

Rezone 508 S. 3rd Street West.

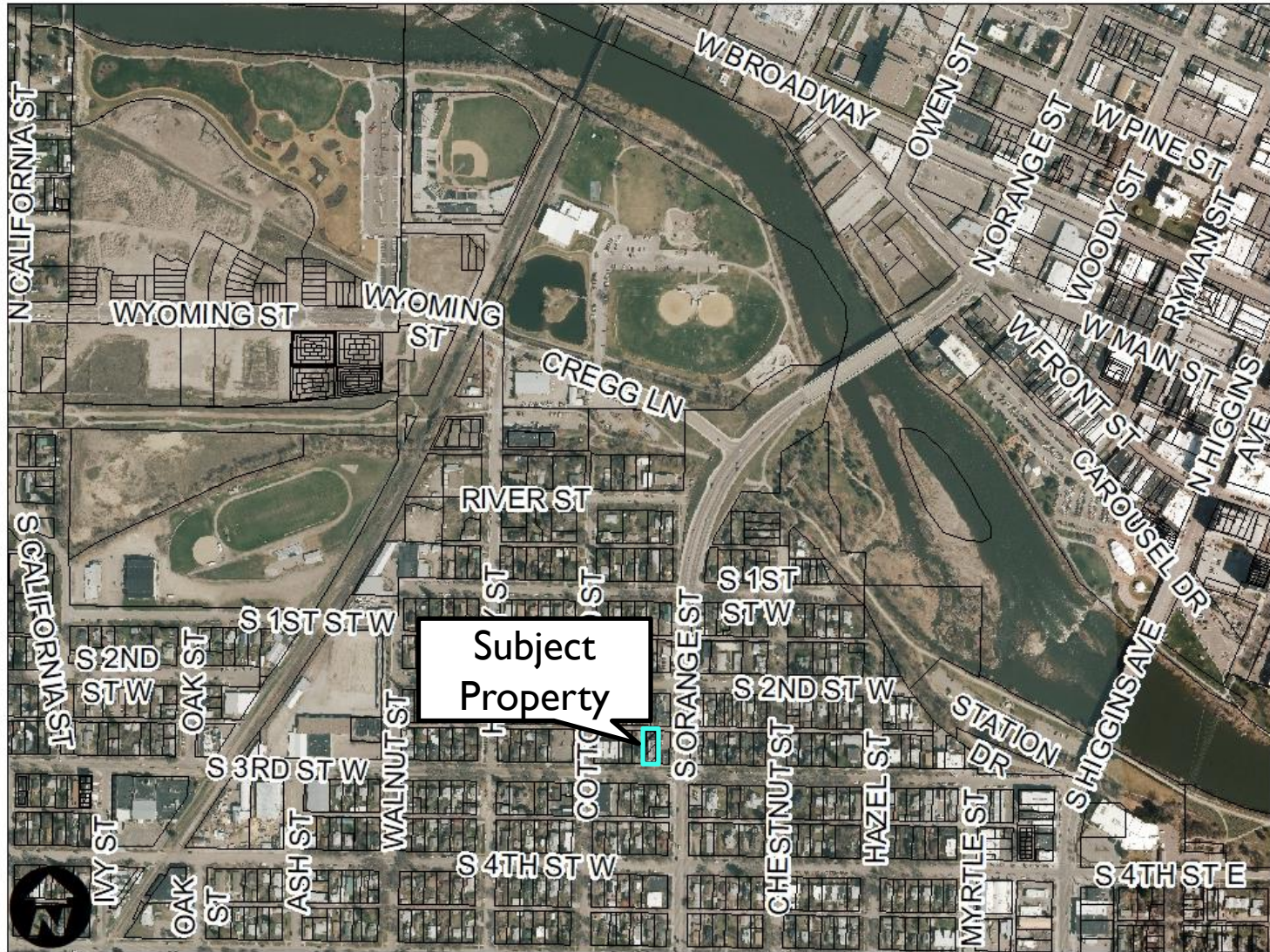
Request for Application of /AR
Adaptive Reuse Overlay District

