

# Rezone 2920 Expo Parkway

Request for Application of  
RMI-45 District

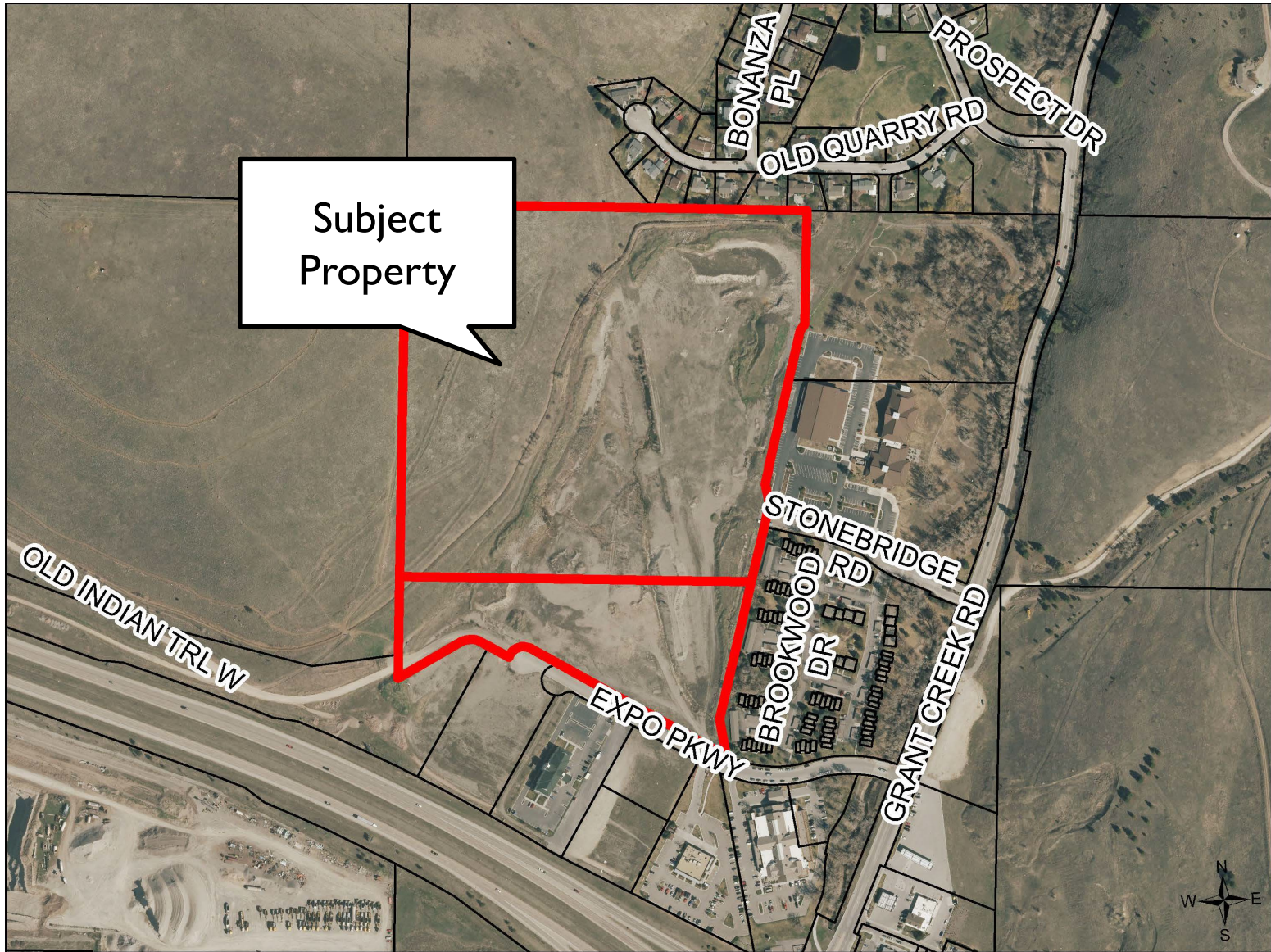
Planning Board

Dave DeGrandpre  
Development Services  
August 4<sup>th</sup>, 2020



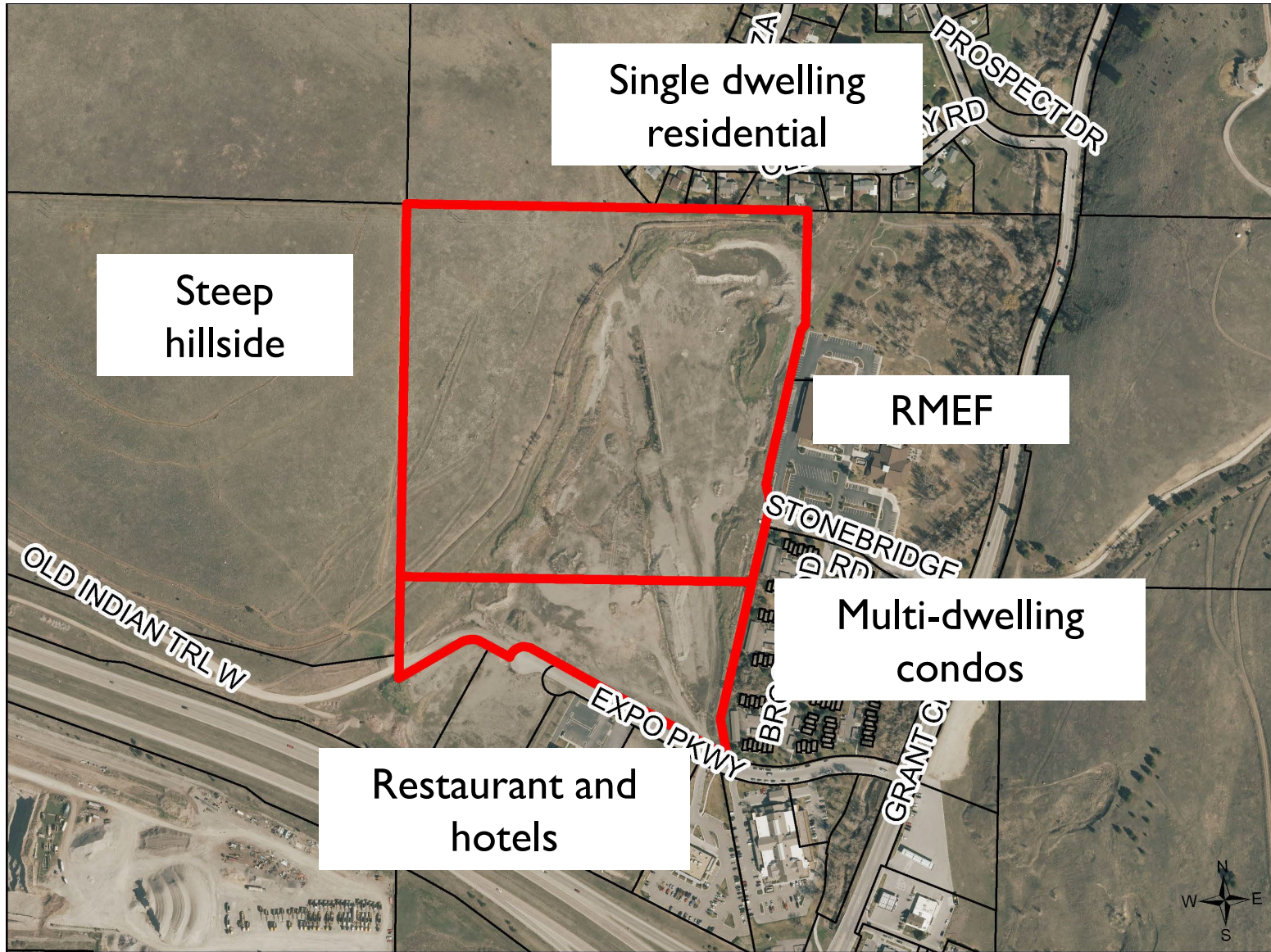


