

Scott Street Rezone

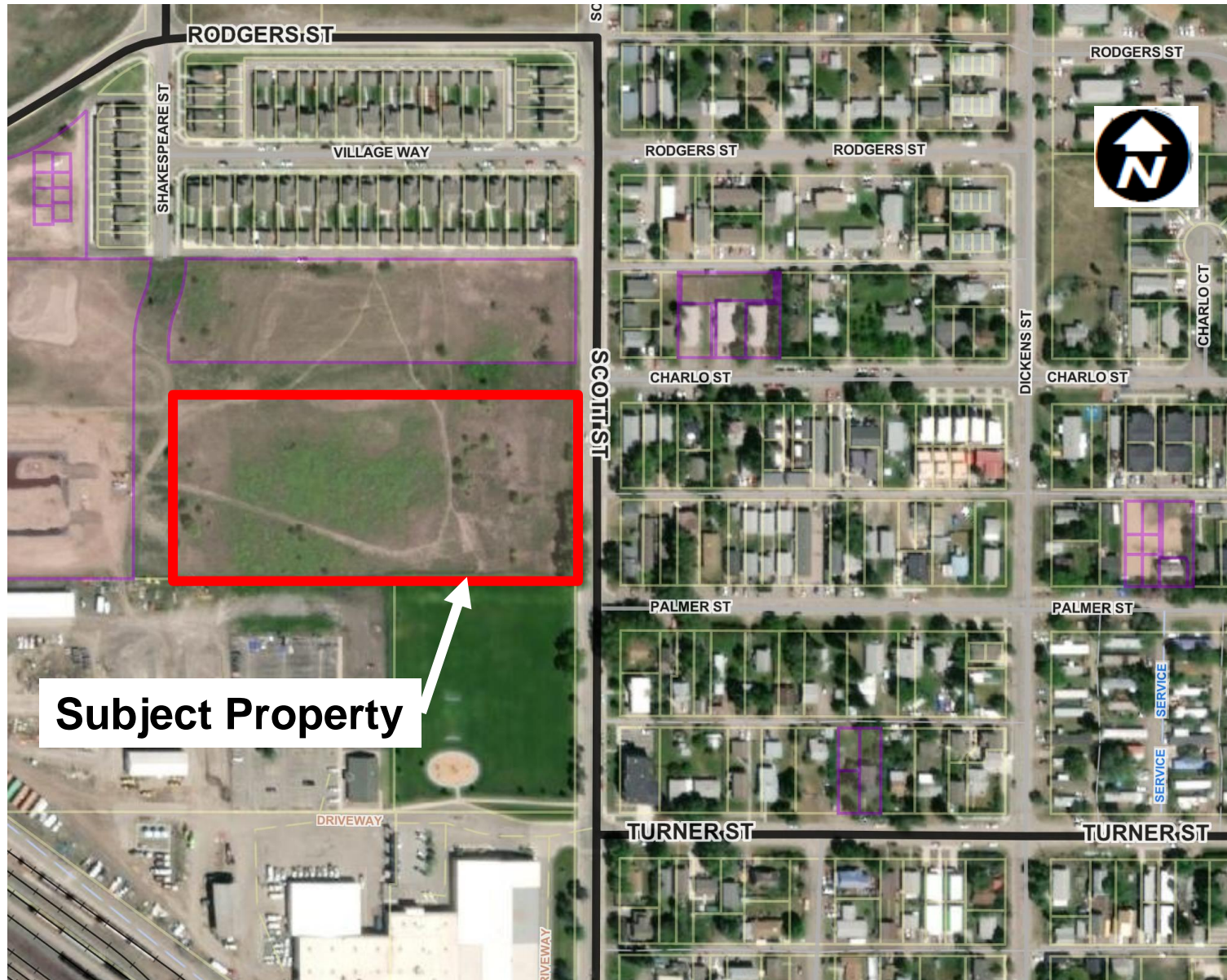
**M1R-2 Limited Industrial Residential
to M1R-3 Limited Industrial
Residential**

