

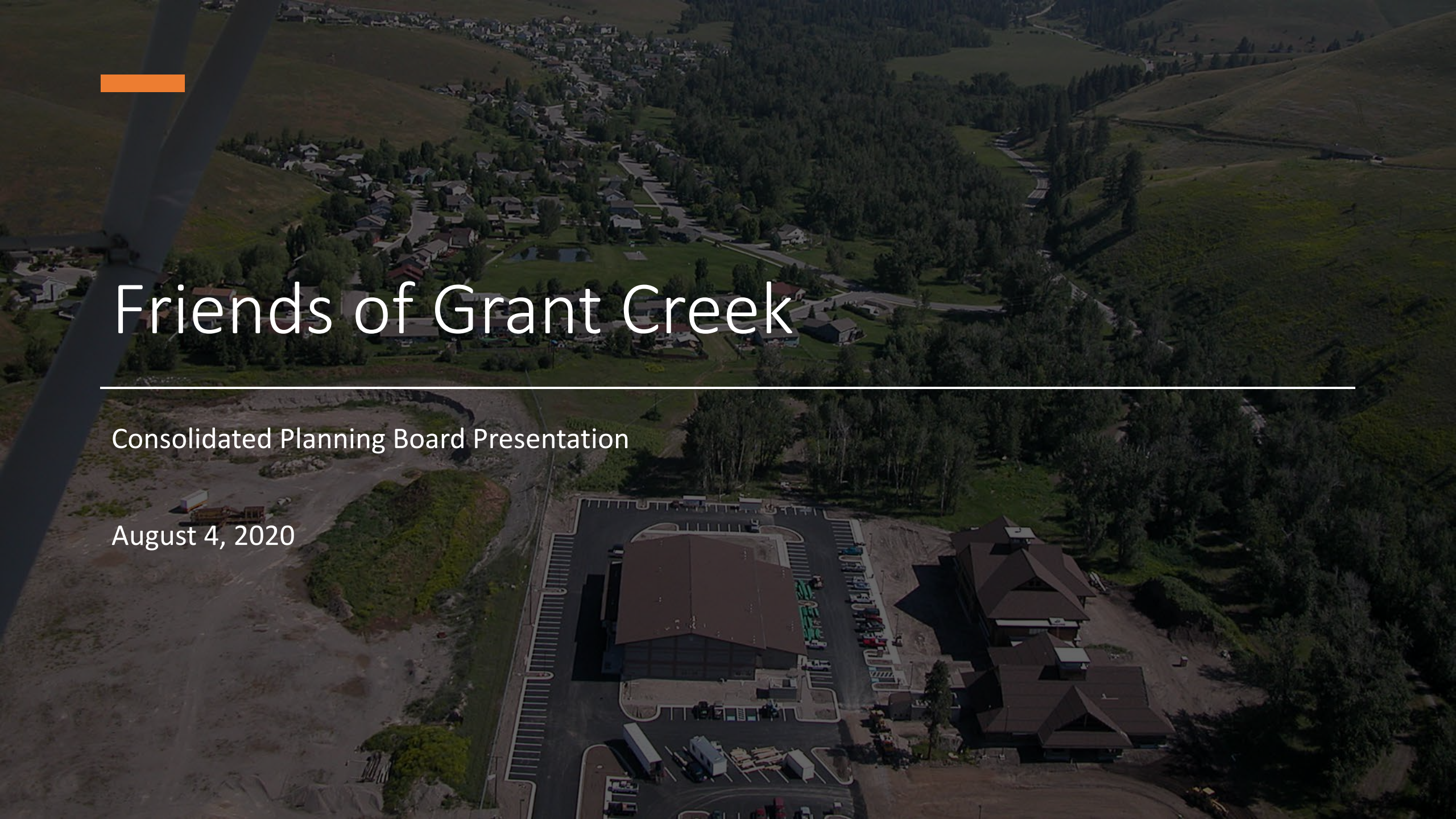


# Friends of Grant Creek

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