



University of Montana Parking Lot Expansion

Public Forum
Board of Adjustment

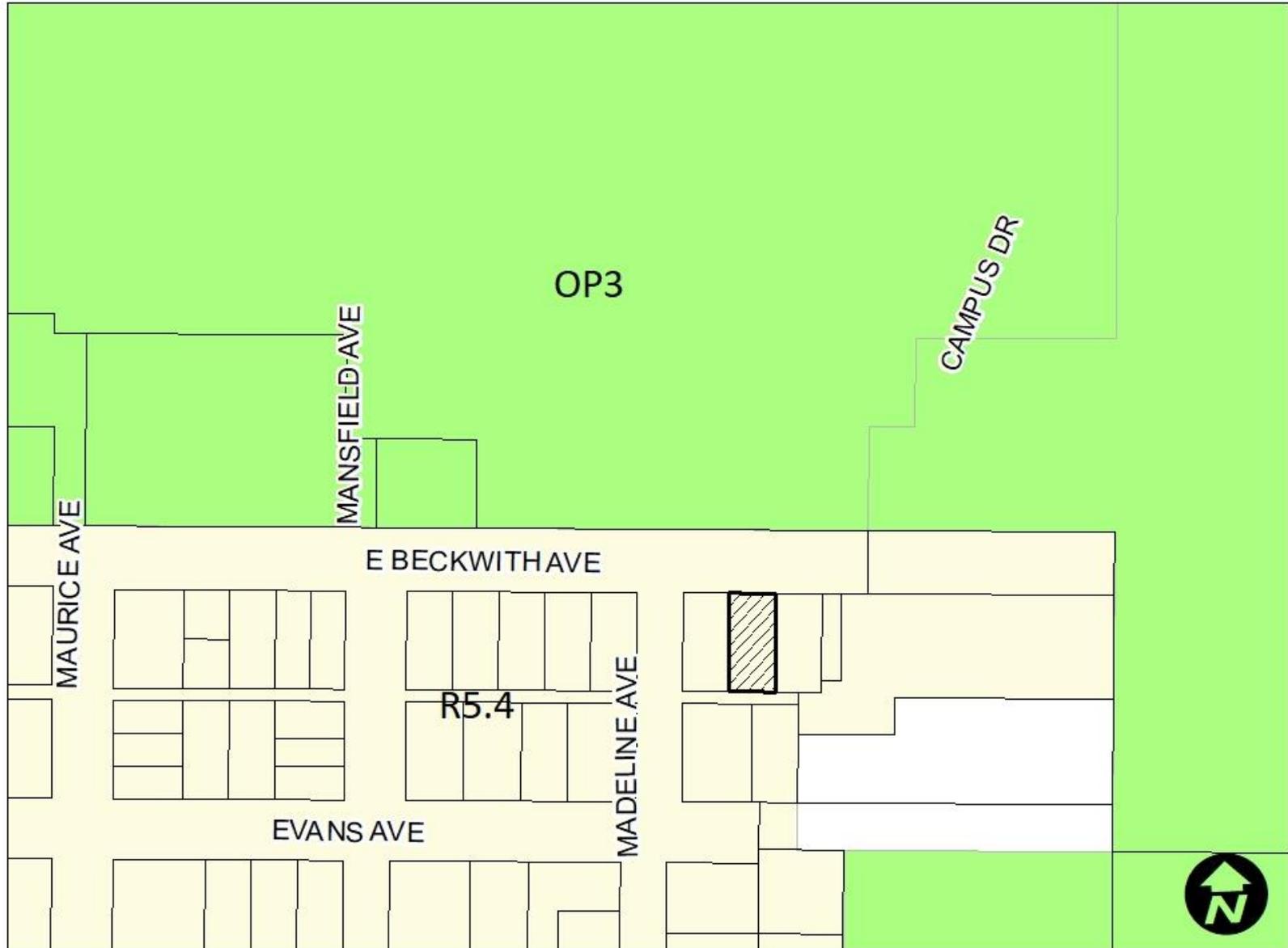
Emily Gluckin
Development Services
September 23rd, 2020