City Council

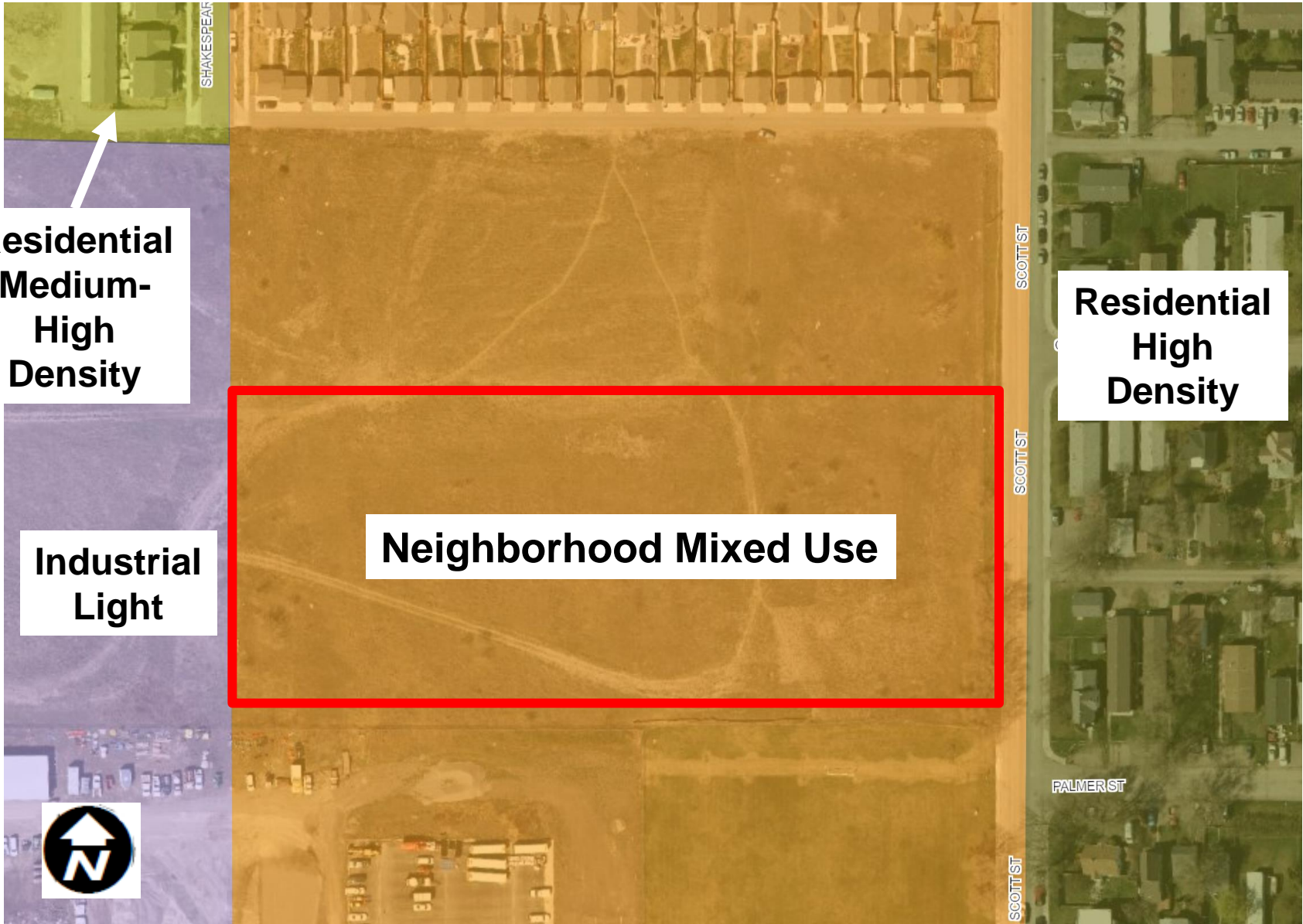
Tara Porcari
Community Planning, Development, & Innovation
January 23, 2023



