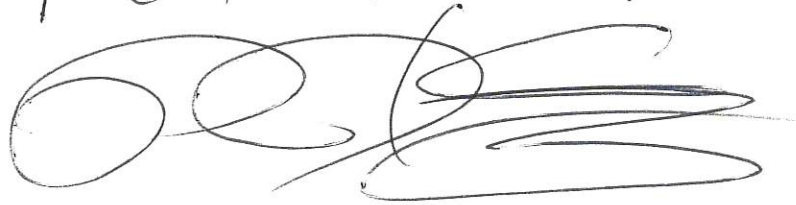


B I D
ZONING DISTRICT COMPARISON

<u>Title 19</u>	→	<u>Title 20</u>
R-I, R-II, R-III	→	RS.4, RT2.7, RM1-35

Pat Keiley in consultation
with Developing Services, zoning.

Patrick J. Keiley


12-16-19

BID RENEWAL - 12-16-19

(-1)

1. Pat Keiley, 311 W. Spruce St - Zone 1
427 E. Pine St - Zone 2
2. I am requesting that you continue ~~you~~ The BID residential exemptions.

- a. Residential ^{Exemption} ~~Exemption~~ ~~for~~ for properties located in Residential ~~zones~~ ~~in both zones~~ zoning districts in Zone 1 & 2
- b. Homeowner ^{Exemption} ~~Exemption~~ for ~~Homeowner~~ Owner-occupied homeowners in Zone 1 and 2

Q. Why ???

1. My property at 427 E. Pine St is zoned Residential - RM1-35, where Single Family, duplex, multi-Family are the primary land uses allowed.

* 2. The adjacent ^{properties on both sides are} ~~property~~ and surrounding properties are residential, ^{Single-family residential}

3. The block that I am on ~~being~~ fronting on Pine St and back to the alley is entirely Residential.

4. My subject building houses 4 families who make this their home. This is Residential!

5. The building fronts on ~~the~~ El Pine St with the huge grassy boulevard. This is definitely a Pure Residential street with street calming for the residential use and people living here.

6. There is NO business conducted in my building, rather there are 4 ~~totaling~~ families who make it their home. Some have children and some work downtown.

7. The HISTORIC use of the property have been Residential for over 110 years.

8. The 2015 Our Growth Policy calls this area an Urban Center - High Density Residential is encouraged

9. The Missoula Greater Downtown Master Plan 2009 suggests for the Land Use,

- a. Existing Building
- b. Study area parcel
- c. Special Neighborhood Protection Area

10. The Missoula Downtown Master Plan, 2019, under AFFORDABLE HOUSING states

"There is a clear need to provide more affordable housing..."

"Maintain all affordable housing in perpetuity."

11. The Plan titled, "A Place to call Home - Meeting Missoula's Housing needs POLICY ~~STATEMENT~~ Strategy & Studies,

"Partner to create and preserve dedicated affordable homes."

12. The BID is a Business District for business development and investment. It is for businesses and provides services for businesses. It works helps business but ~~does not help or work for residential.~~ _{it is not needed for residential.}

13. The BID tax on residential will ~~zones and residential uses~~ likely be passed on to the tenants. This will hurt and eliminate affordable, work force, bicycle, walkable housing.

Why ???

ty- we look out for neighborhood.

1. At 311 W. Spruce, I am
Zoned CBD, but I live in an
owner-occupied residential
home. Owner occupied for 10
are good for the neighborhood, I
have 2. Previously founders

people & charge a minimal amount. We
function as a small family. We are
100% residential and should be ^{eligible} for a
~~Business District Improvement~~ Residential
Exemption.

1. I ask you to maintain
exemptions for ~~single~~ residential,
owner-occupied home owners and
residential ~~property~~ zoned property.

Thank you.