

Planning Board Summary

Rezone of 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. from M1R-2 Limited Industrial-Residential to M1R-3 Limited Industrial-Residential.

Planning Board Recommendation:

On Tuesday, January 3, 2023, with 10 members present, the Missoula Consolidated Planning Board **approved the motion** to recommend City Council approve the adoption of an ordinance to rezone the subject property located at the southwest corner of Scott Street and Charlo Street, legally described as 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., from M1R-2 Limited Industrial-Residential to M1R-3 Limited Industrial-Residential. **The board unanimously approved the motion.**

This Board's recommendation is in agreement with the Development Services staff recommendation for **approval** of the rezoning request.

Planning Board's Recommended Conditions of Approval:

None, conditioning of a standard Title 20 zoning district is not permitted by state law. MCA 76-2-302(2) requires that a class of zoning standards, such as the M1R-3 Limited Industrial-Residential zoning district standards, be uniform in all locations where the standards apply.

Planning Board Discussion:

Planning Board members had a lengthy and thoughtful discussion about the proposed rezoning. Board member statements varied and included the following:

- PB asked for a summary of the TIS. Applicant responded stating they are hitting the density permitted by zoning and provided a traffic study looking at several intersections. There is a CIP in the works to improve the intersection of Scott and Philips because mitigation is needed due to continued development. That intersection was the primary area of mitigation identified, factoring in both current development and future development in the area.
- PB asked if there will be a bus stop going in as a result of this development and if it can be conditioned. Staff stated it cannot be conditioned, but City Engineering provided comment that there will a bus stop going in nearby.
- PB stated the rezoning is consistent with planning recommendations.
- PB raised concern that the height would not be compatible with the residential development on the east side of Scott Street. However, they also noted there is room in the existing zoning for more intensive development so it is compatible as the growth policy and area plans come to fruition.
- There is interest in the City to "have an ear and an eye on" the roundabout at Scott Street. It could become an issue in the future. PB is still supportive of the rezone, but wanted point on the record.
- PB is supportive of the location in terms of accessibility and mixed use.
- Increased height should allow for more flexible site planning, allowing for more open space.
- Although PB is not responsible for design review, PB supports the concept plan. Hopes the height increase will encourage the development of the concept plan.
- The board is interested to see how the east side of Scott Street will be zoned as a result of code reform. Needs more services and mixed-use businesses.
- PB asked if the City owns the parcel to the north. John Adams responded stating that the City owned the entire 19 acres of the Scott Street Parcel since 2020. This is the east half of the parcel (now several parcels). The property just to the north will be the community land trust. The subject property has plans to be market rate housing and developed with services for the neighborhood.

- Overall, they voiced some traffic concerns over the amount of development happening in this area and the ability for Scott Street bridge to accommodate development.

Please see the Planning Board Minutes for further Planning Board discussion.