# Property Location

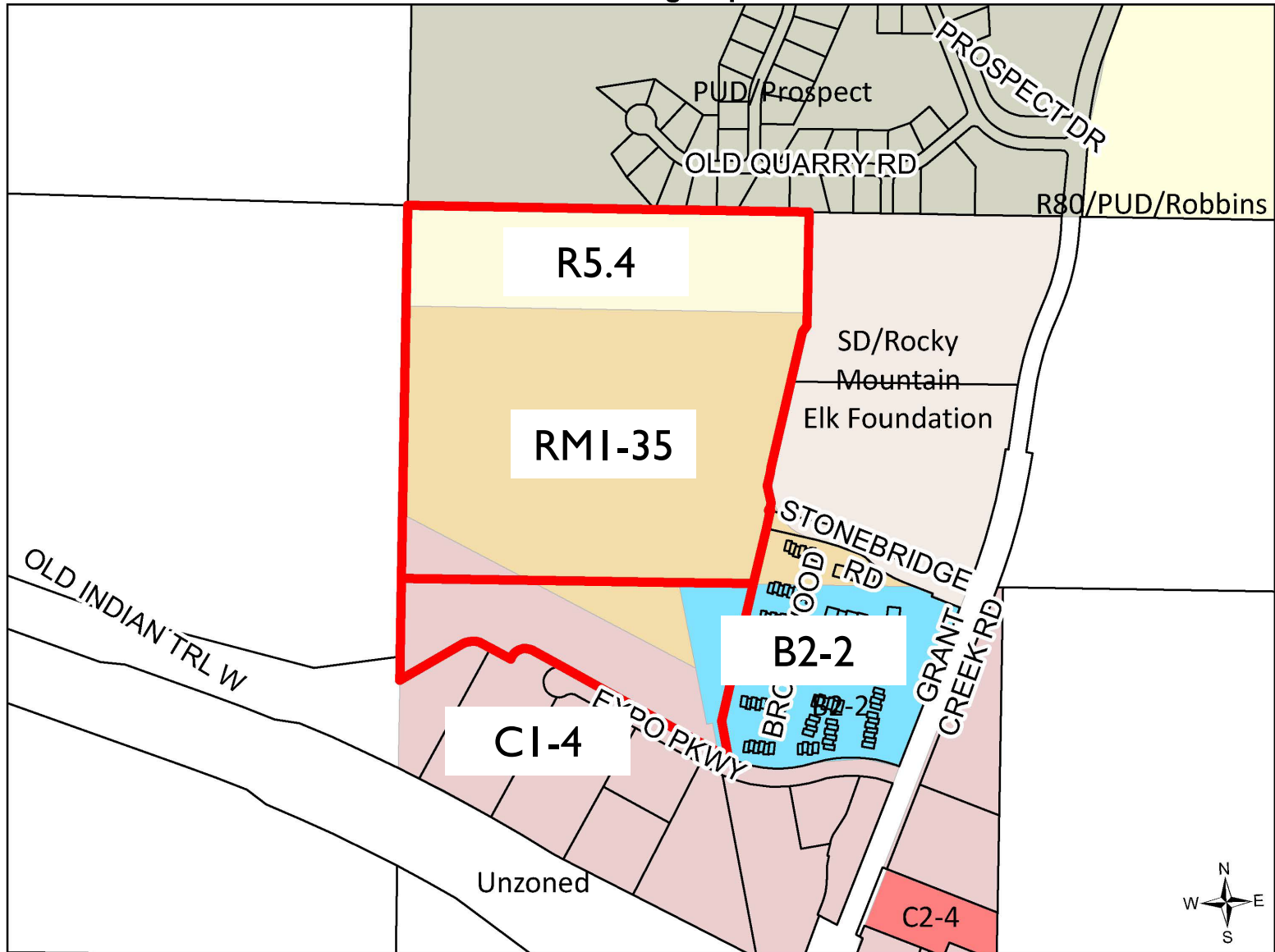




# Surrounding Land Uses



# Current Zoning



# Development Without Rezone



	<b>North Parcel: R5.4</b>	<b>South Parcel: RMI-35</b>
Building Types	Single Dwelling, Duplex	SD, Duplex & Multi-Dwelling
Min. Parcel Area	5,400 SF	3,000 SF
Min. Area Per Unit	5,400 SF	1,000 SF
Max. Height	35 feet	35 feet
Base Zoning Number of Units	283 Single Dwelling Units	379 Dwelling Units
Number of Units After Hillside Density Reduction	155 Single Dwelling Units	339 Dwelling Units