Property Location



2035 Missoula City Growth Policy



**Residential
Medium-
High
Density**

**Industrial
Light**

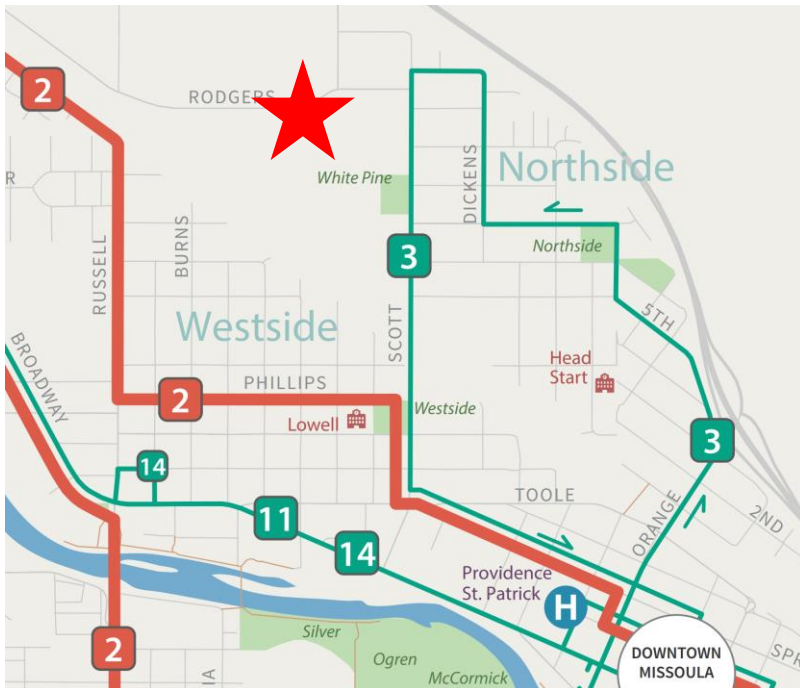
Neighborhood Mixed Use

**Residential
High
Density**

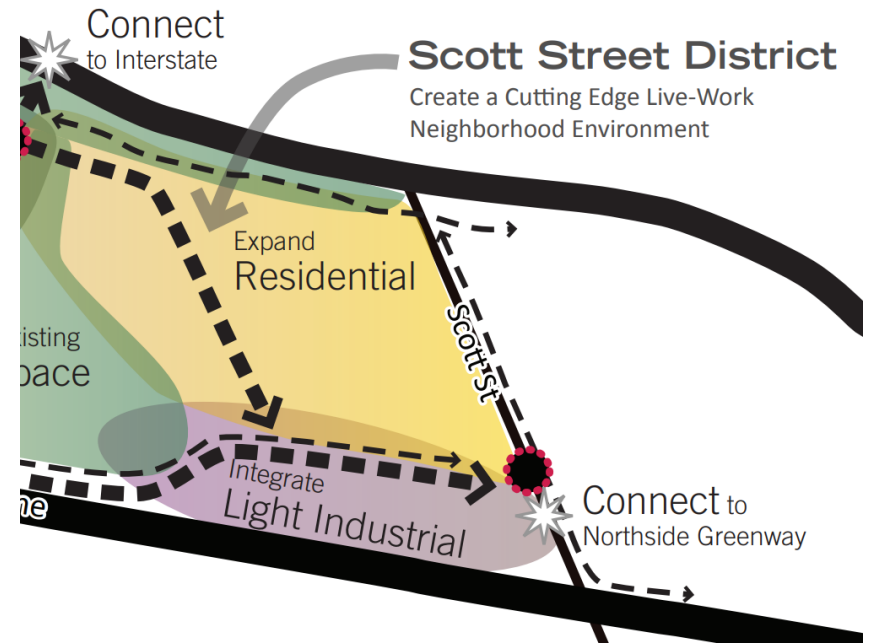


Supports “focus inward” locations

- Existing infrastructure
- Proximity to services
- Central location: < ½ mile from downtown