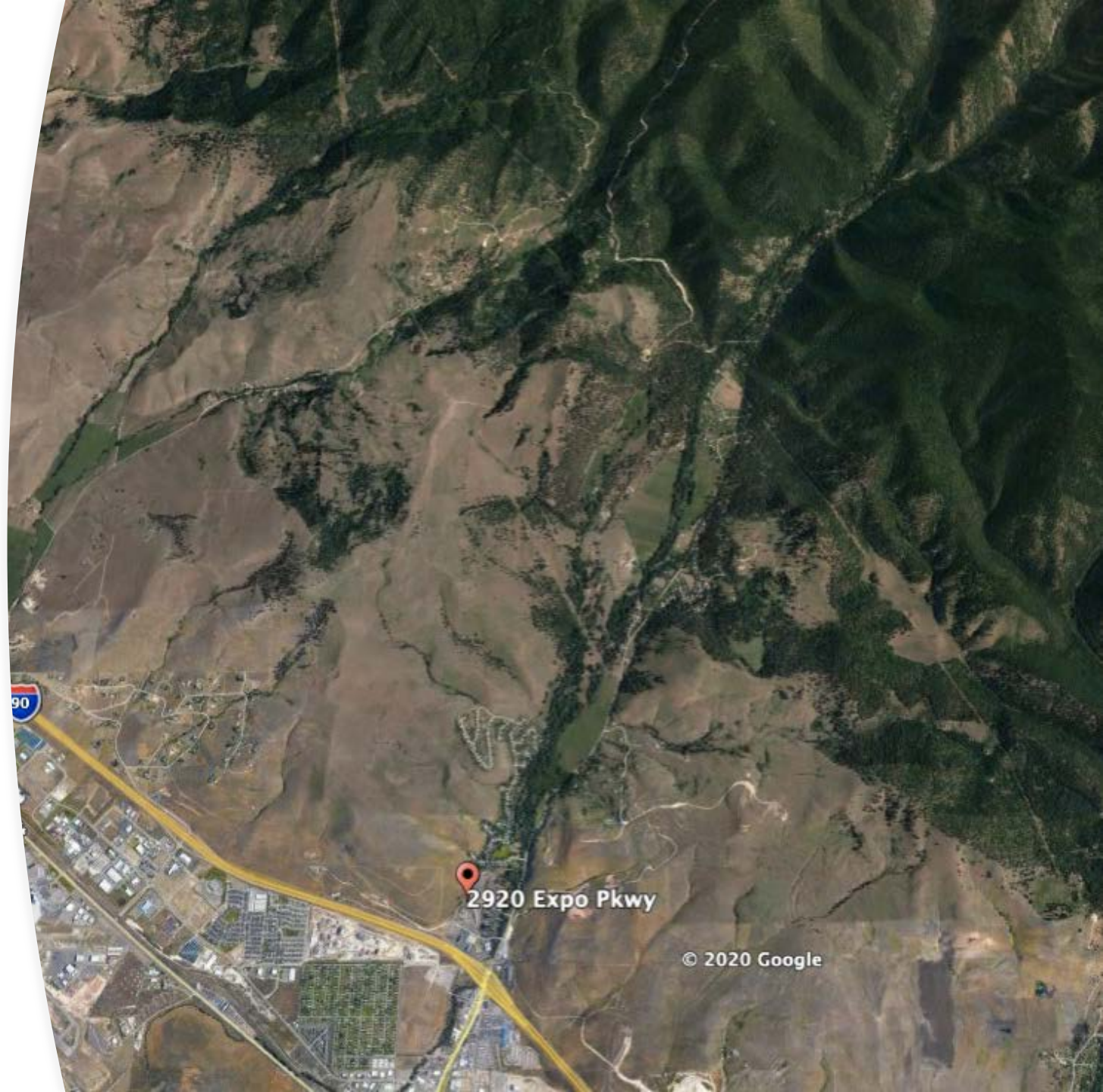
Consolidated Planning Board Presentation

