Rezone
724-738 Toole Ave
RT2.7 Two Unit/Townhouse to B2-2 Community Business
Land Use and Planning
Craig Malin
Development Services
March 4, 2020
Vicinity Map
Growth Policy

Supports “focus inward”

- Proximity to services
- Compact development
- Existing infrastructure
- Central location: close to “urban core”
## Zoning Comparison

<table>
<thead>
<tr>
<th></th>
<th>RT2.7</th>
<th>B2-2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building types</strong></td>
<td>Single Dwelling and Duplex</td>
<td>All</td>
</tr>
<tr>
<td><strong>Min. parcel area</strong></td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td><strong>Area per unit</strong></td>
<td>2,700</td>
<td>1,000</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td>20’ Front &amp; Rear, 5’ Side</td>
<td>Match adjacent property setbacks on Toole, Milton and interior side</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>30/35 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td><strong>Units per acre</strong></td>
<td>Up to 16</td>
<td>Up to 43</td>
</tr>
</tbody>
</table>
Photos

724 Toole Avenue

730 Toole Avenue
Photos

738 Toole Avenue

812 Toole Ave on west side of Milton
Review Criteria

I. Growth Policy
II. Public Services/Transportation
III. Compatible Urban Growth
IV. Promotes Public Health and Safety
V. District Character & Sustainability
Planning Board Action

- Planning Board recommended approval of the rezone with a vote of 6 aye and 2 nay.

- Planning Board discussion was focused on neighbors concerns about loss of homes within the Downtown Missoula Historic District; increase in density; taller structures shading gardens and displacement of current renters.

- Planning Board recommends approval because the request is in line with the Growth Policy’s land use designations, goals and objectives.
1. **APPROVE** the adoption of an ordinance to rezone School Addition, Block 15, Lots 11-15, Section 16, Township 13 Range 19 West, P.M.M., from RT2.7 Residential to B2-2 Community Business, based on the findings of fact in the staff report.