

Planning Board Summary

Rezone 2920 Expo Parkway / Grant Creek Village from R5.4 Residential, RM1-35 Residential (multi-dwelling), B2-2 Community Business, and C1-4 Neighborhood Commercial to RM 1-45 Residential (multi-dwelling)

Planning Board Recommendation:

On Tuesday, August 5, 2020, with 9 members present, the Missoula Consolidated Planning Board voted 7 ayes and 2 nays to recommend **denial** of the request to rezone 2920 Expo Parkway / Grant Creek Village from R5.4 Residential, RM1-35 Residential (multi-dwelling), B2-2 Community Business, and C1-4 Neighborhood Commercial to RM1-45 Residential (multi-dwelling).

This Board's recommendation is contrary to Development Services staff recommendation for **approval** of the rezoning request.

Planning Board's Recommended Motion:

Deny the request for adoption of an ordinance to rezone property located at 2920 Expo Parkway / Grant Creek Village from R5.4 Residential, RM1-35 Residential (multi-dwelling), B2-2 Community Business, and C1-4 Neighborhood Commercial to RM 1-45 Residential (multi-dwelling).

Planning Board's Recommended Conditions of Approval:

None, conditioning of a standard Title 20 zoning district is not permitted by state law. MCA 76-2-302(2) requires that a class of zoning standards, such as the RM1-45 Residential (multi-dwelling) zoning district standards, be uniform in all locations where the standards apply.

Planning Board Discussion:

Planning Board disagreed with the staff recommendation and voted to recommend denial of the rezone request. Planning Board discussion was focused on addressing concerns expressed by public testimony and that emerged through Board deliberation. These included:

- Concern that adequate public facilities and services should be available or adequately planned for when rezoning occurs rather than phased in as property is developed and demand occurs.
- Concern that there is too large a gap between the growth policy designation (high density residential) and the ability to provide adequate services at present.
- Determination that the existing zoning allows significant development of the site.
- Concern that the current transportation system serving the site is not adequate to support the City's multi-modal split goals, which will lead to more single-occupancy vehicle trips and increased emissions.
- Concern that tenants of the proposed development that would be allowed by the proposed zoning would need to travel by car and the cost of transportation is a component of overall housing costs.
- Equity in housing opportunities is important. Some neighborhoods are better organized and have a better ability to oppose development projects than others. Each neighborhood should absorb some housing growth for the good of the community.
- Although this may not be the perfect location for high density housing, it is a former gravel pit near a variety of commercial services, restaurants, employers, and I-90.
- Approval of the proposed rezoning would help to meet the City's housing goals. Transportation and park level of service issues can be resolved over time.
- Concern regarding Grant Creek water quality, need to provide for wildlife movement, and a desire for more planning ahead of the type of development that the rezone would allow.

- Concern that the development that would be allowed with the rezone does not adequately consider the context of the neighborhood, would require infrastructure improvements. Prefer a zoning that would allow a mix of uses.
- Compliance with the Growth Policy is not clear. The rezoning would comply with the Future Land Use Map and several goals and policies but does not meet all of the goals and policies.

See the Planning Board Minutes for further Planning Board discussion.