August 4, 2020



## Grant Creek Watershed

- Grant Creek
  - Impaired Designation (DEQ/FWP) from previous development
  - Clark Fork Tributary
- Wildland-Urban-Interface
- Single Egress/Ingress



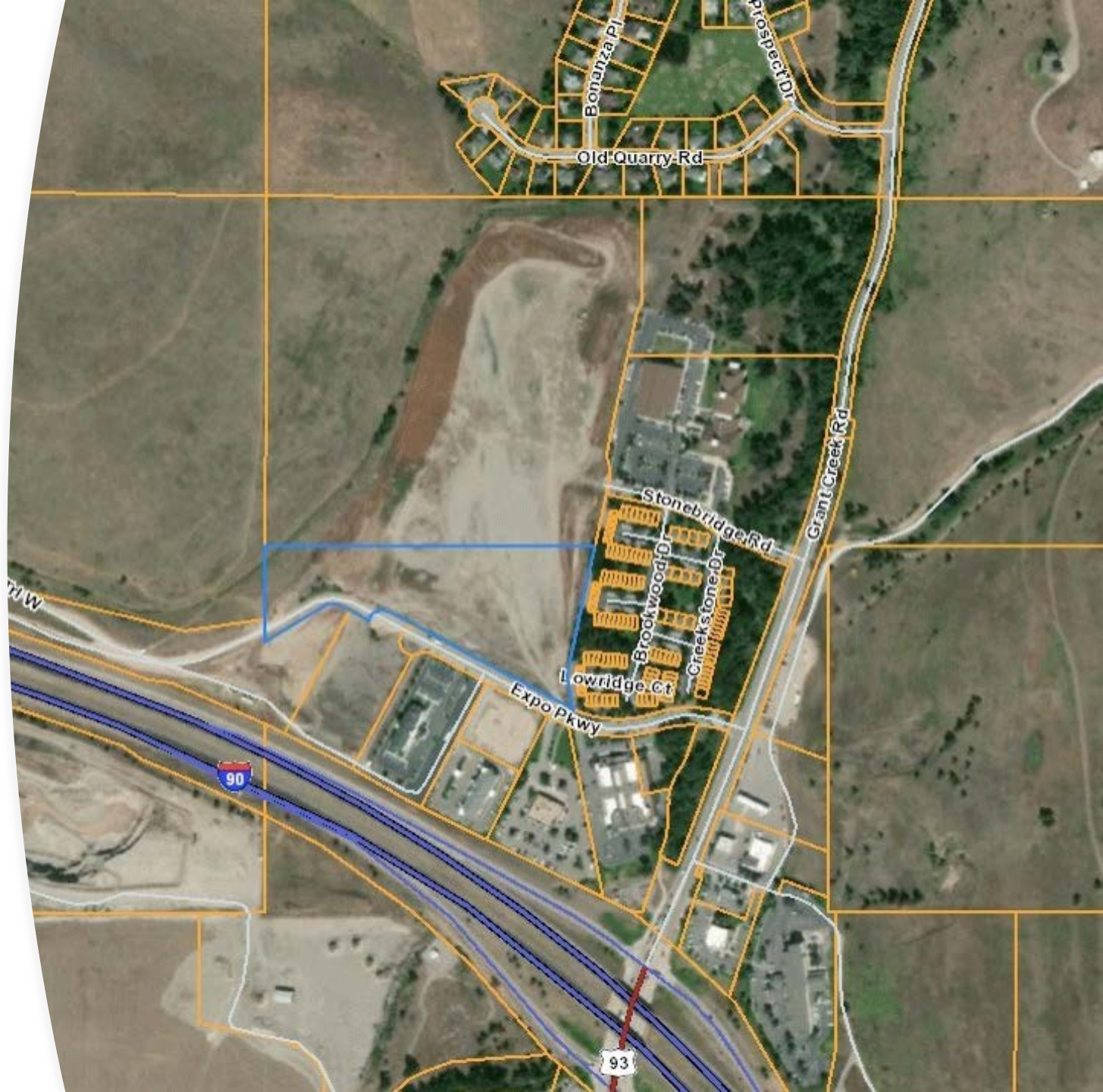
## Grant Creek Valley – north of I-90

- Current Grant Creek Residences
  - 635 (single- and multi-family)
- Hotel Capacity
  - 4 hotels = 374 rooms
  - +3 potential hotel sites on Expo Pkwy
- 2920 Expo Pkwy
  - Current Zoning Residences Allowed
    - 502 (single- and multi-family)
  - Rezone Residences Allowed
    - **1,195 (multi-family)**