Planning Board

Emily Gluckin
Development Services
August 4th, 2020



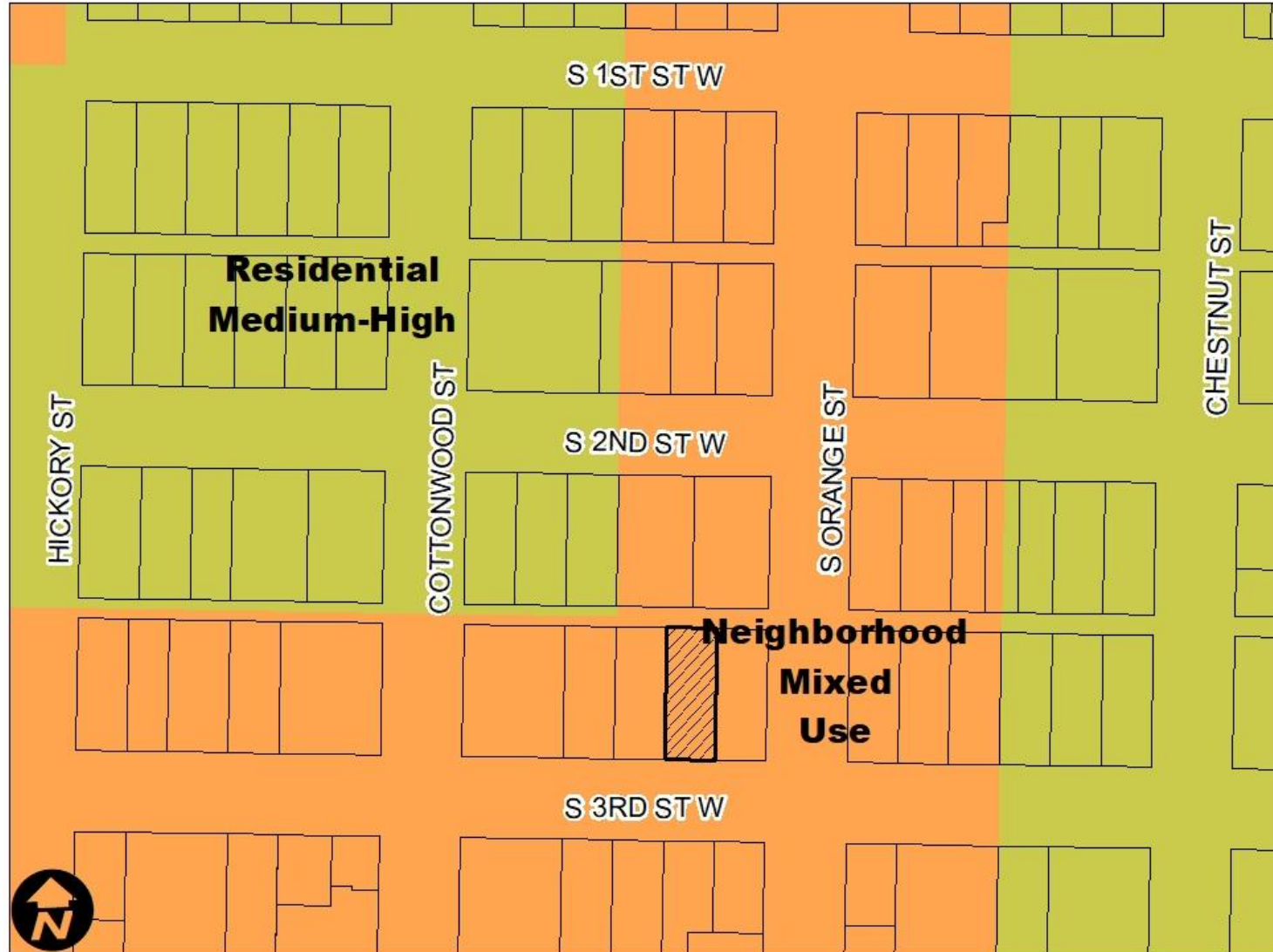
Property Location



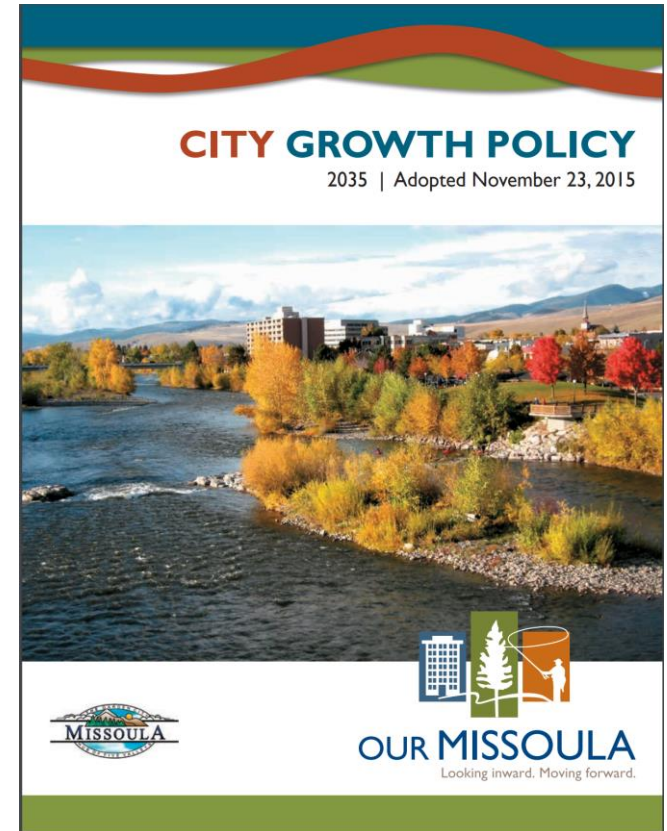
Property Aerial



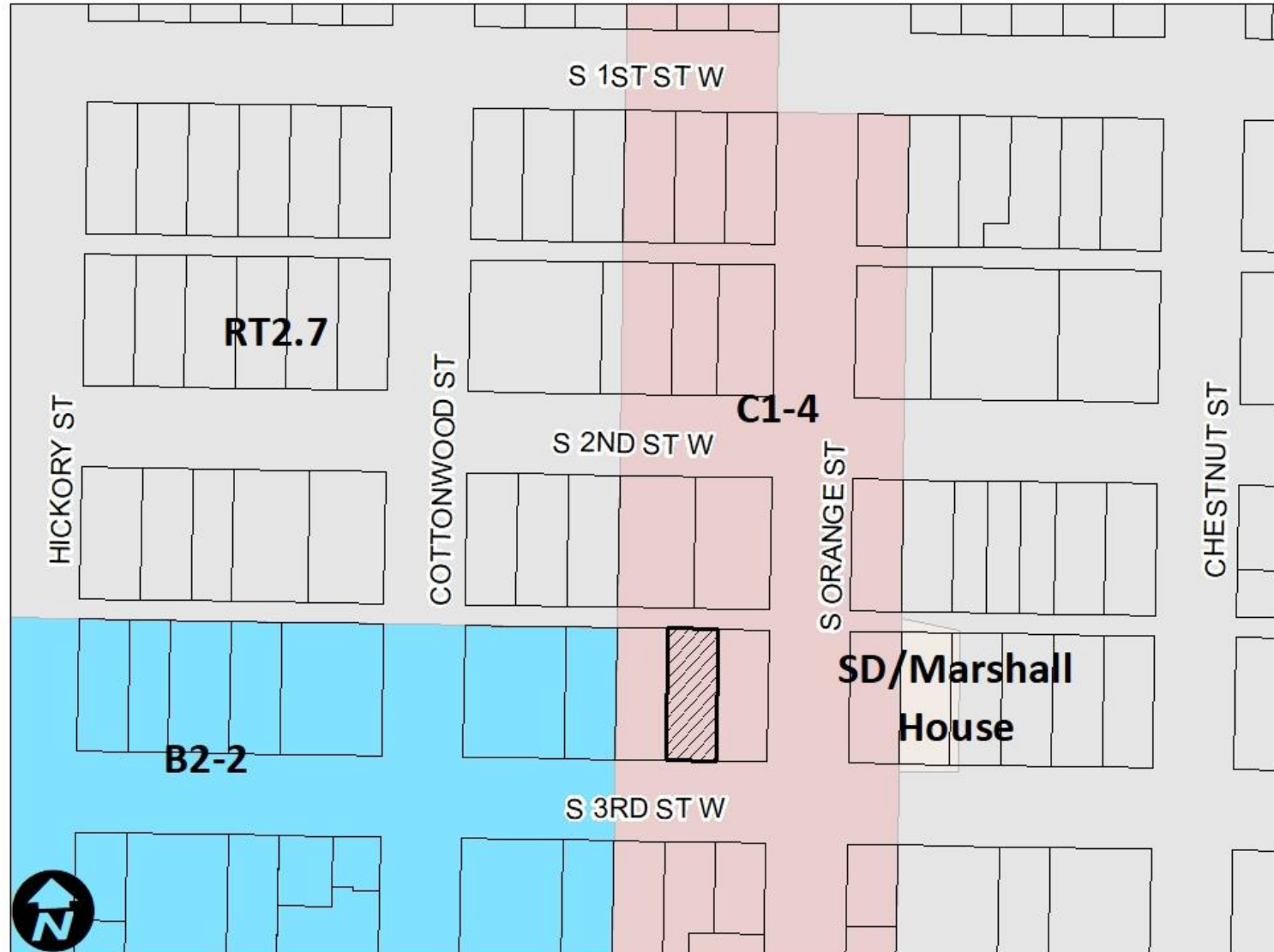
Our Missoula Growth Policy Map



- **Historic Preservation**
 - Preserving historic buildings
 - Maintaining/enhancing community character
 - Supporting sustainable development
- **“Focus Inward” Approach**
 - Encouraging infill, density, and adaptive reuse supported by existing infrastructure
 - Supporting population growth and housing goals