# Development With Rezone



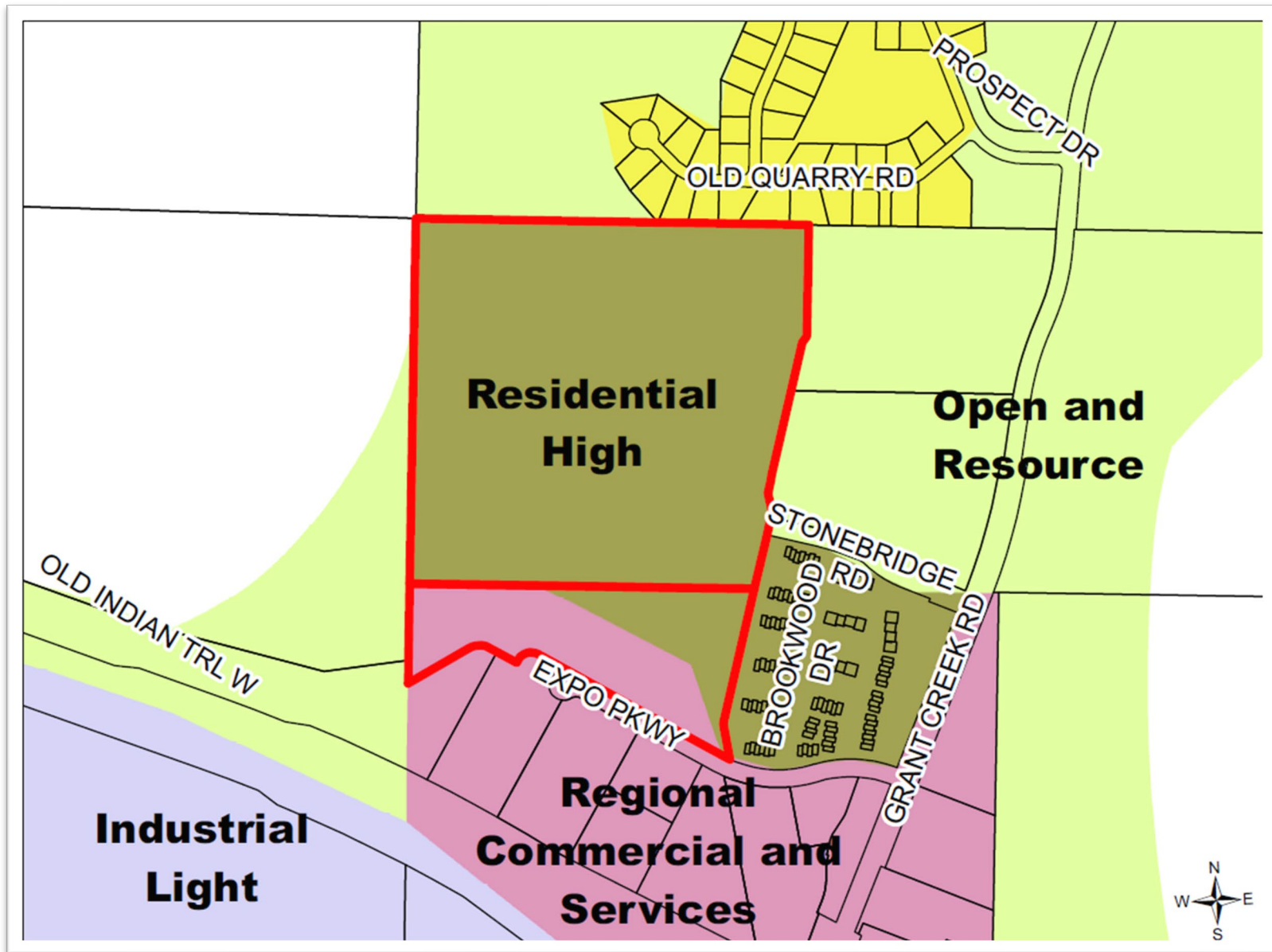
	<b>RMI-45</b>
Building Types	SD, Duplex & Multi-Dwelling
Min. Parcel Area	3,000 SF
Min. Area Per Unit	1,000 SF
Max. Height	45 feet
Base Zoning Number of Units	1,905 Dwelling Units
Number of Units After Hillside Density Reduction	1,185 Dwelling Units



This figure does not take into account area needed for parking, circulation, landscaping, activity area, and setbacks.



