

The 2045 Land Use Planning Staff, designated, distinct Place Types, within and around East Missoula:

The Highway 200 Corridor:	Urban Mixed Use Low
North of Toliver, Placer, and Gold Nugget Drives:	Limited Urban Residential
East of East Missoula: Canyon River Golf Community:	Low Density, LU-R2
Adjacent to East Missoula: the Aspire property:	LU-R2
West of East Missoula, the Ben Hughes/Easy Street Addition:	Low Urban Residential

but: The "core" of East Missoula as: UR-3, Urban Residential High.

For several decades, the eastern half of East Missoula was zoned for: maximum of 4 residential units per Acre. We have now built and completely infilled the area with quarter Acre and larger lots.

This meets NO definition of High Density.

There is NO: grocery store, public school, eateries, local food options, 20 minute transit service, commuter trails, sidewalks, or bike lanes. The unimproved streets are substandard.

The parcel does not meet: proximity assessment criteria. The area was rezoned to a much higher density than the ACTUAL Land Use. The affected residents of East Missoula were NOT notified of any Zoning change, and the community was not allowed to offer any input.

The Staff suggests to update the Place Type Map, - to correspond to the district, - (quote): we would not simply issue UR-3 densities, without the corresponding infrastructure - in place. The area cannot develop at UR-3, without the necessary infrastructure." (end quote).

I ask that the Planning Staff, and City Council, change the Zoning designation of the "core" of East Missoula, to Low Density LU-R2, to match, the ACTUAL Land Use, and match, the surrounding neighborhoods on all sides, to protect the integrity and land values of our 'one story-one family' neighborhood.

Thank you.