Current Zoning Map



Surrounding Property



Commercial Use –
3rd & Orange

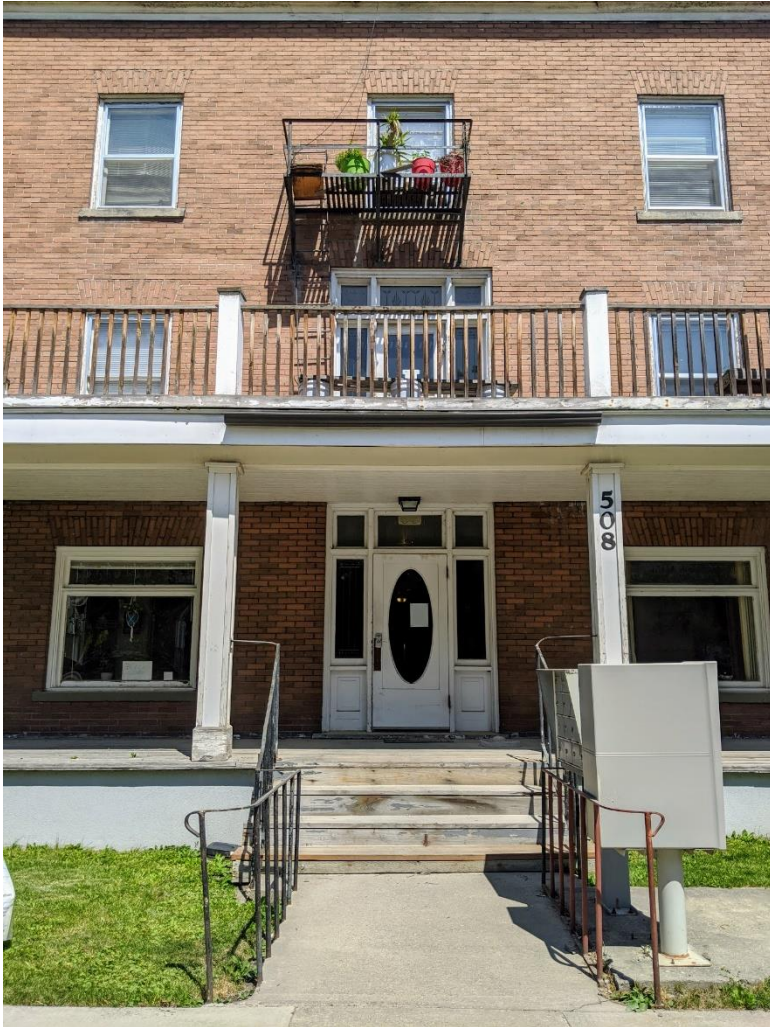


Multi-Dwelling
Building – 3rd &
Cottonwood

Governmental Use –
3rd & Cottonwood



Existing Conditions



Front elevation on S 3rd St W

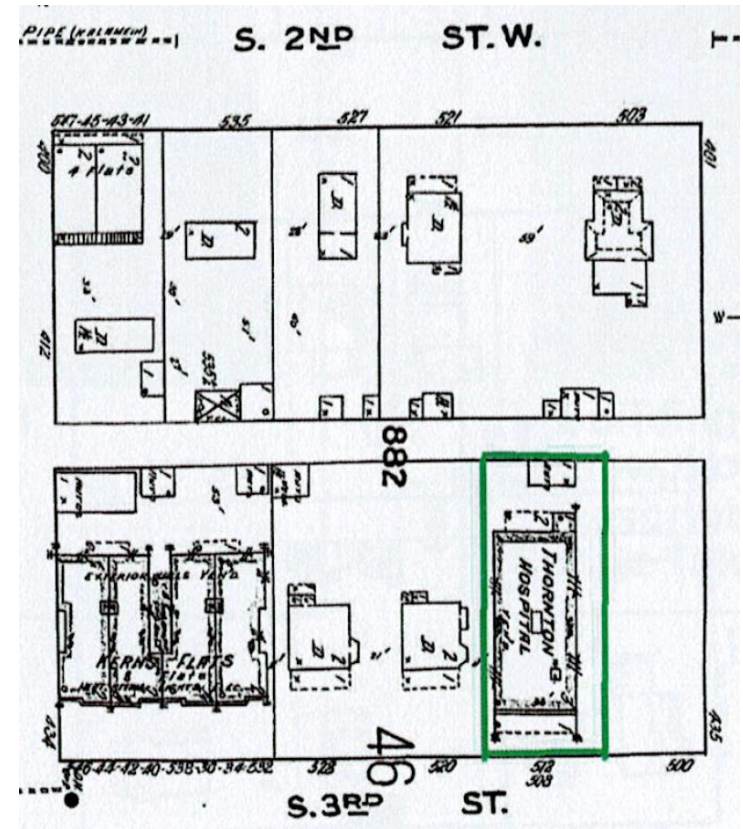


Parking area in side/rear

Historic Preservation



- Montana Historical and Architectural Inventory Report:
Contributing element to McCormick Historic District
- Historic Preservation Commission:
Designated by HPC as *Contributing Building* to McCormick Historic District and deemed *Historically Significant Building*



Selection Criteria (Title 20.25.035.C)

1. The /AR District may only be applied to a parcel that contains an existing building building which meets the definition of Historically Significant Building, and must be for an adaptive reuse purpose
2. The Historic Preservation Commission and the historic preservation officer will determine whether a project qualifies for the /AR District based on Designation Criteria for an Historic Resource
3. The associated project must be in conformance with the objectives with the /AR Overlay

Parking Calculations



	Current	Proposed
Parking Requirement: 1 space per unit <850 SF	16 spaces	22 spaces
Parking Spaces Provided	17 spaces	17 spaces
Parking Excess/Deficit	(+1)	(-5)
Parking Reductions:		
20.25.080.4.C: Transit Served Locations		-3
20.60.010.C.4: Historic District Waiver		-2
Final Parking Requirement		17 spaces

- I. Growth Policy**
- II. Public Services/Transportation**
- III. Compatible Urban Growth**
- IV. Promotes Public Health and Safety**
- V. District Character & Suitability of Uses**

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