

University of Montana Parking Lot Expansion

Public Forum
Board of Adjustment

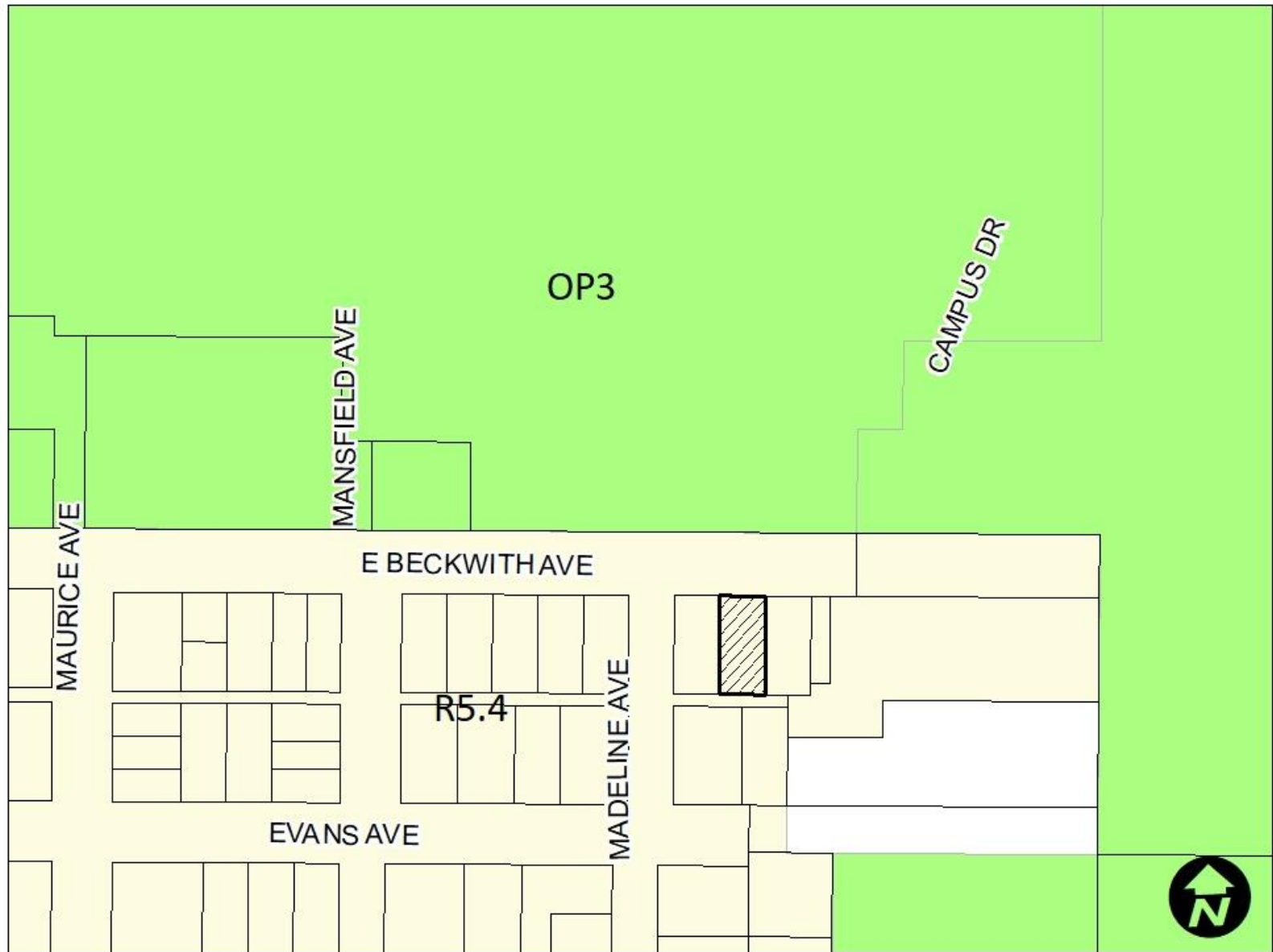
Emily Gluckin
Development Services
September 23rd, 2020



