

# Rezone 508 S. 3<sup>rd</sup> Street West.

Request for Application of /AR  
Adaptive Reuse Overlay District

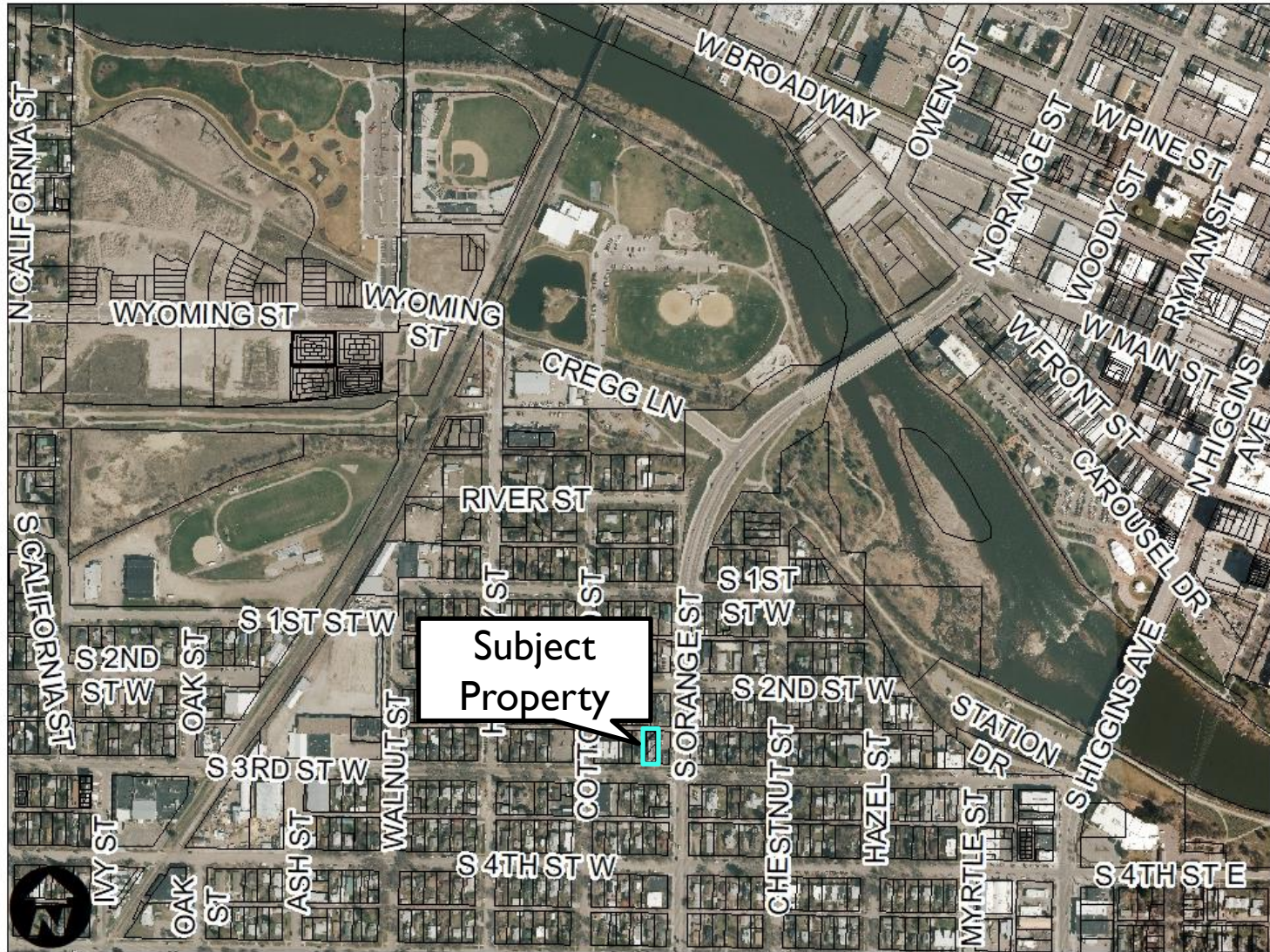
Land Use and Planning Committee

Emily Gluckin  
Development Services  
August 19<sup>th</sup>, 2020





# Property Location

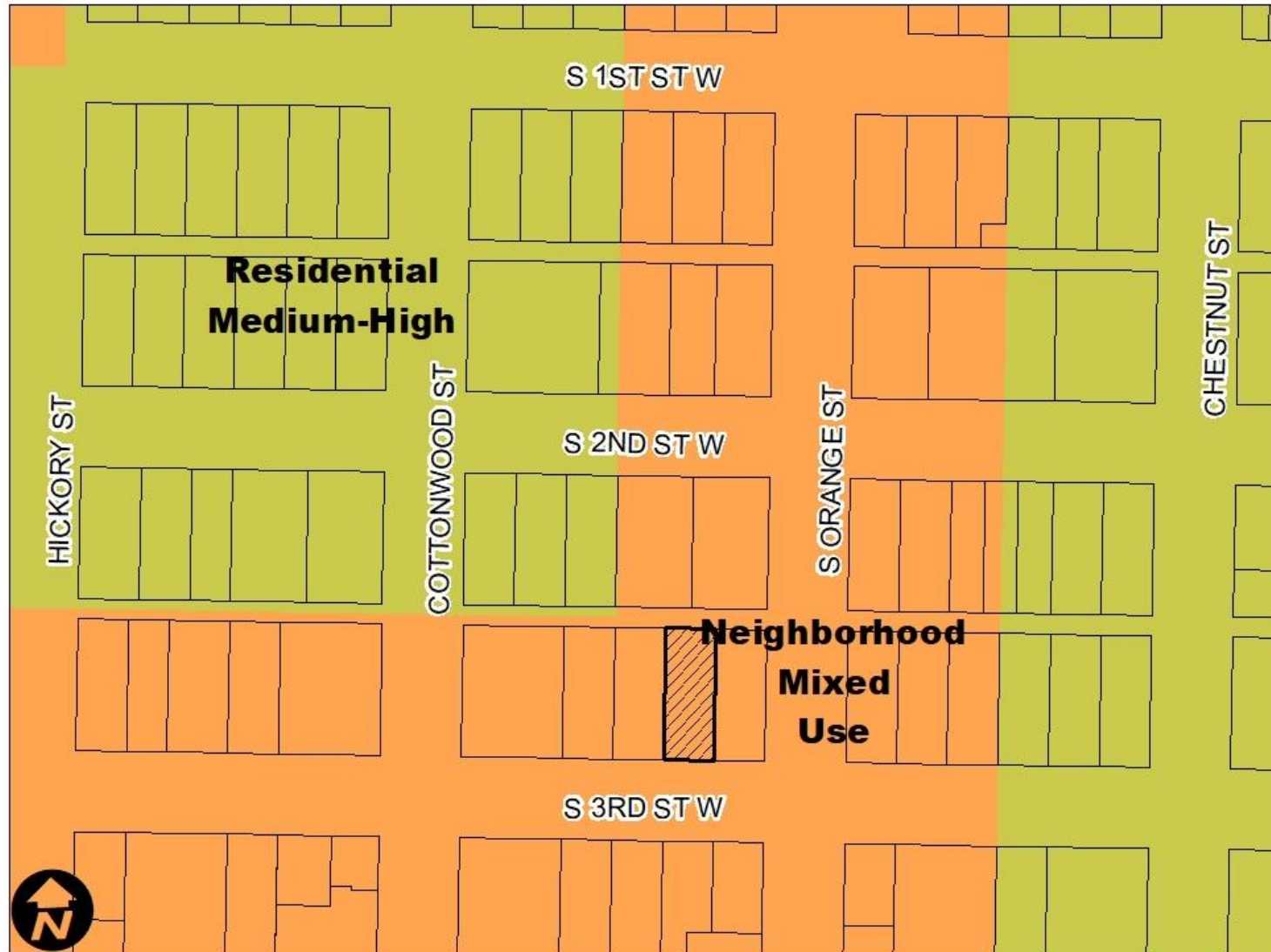




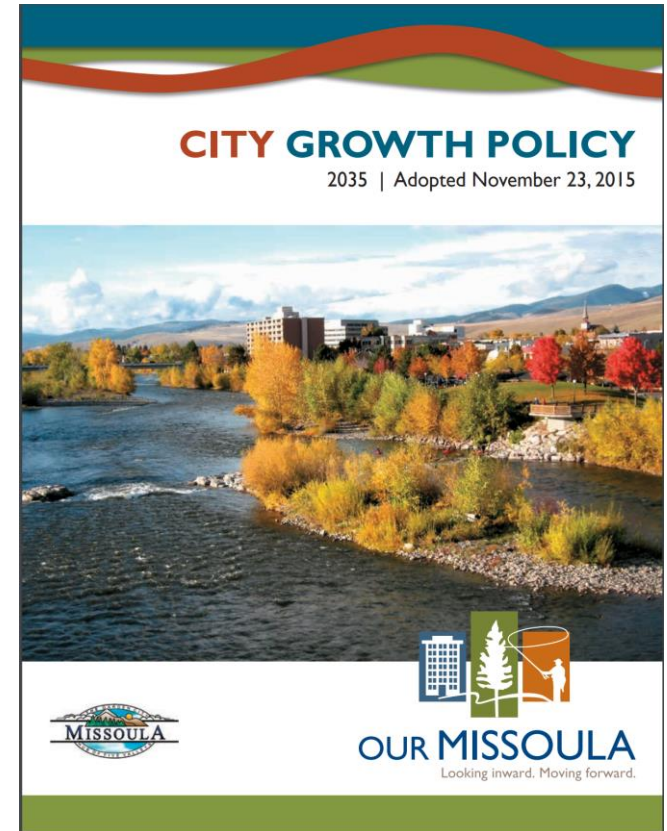
# Property Aerial



# Our Missoula Growth Policy Map

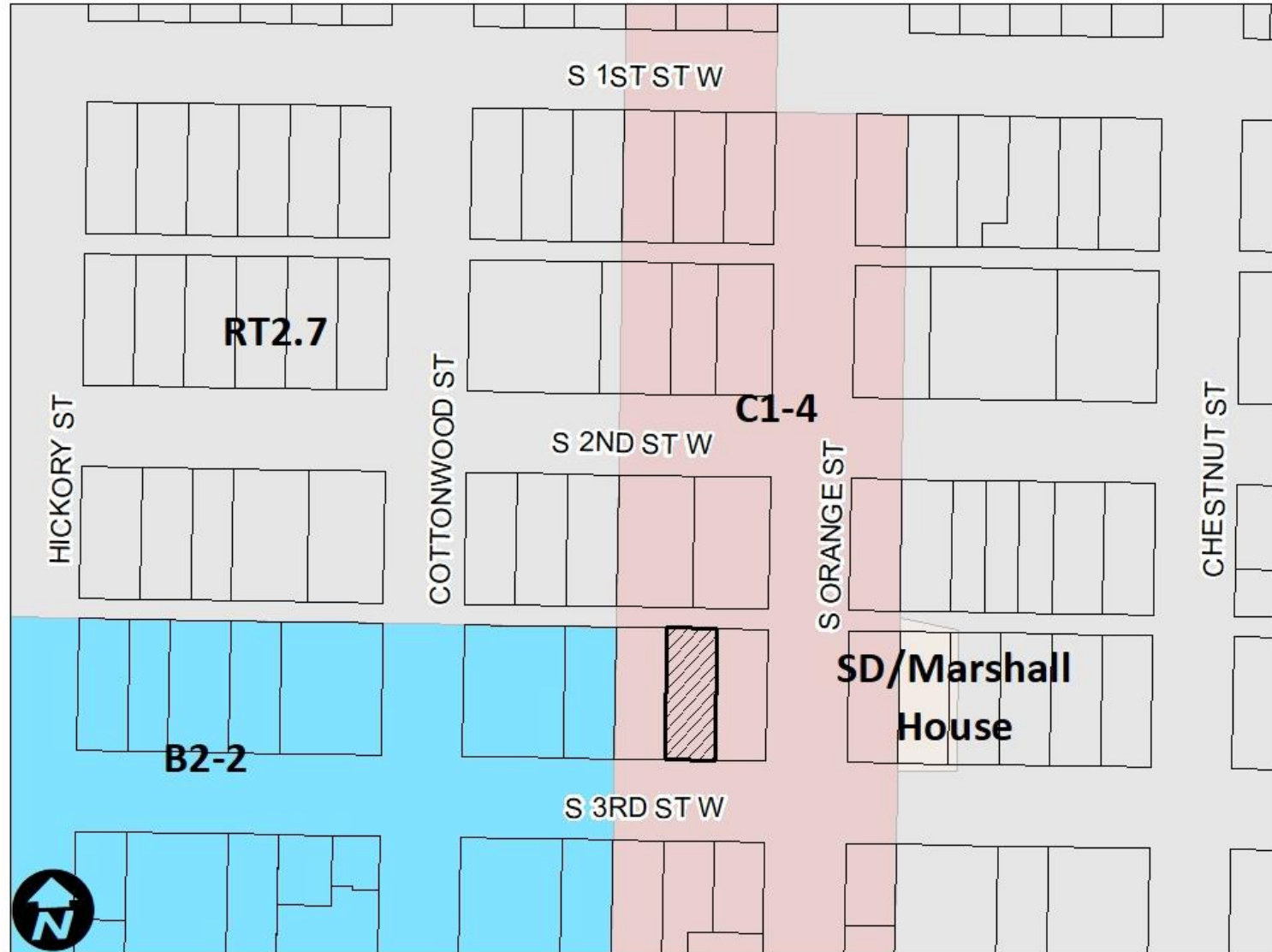


- **Historic Preservation**