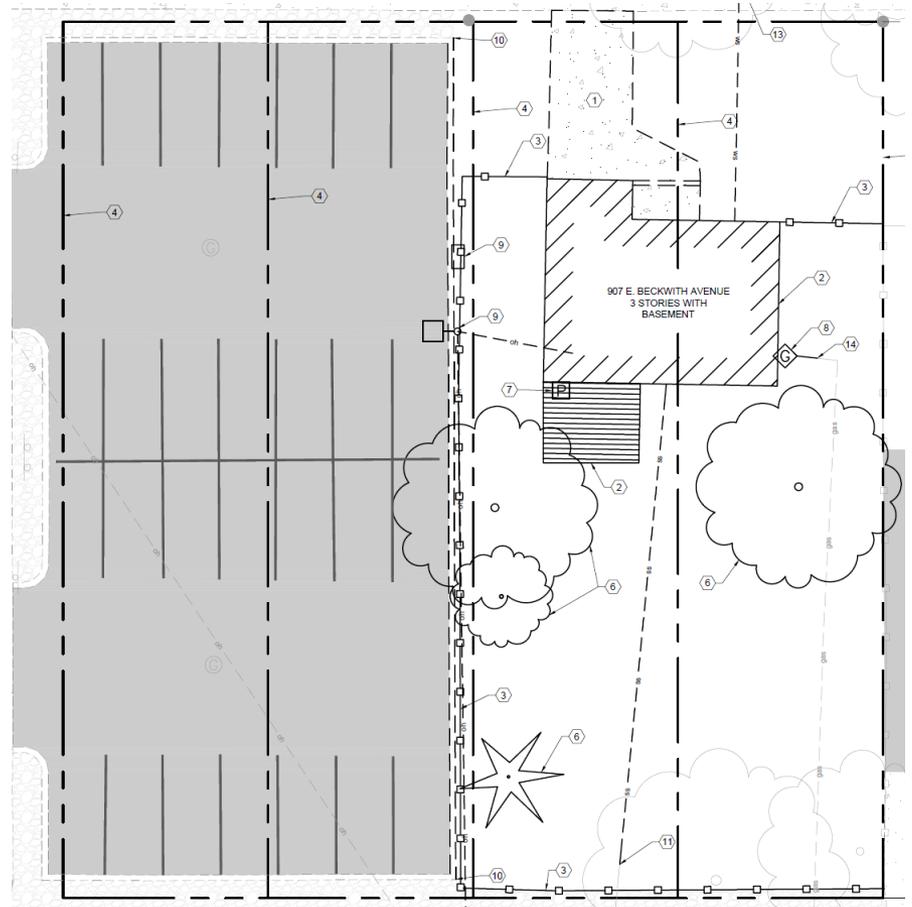
Property Location



Zoning Map



Existing Conditions

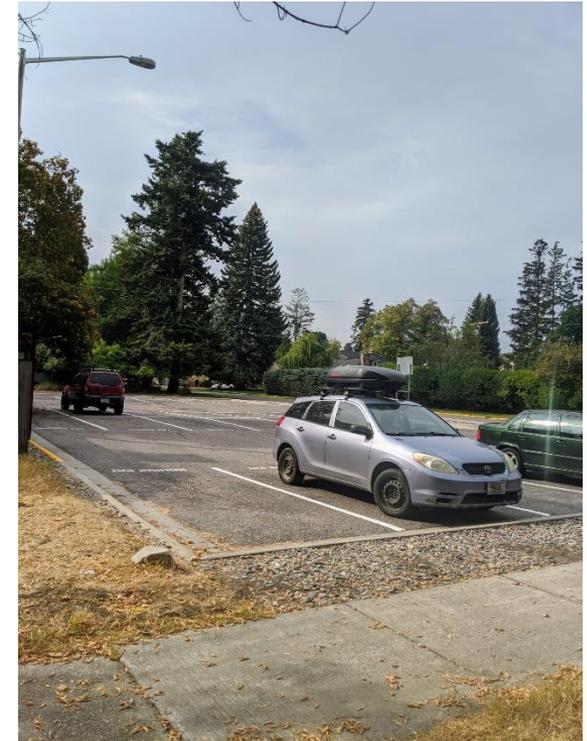
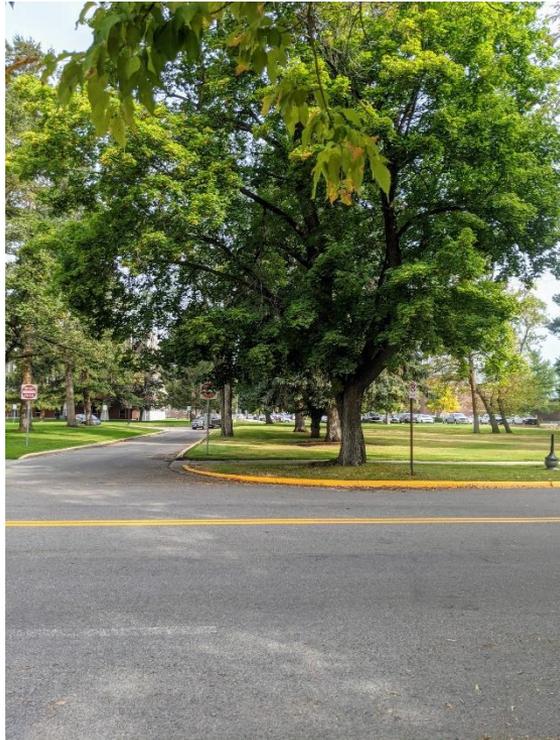