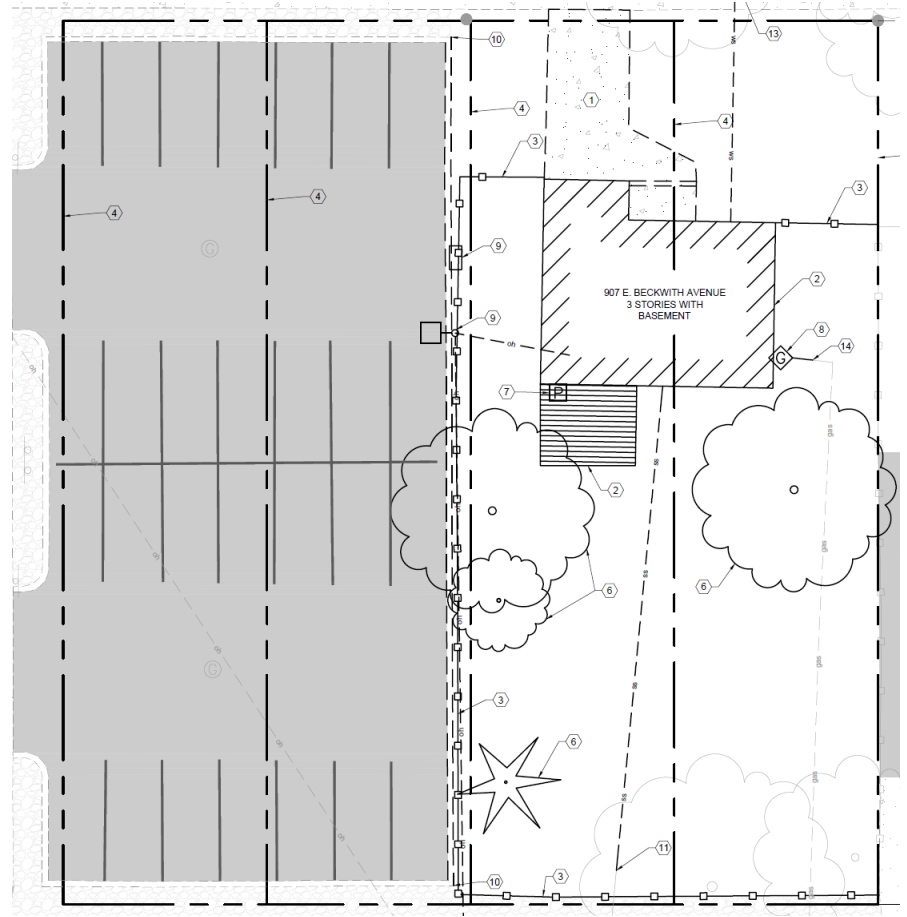
Property Location



Zoning Map



Existing Conditions

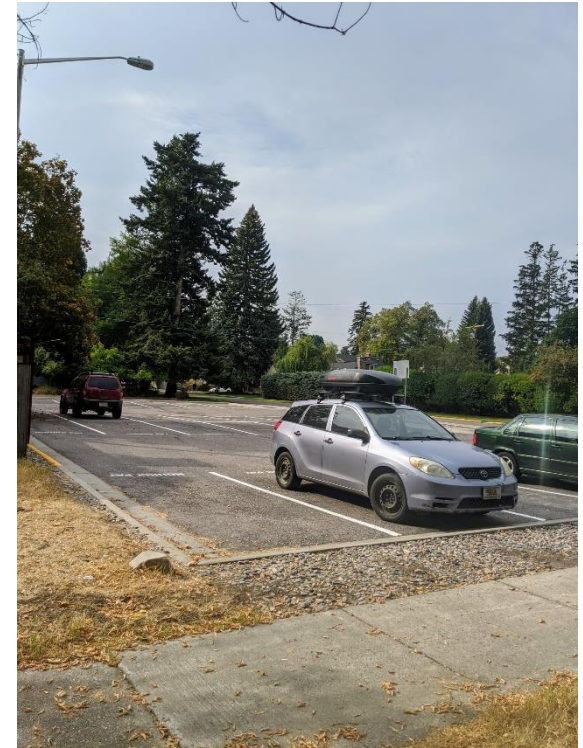
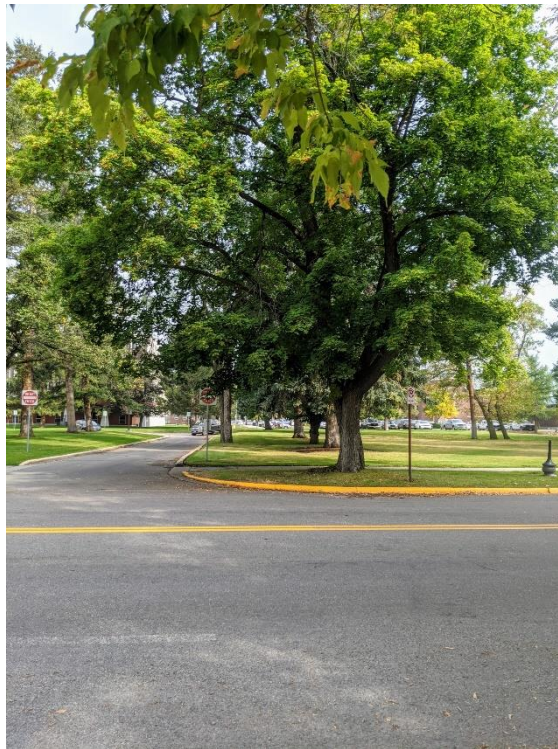