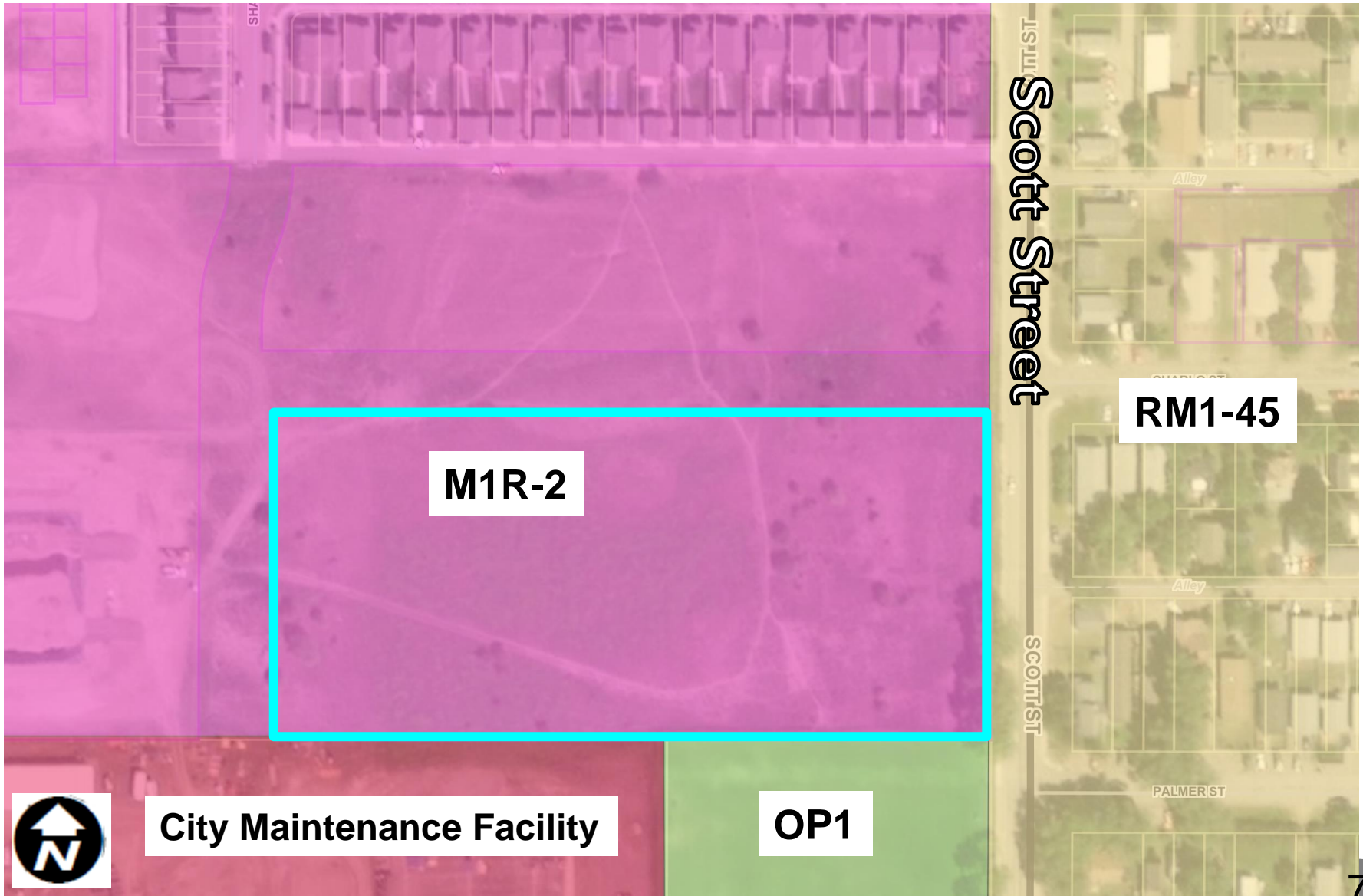


(Mountain Line Bus Map)