## 2920 Expo Pkwy Rezone Parcels

- Total Area = 44 acres
  - Southern Parcel = 8.7 acres
  - Northern Parcel = 35.3 acres
- Developable Area = 28.5 acres
- Proposed Rezone Dwelling Units
  - 1,195 units
  - 43 units/acre



# 2920 Expo Pkwy

## Support for Existing Zoning

- Missoula's Housing Needs
- Need for a Neighborhood
  - Complementary, sustainable, cohesive
  - Mixed housing types; mixed-use development
  - Home ownership opportunities
- Appropriate Density for Location
  - 502 dwelling units
  - 28.5 developable acres
  - 17.6 units/acre density
- Existing Zoning
  - Public Process
  - Strong community support

# 2920 Expo Pkwy

## Opposition to Rezone Application

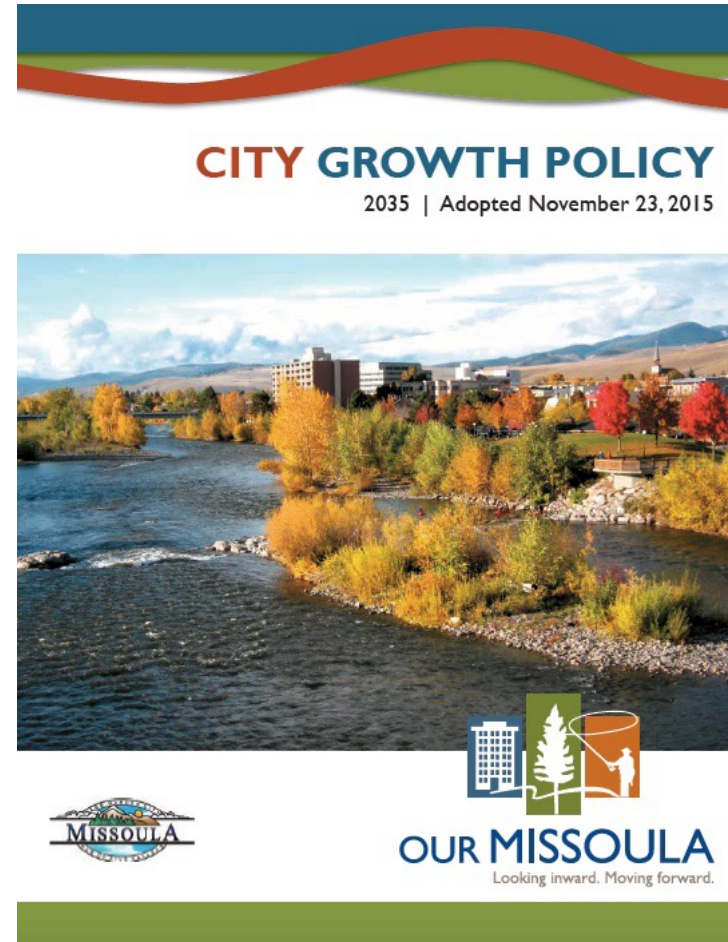
- Friends of Grant Creek
  - Neighborhood Petitions – 45% return
  - ipetitions™ – 74 unique signatures from other neighborhoods
- Protest Petitions
  - 25% property owners within 150' of rezone area
  - 2/3 city council vote for approval
- Title 20, Ch 20.85.040 - Zoning Amendments
  - G. Review Criteria: In reviewing and making decisions on zoning amendments, the zoning officer, Planning Board and City Council must consider at least the following criteria:

# Rezone Review Criteria

## 1.a. Growth Policy

*Whether the zoning is made in accordance with a growth policy*

- ❌ Safety and Wellness
- ❌ Livability
- ❌ Economic Health
- ❌ Housing
- ❌ Community Design
- ❌ Environmental Quality



# Rezone Review Criteria

## 1.a. Growth Policy

*Whether the zoning is made in accordance with a growth policy*

- ❌ Livability – From U.S. Senate Bill 1619 “The Livable Communities Act”
  - ❌ Safe, walkable, aesthetically pleasing, with clean air and water
  - ❌ Provide homeownership opportunities; lower combined cost of housing and transportation
  - ❌ Easy accessibility to amenities and local services
  - ❌ Avoid traffic congestion and minimize hazards/Safe, reliable transportation choices
  - ❌ Preserve community and neighborhood character; involve community



# Rezone Review Criteria

## 1.a. Growth Policy

*Whether the zoning is made in accordance with a growth policy*

- ❌ Economic Health – create housing for the workforce **that doesn't require the use of automobiles**
  - ❌ Provide a good street network with viable transportation options
  - ❌ Walkable neighborhood
  - ❌ Support Focus Inward concepts

# Rezone Review Criteria

## 1.a. Growth Policy

*Whether the zoning is made in accordance with a growth policy*

- ❌ Housing - a variety of housing types; allow for movement within the market
  - ❌ Supply affordable homes for renters and home buyers
  - ❌ Compatible with surrounding areas; constructive neighborhood involvement
  - ❌ Decrease cost of living
    - ❌ **Lower commute times**
    - ❌ **Public transit options**
    - ❌ **Multi-modal system**
    - ❌ **Reduce reliance on vehicles**
    - ❌ **Locate near employment, retail and service**

# Rezone Review Criteria

## 1.b. Safety from Fire/Danger

⊘ *Whether the zoning is designed to secure safety from fire and other dangers*

! **Single Ingress/Egress**

- Road lacks shoulder

! **Wildland-Urban-Interface**

- Wildfire – not “if” but “when”



# Rezone Review Criteria

## 1.c. Promote health and safety

*Whether the zoning is designed to promote public health, public safety, and the general welfare*