  - Preserving historic buildings
  - Maintaining/enhancing community character
  - Supporting sustainable development
- **“Focus Inward” Approach**
  - Encouraging infill, density, and adaptive reuse supported by existing infrastructure
  - Supporting population growth and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





# Current Zoning Map



# Surrounding Property



Commercial Use –  
3<sup>rd</sup> & Orange



Multi-Dwelling  
Building – 3<sup>rd</sup> &  
Cottonwood

Governmental Use –  
3<sup>rd</sup> & Cottonwood





# Existing Conditions



Front elevation on S 3<sup>rd</sup> St W



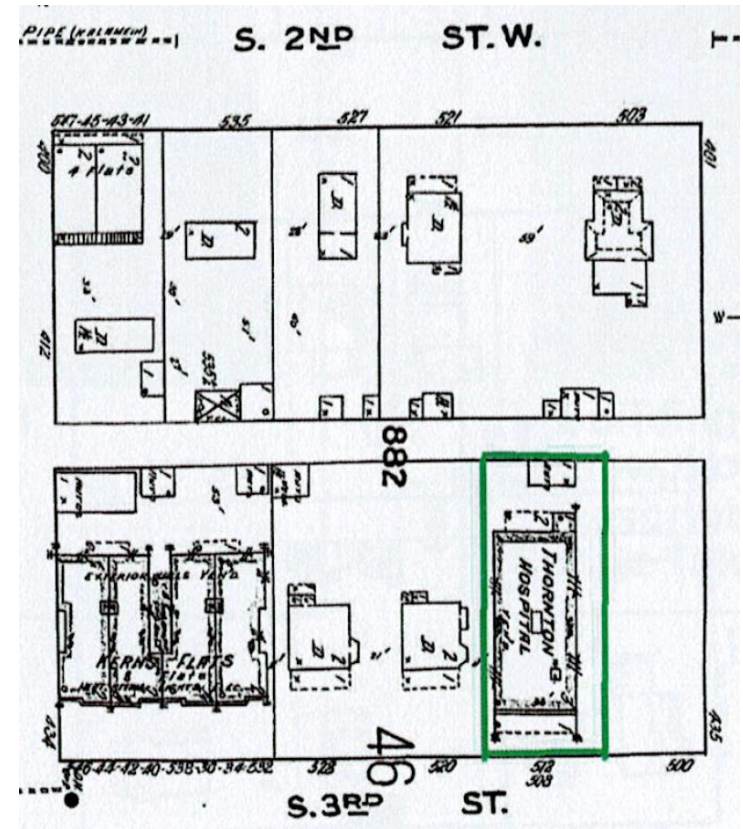
Parking area in side/rear



# 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*



Historical Map, 1921

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



- Tuesday, August 4<sup>th</sup>, 2020
- Voted 8 ayes and 0 nays in favor of the recommended motion to approve the adoption of an ordinance to rezone of 508 S. 3rd Street W to apply the /AR Adaptive Reuse Overlay.
- Discussion:
  - Concerns that increased density will increase parking demand in a centrally located area;
  - Concerns about the limitations of the current parking and the new requirements for off-street parking;
  - Representation of the intent of the /AR Adaptive Reuse Overlay to promote historic preservation and create housing through adaptive reuse.

**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.