# Our Missoula Growth Policy Map



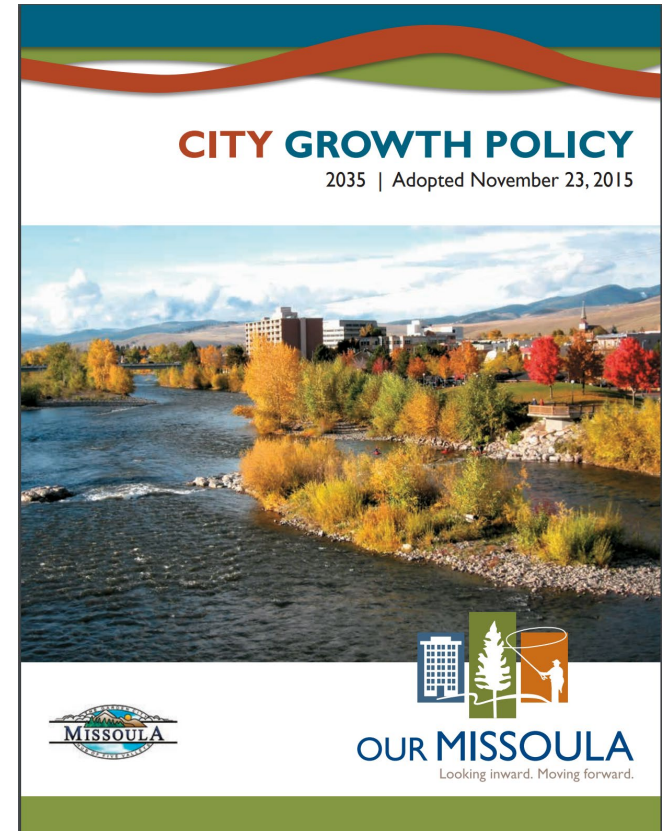
Residential High Density	Regional Commercial and Services
RMI-35 Residential Multi-Dwelling	CI-4 Neighborhood Commercial*
<b>RMI-45 Residential Multi-Dwelling</b>	C2-4 Community Commercial*
RMI.5 Residential Multi-Dwelling	MIR-2 Limited Industrial and Residential*
RM0.5 Residential Multi-Dwelling	OP3 Public Lands and Institutional

\*These commercial and industrial districts permit residential development up to 43 dwelling units per acre



## **RMI-45 substantially complies with the Growth Policy FLUM because:**

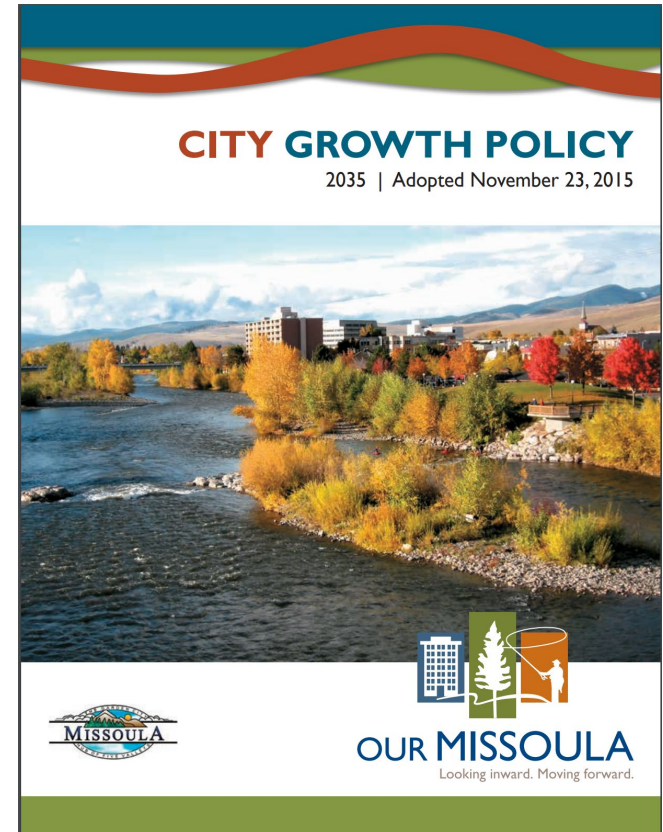
- 87% is designated as Residential High Density – Greater Than 24 Units Per Acre
- RMI-45 an implementing district of Residential High Density designation
- The allowed residential density in the RMI-45 district is the same density allowed in implementing districts under the Regional Commercial and Services Future Land Use Map designation.



## “Focus Inward” Approach

- Can be served by sewer, water, police, fire, street maintenance
- Supports housing goals
- Some services and facilities do not currently exist - parks, trails, transit, neighborhood commercial - but many are planned
- The developer can be required to provide transportation improvements during the building permit process

## Proposed rezoning substantially complies with the Growth Policy



- 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 property located at 2920 Expo Parkway from R5.4 Residential, RMI-35 Residential (multi-dwelling), B2-2 Community Business, and CI-4 Neighborhood Commercial to RMI-45 Residential (multi-dwelling) based on the findings of fact in the staff report.