Mixed-Use**

designation is intended to include a mix of neighborhood serving commercial uses and Medium to high density residential development. The M1R zoning designation is listed in the Growth Policy as one of the current relatable zoning districts for properties with a Neighborhood Mixed-Use land use designation.

5. What is the intended use for the property? **The property is served by Emergency Services, Hospitals, City Police and City Fire. At the time of building permit review City Fire will review for fire access and may require additional fire hydrants to serve the development.**

D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE

Review Criteria. Provide a response to the following review criteria for rezone requests.

1. Whether the zoning amendment is consistent with MCA § 76-2-304:
 - a. Whether the zoning is made in accordance with a growth policy; **The proposed M1R-3 Limited Industrial-Residential zoning is made in accordance with the Growth Policy because the M1R zoning designations supports a mix of neighborhood commercial uses and high-density residential uses. The Our Missoula City Growth Policy recommends a land use designation of Neighborhood Mixed-Use. Land with the Neighborhood Mixed-Use designation is intended to include a mix of neighborhood serving commercial uses and Medium to high density residential development. The M1R zoning designation is listed in the Growth Policy as one of the current relatable zoning districts for properties with a Neighborhood Mixed-Use land use designation.**
 - b. Whether the zoning is designed to secure safety from fire and other dangers; **The property is served by Emergency Services, Hospitals, City Police and City Fire. At the time of building permit review City Fire will review for fire access and may require additional fire hydrants to serve the development.**
 - c. Whether the zoning is designed to promote public health, public safety, and the general welfare; **The property is served by Emergency Services, Hospitals, City Police and City Fire. The zoning is designed to promote public health, public safety and the general welfare by promoting neighborhood commercial and high-density housing in a location where existing**

transportation and utility infrastructure is available. Future development will be subject to all applicable federal, state and local regulations.

- d. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; **The rezoning facilitates the adequate provision of public services, including transportation, water, sewerage, schools, parks and other public requirements because the area is inside the Urban Growth Area and the Utility Services Area Boundary, and is served by City Water, Sewer and multiple modes of transportation. Future development will be required to install improvements to the street frontages adjacent to Tract 3 including installation of sidewalks.**
- e. Whether the zoning considers the reasonable provision of adequate light and air; **The proposed rezoning from M1R-2 to M1R-3 Limited Industrial-Residential zoning considers the reasonable provision of adequate light and air because the parcel and building standards of the zoning code are the same for the current and proposed zoning. The only difference between the current zoning of M1R-2 and the proposed zoning of M1R-3 is the maximum height increases from 50 feet to 65 feet with the M1R-3.**
- f. Whether the zoning considers the effect on motorized and nonmotorized transportation systems; **The proposed rezoning from M1R-2 to M1R-3 Limited Industrial-Residential zoning does not impact motorized and nonmotorized transportation systems because the maximum density permitted on the subject property is the same for both M1R-2 and M1R-3. Multiple modes of transportation can be utilized from this site including, walking, biking, transit and vehicular transportation. Future development will be required to install improvements to the street frontages adjacent to Tract 3 including installation of sidewalks.**
- g. Whether the zoning considers the promotion of compatible urban growth; **The proposed rezoning from M1R-2 to M1R-3 Limited Industrial-Residential zoning promotes compatible urban growth because the M1R zoning designation supports a mix of neighborhood commercial uses and high-density residential uses. The only difference between the current zoning of M1R-2 and the proposed zoning of M1R-3 is the maximum height increases from 50 feet to 65 feet with the M1R-3. The Our Missoula City Growth Policy recommends a land use designation of Neighborhood Mixed-Use. Land with the Neighborhood Mixed-Use designation is intended to include a mix of neighborhood serving commercial uses and Medium to high density residential development. The M1R zoning designation is listed in the**

Growth Policy as one of the current relatable zoning districts for properties with a Neighborhood Mixed-Use land use designation.

- h. Whether the zoning considers the character of the district and its peculiar suitability for particular uses; **Both the current zoning of M1R-2 and the proposed zoning of M1R-3 allow the same uses, therefore the character of the district will be maintained.**
 - i. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area. **Both the current zoning of M1R-2 and the proposed zoning of M1R-3 allow the same uses, therefore the proposed zoning conserves the value of buildings throughout the district. The proposed zoning of M1R-3 encourages the most appropriate use of the land through the jurisdictional area because the zoning supports a mix of neighborhood commercial uses and high-density residential uses in compliance with the Our Missoula City Growth Policy land use designation of Neighborhood Mixed-Use.**
- 2. Whether the proposed zoning amendment corrects an error or inconsistency in the zoning ordinance or meets the challenge of a changing condition; **The proposed zoning from M1R-2 to M1R-3 does not correct an error or inconsistency in the zoning ordinance nor meets the challenge of a changing condition. The only difference between the current zoning of M1R-2 and the proposed zoning of M1R-3 is the maximum height increases from 50 feet to 65 feet with the M1R-3. The additional height will provide the opportunity for the development to have mixed-use development and residential units within the density provided by the zoning.**
- 3. Whether the proposed zoning amendment is in the best interests of the city as a whole. **The proposed zoning to M1R-3 promotes mixed-use and high-density residential development in a location close to the urban core, that is supported by multiple modes of transportation in compliance with the Our Missoula City Growth Policy's Focus Inward strategy. The rezone will accommodate additional economic and housing opportunities within the City in support of the City's strategic plan.**

E. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined, as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- ☐ **A vicinity map** showing the subject property and the area within 300 feet of the subject

property.

- ☐ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
- ☐ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- ☐ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- ☐ **The current plat** of the subject property.