Surrounding Property



East: Multi-Dwelling
Residential

North: University
Campus

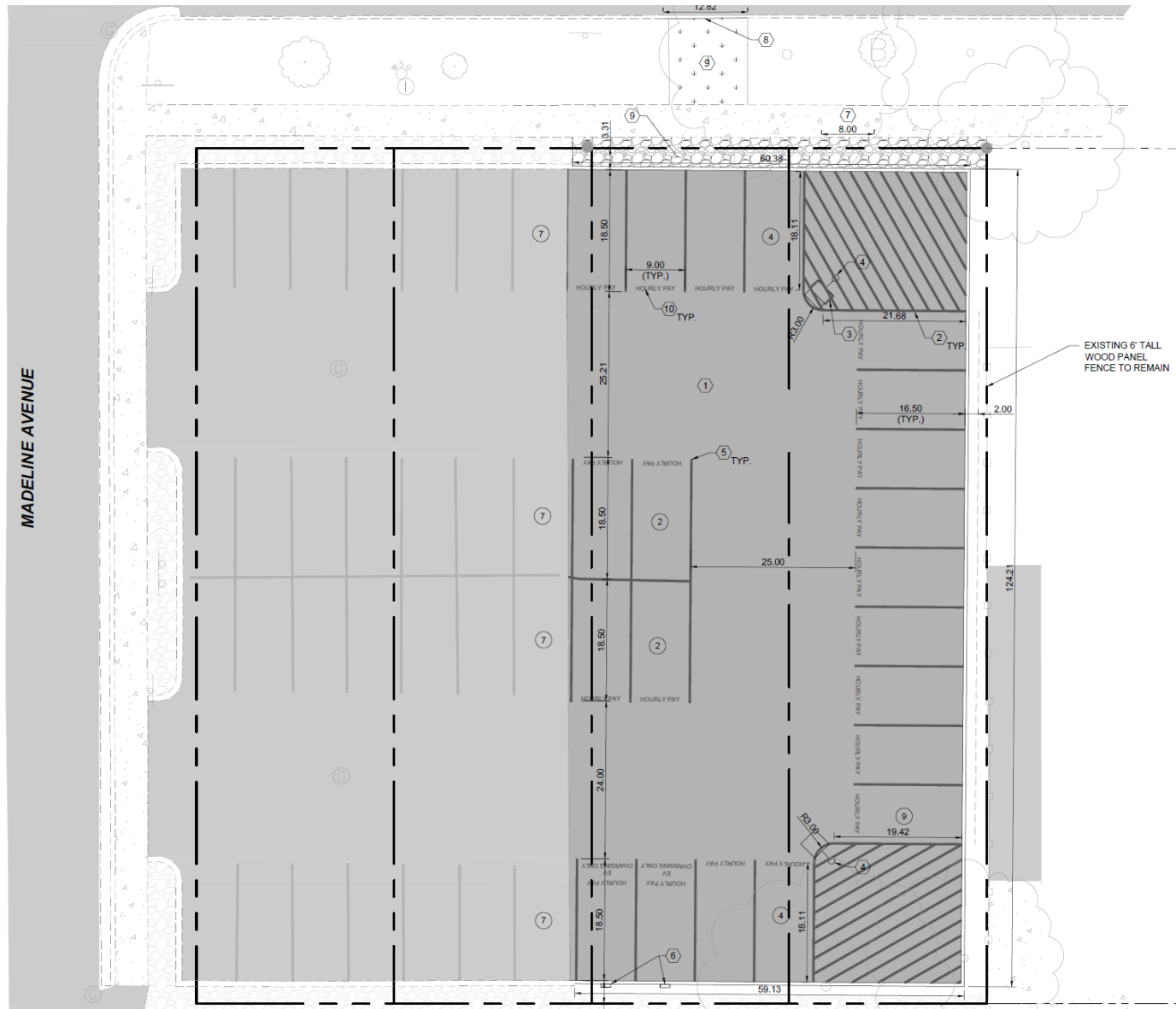


West: Existing Parking

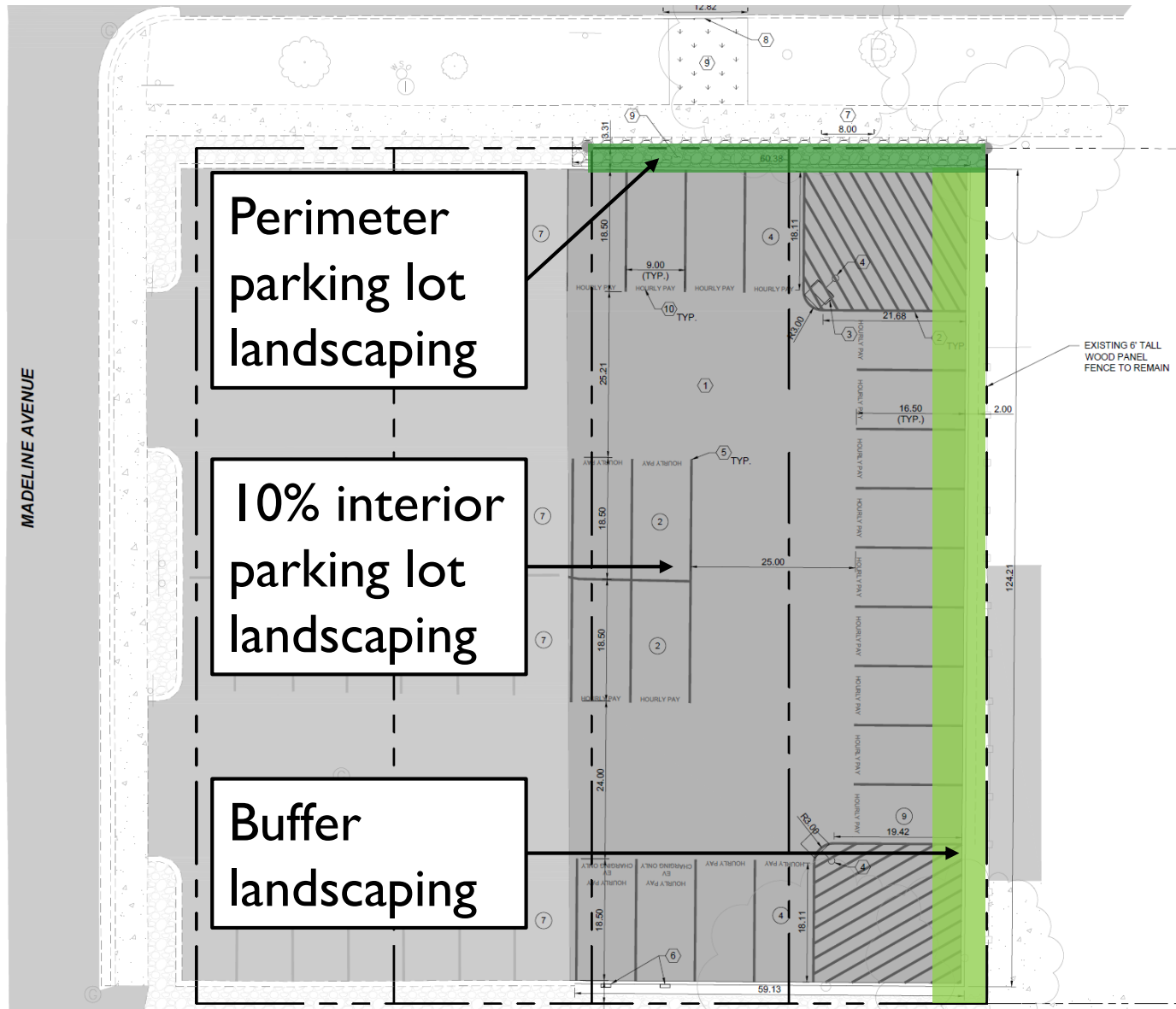
Montana Codes Annotated Title 76, Chapter 2, Part 4 (MCA 76-2-402):

- Public agencies may propose to use public land contrary to local zoning regulations.
- A public hearing is required to allow for comment on the proposed use.
- Board of Adjustment does not have the power to approve or deny the request.

Title 20 Exemptions









Office of Housing & Community Development:

- Missoula is facing an unprecedented shortage of homes, especially those with opportunities for home ownership.
- Preserving existing housing and facilitating transportation mode shifts are key city goals.
- Recommends that the UM reconsider demolishing an existing home to increase parking.
- Recommends partnering with a local organization to preserve or relocate the home.

Historic Preservation Office:

- Project is located in proximity to the University Area Historic District and the University of Montana Historic District.
- Project does not fit within the historic character of the neighborhood;
- Project does not adhere to the City Growth Policy's goals of reducing auto dependency;
- Project reduces existing housing stock in a high-demand location.
- Recommends relocating the existing structure or the full deconstruction of the house.

Storm Water Utility:

- Applicant should consider in their plans the existence of a seasonal spring originating from the hillside that occasionally floods the project location.

Staff Recommended Motion:
None