

Planning Board Summary
Rezone 508 S. 3rd Street W to Apply /AR Adaptive Reuse Overlay

Planning Board Recommendation:

On Tuesday, August 4th, with 8 members present, the Missoula Consolidated Planning Board voted 8 ayes and 0 nays to recommend approval of the adoption of an ordinance to rezone 508 S. 3rd Street W. from C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay to C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay /AR Adaptive Reuse Overlay based on the findings of fact in the staff report.

Planning Board's Recommended Motion:

APPROVE the adoption of an ordinance to rezone of 508 S. 3rd Street W from C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay to C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay /AR Adaptive Reuse Overlay.

Planning Board's Recommended Conditions of Approval:

None. Staff and Planning Board did not recommend conditions of approval for the /AR Adaptive Reuse Overlay.

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 and questions regarding points mentioned in the staff presentation. These included:

- Concerns that increased density will increase parking demand in a centrally located area;
- Concerns about the limitations of the current parking provided through a parking easement on a parking lot shared with the adjacent office building that is available to tenants after commercial business hours;
- Staff clarified that parking standards for the expansion of developments are only triggered when the proposed expansion creates a 10% increase in required off-street parking, and that existing parking configurations that may not meet current standards are not required to be rectified;
- Planning Board discussed the requirements for off-street parking. The project qualifies for parking reductions and waivers, provided for in Title 20;
- Planning Board members acknowledged that the project represents the intent of the /AR Adaptive Reuse Overlay to promote historic preservation and create housing through adaptive reuse.

See the Planning Board Minutes for further Planning Board discussion.