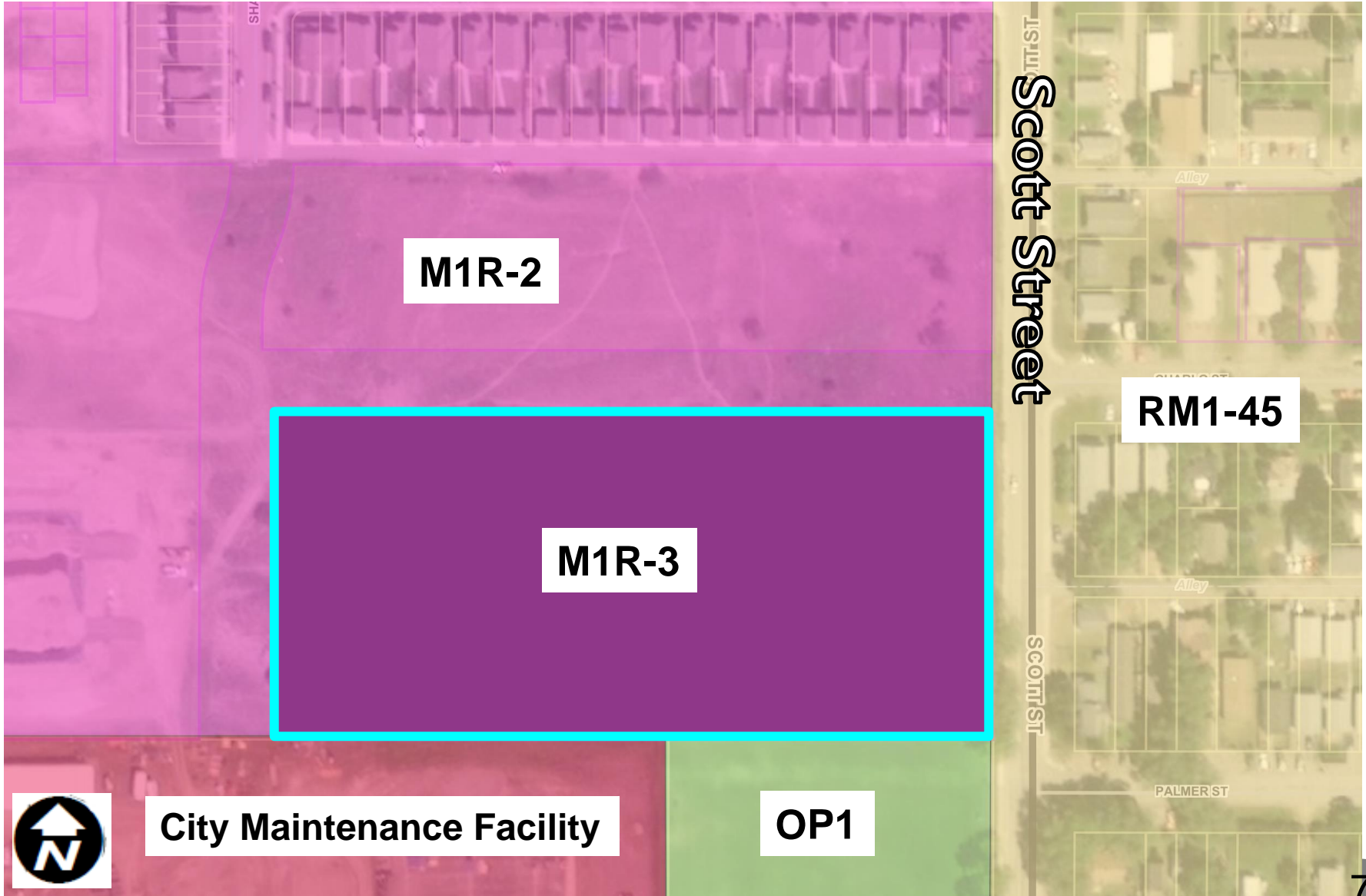


(2016 North Reserve/Scott Street Master Plan pg 6)