Surrounding Property



East: Multi-Dwelling Residential

North: University Campus

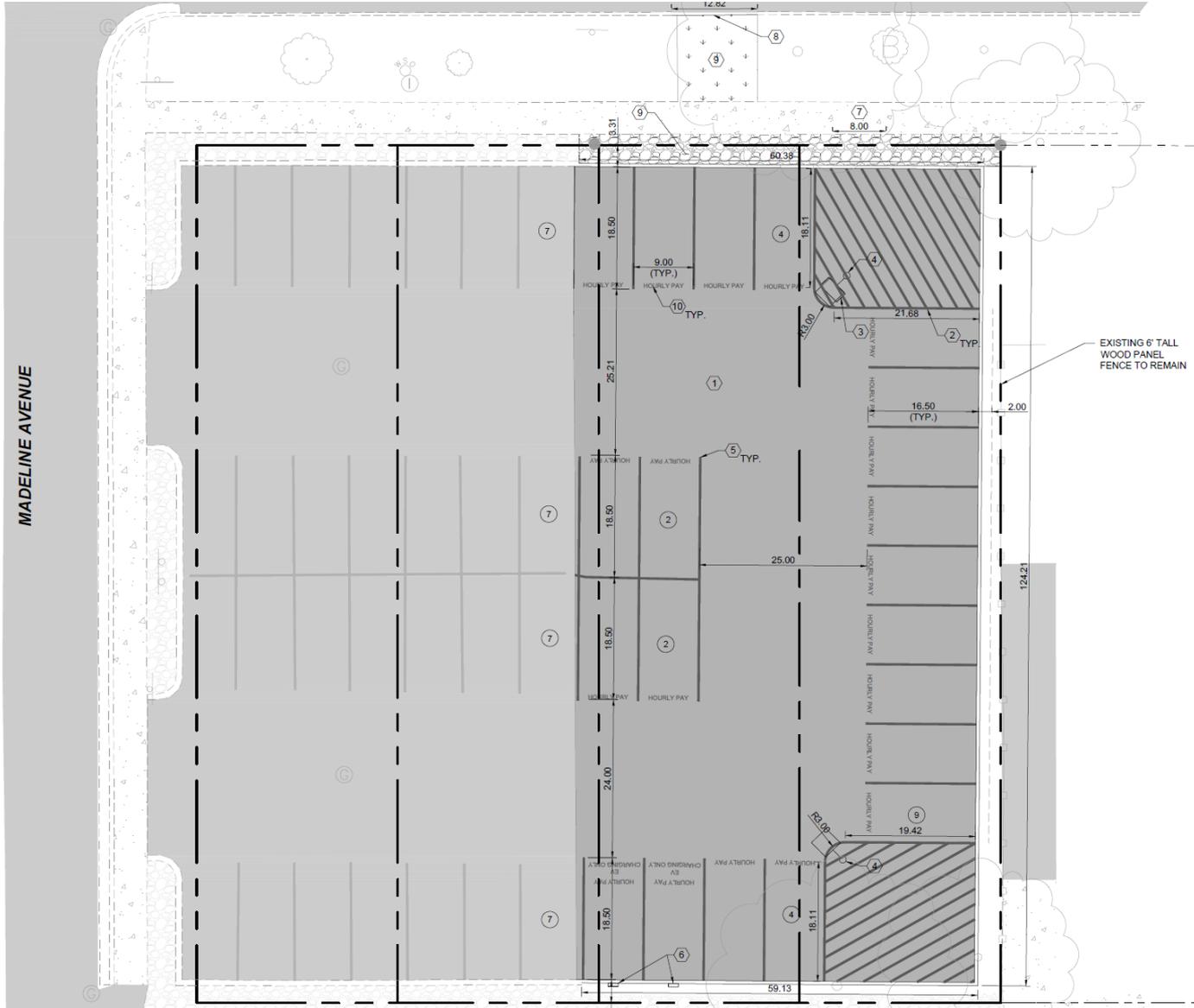