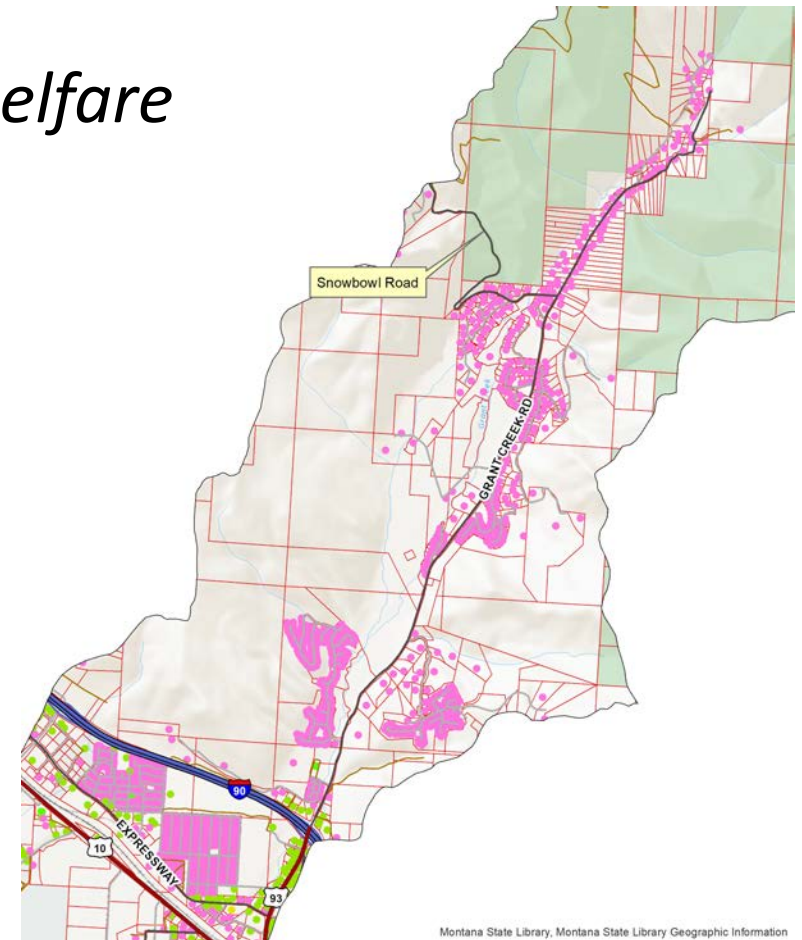
### 🚫 Public Health

- 🚫 Environmental effects – air, water
- 🚫 Emergency services – ambulance, EMT
- 🚫 Recreation – public parks/playgrounds

### 🚫 Public Safety


- 🚫 Emergency services – fire, police
- 🚫 Traffic
- 🚫 Pedestrians/bicyclists
- 🚫 School buses

### 🚫 General Welfare - livability for current and future residents



# Rezone Review Criteria

## 1.d. Provides transportation and infrastructure

 *Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements*

