

Planning Board Summary Recommendation to Approve Rezoning

Planning Board Recommendation:

Following a public hearing on Tuesday, January 3, 2023, with 9 voting members present, the Missoula Consolidated Planning Board voted 9 ayes, 0 nays, and 0 abstention to approve the adoption of an ordinance to rezone property located at 2160 Carol Ann Court, legally described as Lot 2 of Hansen Addition #2, located in the Southwest Quarter of Section 20, Township 13 North, Range 19 West, P.M.M. from RT10 Residential (Two-Unit / Townhouse) to RT5.4 Residential (Two-Unit / Townhouse).

Planning Board Discussion:

Planning Board discussion included the following:

- Question whether four units can be physically added to the subject parcel given the constraint of the existing house and required setbacks, parking, and fire access.
- Question about lack of sidewalk along Curtis St for 300 feet. Sean McCoy stated there is a “bike lane” that is currently serving as a shared use path, though it is not a full regular sidewalk
- No public comment was received during the Public Hearing.
- Planning Board stated the request “met the test on the Growth Policy” and it fits within the neighborhood fabric.
- Planning Board noted that even if they were to decide to do residential storage warehouse, it’s allowed by zoning in the neighborhood and there are some nearby so it would fit the neighborhood fabric.
- Planning board described this request as “essentially infill” that is serving an existing lot layout, will be constrained in regard to future growth, but an increase in density is possible and allowable.
- Planning Board supported infill development, especially where infrastructure is in place.
- Planning Board restated the importance of the City-wide strategic rezone as to not use so many resources by rezoning one parcel at a time.
- Question about the contents of the Conditional Use Interim Ordinance and how this impacts what is permitted by the requested rezoning.

See the Planning Board Minutes for further Planning Board discussion.