West: Existing Parking

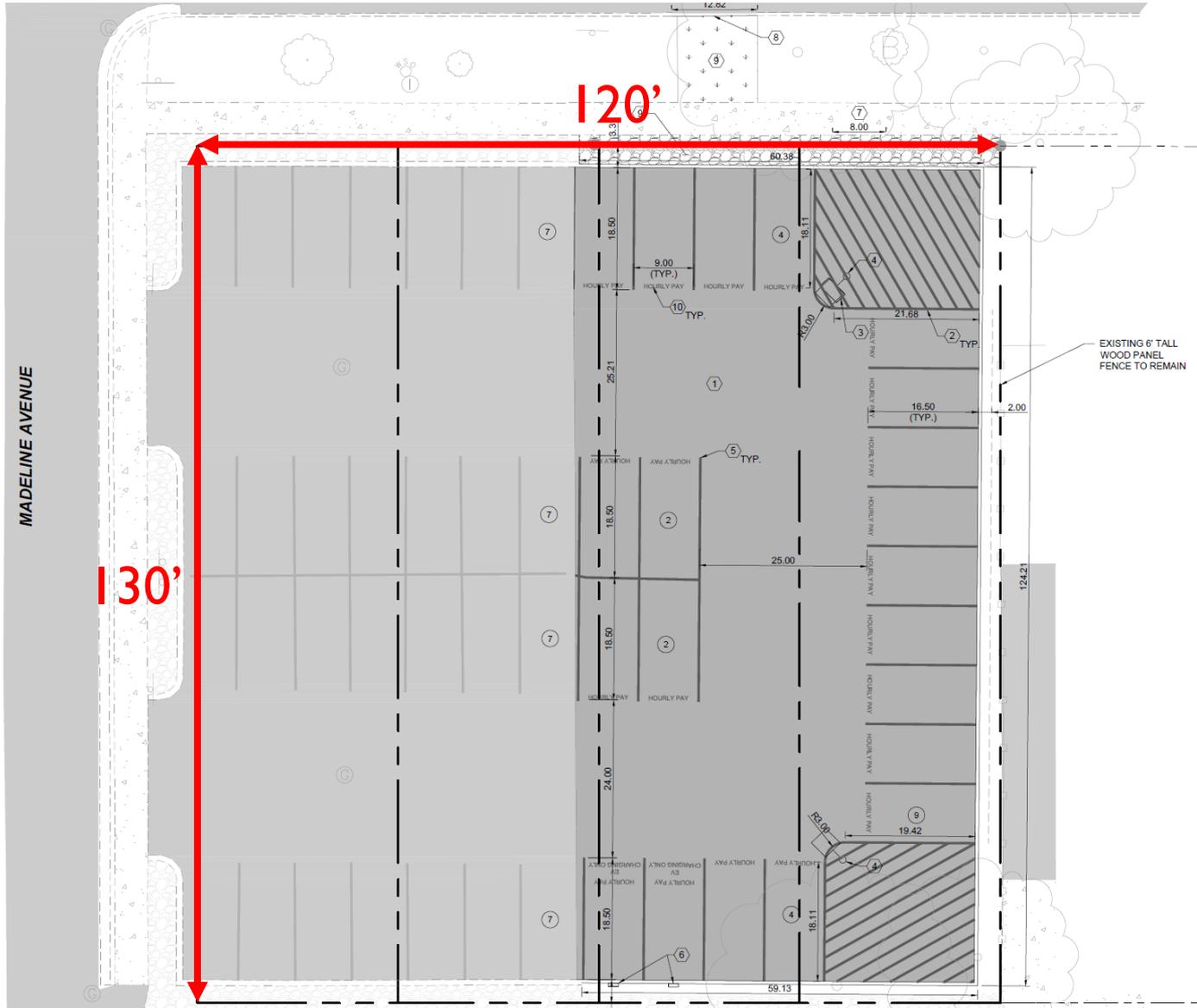
Montana Codes Annotated Title 76, Chapter 2, Part 4 (MCA 76-2-402):

