Planning Board Summary
Rezone 724, 730 and 738 Toole Avenue from RT2.7 to B2-2

Planning Board Recommendation:
On Tuesday, February 18, 2020, with 8 members present, the Missoula Consolidated Planning Board voted 6 ayes and 2 nays to recommend approval of rezoning 724, 730 and 738 Toole Avenue from RT2-7 Residential to B2-2 Community Business based on the findings of fact in the staff report.

Planning Board's Recommended Motion:
Approve the adoption of an ordinance to rezone property located at 724, 730 and 738 Toole Avenue from RT2.7 Residential to B2-2 Community Business based on the findings of fact in the staff report.

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 B2-2 (Community Business) zoning district standards, be uniform in all locations where the standards apply.

Planning Board Discussion:
Planning Board agreed with the staff recommendation and voted to recommend approval of the rezone. Planning Board discussion was focused on addressing concerns expressed by neighbors. These included:

- Concerns that a structure constructed higher than neighboring dwellings could block sunlight reaching the dwellings, gardens and solar panels;
- Concerns about increased density and displacement of existing renters;
- Concerns about the loss of homes within the Downtown Missoula Historic District; and
- Planning Board members acknowledged neighbors’ concerns, while also reminding attendees that the basis for the vote they were talking was primarily to determine if the proposed rezoning to B2-2 complied with the adopted Growth Policy recommendations. Because the request is in line with the Growth Policy’s land use designations, goals and objectives, Board members voted 6 -2 to recommend approval.

See the Planning Board Minutes for further Planning Board discussion.