Current Zoning Map



Proposed Zoning



M1R-2

M1R-3

RM1-45

City Maintenance Facility

OP1

Zoning Comparison



	Existing	Proposed
	M1R-2	M1R-3
Minimum Parcel Size	3,000 SF or 5,000 SF *	3,000 SF or 5,000 SF *
Parcel Area per Unit	1,000 SF per dwelling unit	1,000 SF per dwelling unit
Setbacks	None **	None **
Maximum Height	50 feet ***	65 feet ***
General Permitted Uses	Commercial, Limited Industrial, Detached Dwellings, Mixed-Use Buildings, and Vertical Mixed-Use Buildings	Commercial, Limited Industrial, Detached Dwellings, Mixed-Use Buildings, and Vertical Mixed-Use Buildings

* Minimum parcel area is 3,000 sf for single purpose residential and mixed use. There is no minimum parcel area for vertical mixed use. Otherwise, minimum parcel area is 5,000 sf.

** There are no setbacks unless the parcel abuts a residentially zoned parcel.

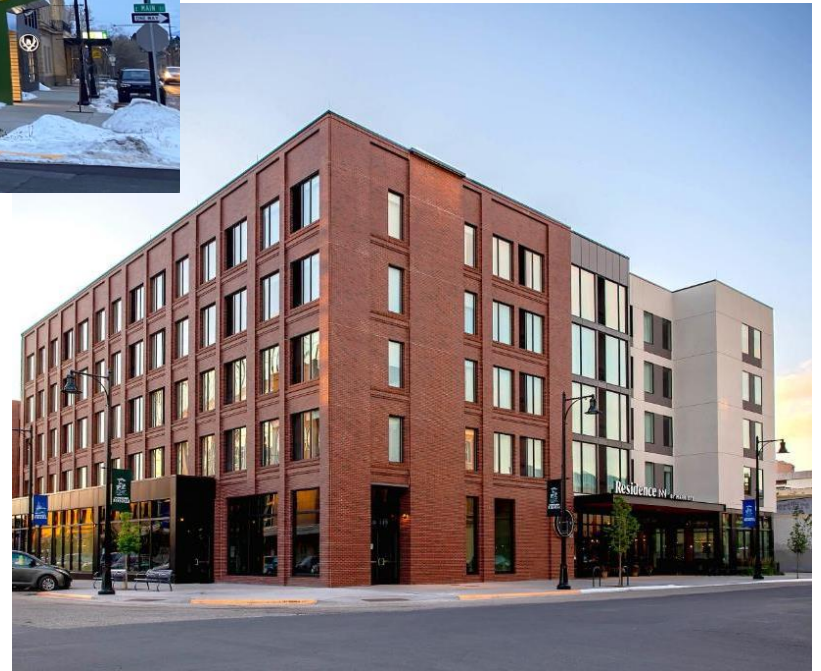
*** Maximum building heights are as listed unless the parcel abuts a residentially zoned parcel, in which case see Note 4 to Table 20.15-2.

Height Comparison



(The Wren)

- The Wren
~46 feet (building permit)
- Residence Inn by Marriott
~ 63 feet (building permit)



(Residence Inn by Marriott)

- 1. Growth Policy**
- 2. Promotes Public Health and Safety**
- 3. Public Services/Transportation**
- 4. Provision of Light and Air**
- 5. Compatible Urban Growth**
- 6. District Character & Suitability of Uses**
- 7. Value of Buildings and Appropriate Use of Land**
- 8. Meets Changing Condition**
- 9. Best Interest of the City as a Whole**

- **Rezoning is consistent with City goals**
- **Emphasized general concern with traffic on Scott Street, interest in impacts on Scott Street roundabout**
- **Generally supportive of the location for additional height allowance**
- **Wants to see services and mixed-use businesses in the area**
- ❖ **With 10 members present, unanimously voted to recommend City Council APPROVAL of the request**

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.