- 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



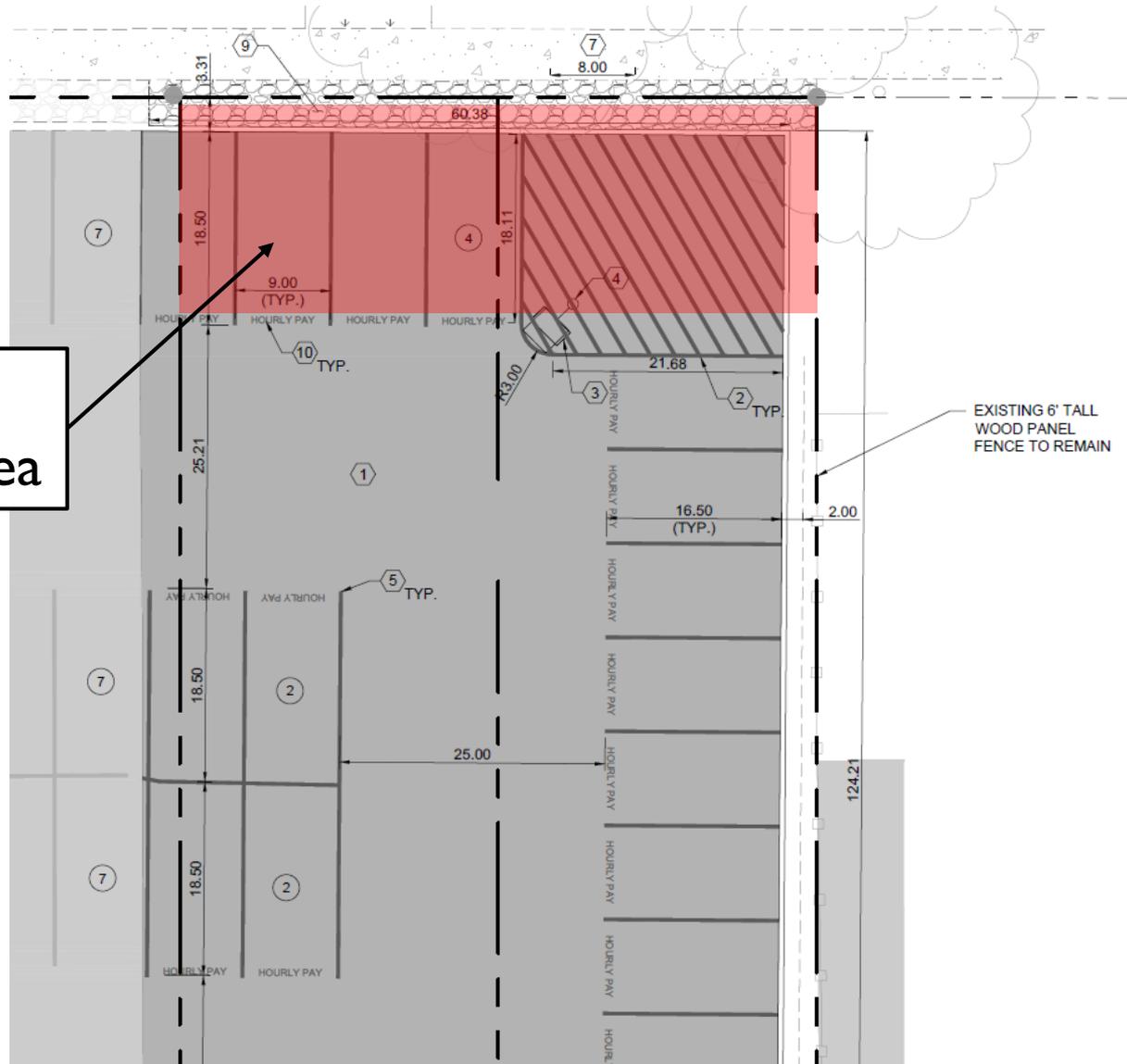
Title 20 Exemptions



Title 20 Exemptions Requested



20' front setback area



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