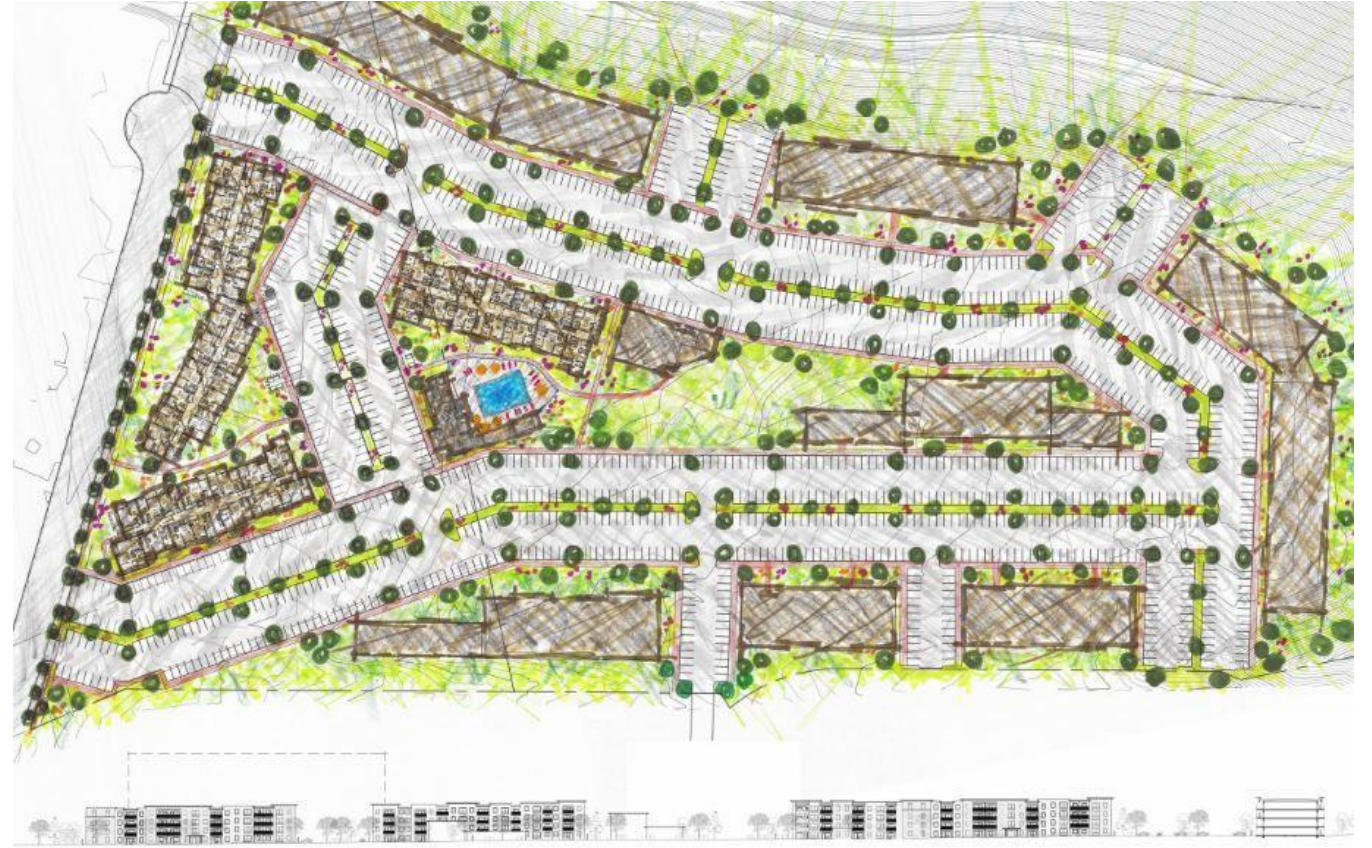
- Inadequate Transportation
  - Current congestion north and south of I-90; MDT interchange update obsolete
  - Lack of public transportation
  - Lack of safe multi-modal transportation options
- Hellgate School District
  - How much capacity exists?
- Public Parks and Trails
  - Recreational trail system not safely connected to city center
  - Closest public park is over 1 mile away and unwalkable (Pleasantview, Redfern)

# Rezone Review Criteria

## 1.e. Adequate Light and Air

⊘ *Whether the zoning considers the reasonable provision of adequate light and air*

- 4-story apartments towering/shadowing single-family homes and two-story Cottonwoods; Rocky Mountain Elk Foundation
- Air pollution from increased number of idling vehicles and traffic congestion



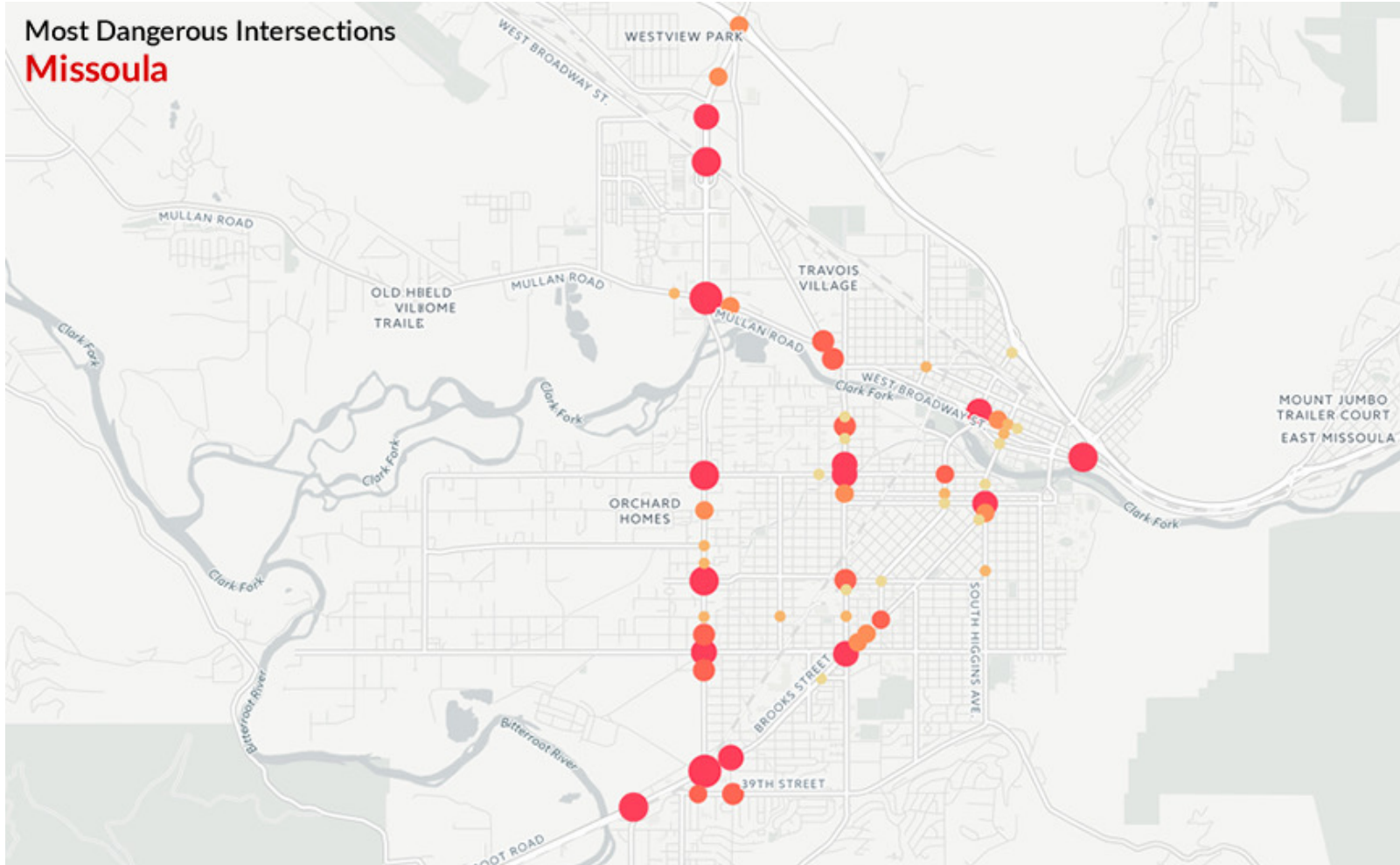
# Rezone Review Criteria

## 1.f. Transportation Effects

- ⊘ *Whether the zoning considers the effect on motorized and non-motorized transportation systems*
  - ⊘ Traffic Congestion north and south of I-90 interchange
    - ⊘ Emergency services
    - ⊘ Visitors/Workforce
    - ⊘ Residents – work/school commuting, errands
    - ⊘ Seasonal traffic flows – hotels, Snowbowl (400 vehicles/weekends; 250 vehicles/weekdays)
  - ⊘ Non-motorized transportation
    - ⊘ No trail connection south of RMEF to city center
    - ⊘ N. Reserve bike lane
  - ⊘ N. Reserve St.
    - ⊘ Currently busiest roadway in Montana (MDT 2019)
    - ⊘ Contains 5 of top 10 most dangerous intersections in Montana (2014-2016 MDT)

# Rezone Review Criteria

## 1.f. Transportation Effects (map)





# Rezone Review Criteria

## 1.g. Compatible Urban Growth

 *Whether the zoning considers the promotion of compatible urban growth*

- Surrounding Densities
  - Old Quarry Rd. Neighborhood
    - 8 units/acre
  - Rocky Mountain Elk Foundation
    - 20.4 acres – 2 buildings
  - Cottonwoods
    - 6.12 acres - 17 units/acre
  - Current Zoning
    - 28 acres - 18 units/acre
  - **Proposed Zoning**
    - **28 acres - 43 units/acre**



# Rezone Review Criteria

## 1.h. Character and Suitability

⊘ *Whether the zoning considers the character of the district and its peculiar suitability for particular uses*

- Surrounding Uses
  - Single-family
  - Multi-family
  - Rental and homeownership
  - Commercial
  - Open Space



# Rezone Process

- ! After a parcel is rezoned, public participation ends
- ! Subdivision review process avoided
- ! No conditions can be placed on a rezoned property
- ! Complete traffic analysis not required prior to approval
- ! Outdated zoning; no mid-density; no mixed housing; no mixed-use development (*Our Missoula City Growth Policy 2035, p. 59-64*)
- ! Cumulative effects on greater community not considered

*“Missoula should continue to consider the long-term consequences of unharnessed growth.”*

*Our Missoula City Growth Policy 2035, p. 30*

Questions?

