

Kaitlin McCafferty

From: Gwen Jones
Sent: Tuesday, April 27, 2021 4:43 PM
To: Kaitlin McCafferty; milagromontana@gmail.com
Cc: Heather Harp
Subject: Re: Group Living proposal on 6th

Hi Mary, please see the responses in red from city planner Kaitlin McCafferty below.

Kaitlin, will you please add this email to the public comment for this matter? Thank you, -Gwen

Gwen Jones
Ward 3 City Councilwoman
606 Woodford St., Missoula, MT 59801
406 549-3295

Note: All emails to and from this address are in the public domain.

From: Kaitlin McCafferty
Sent: Monday, April 26, 2021 9:02:10 PM
To: Gwen Jones
Cc: Heather Harp
Subject: RE: Group Living proposal on 6th

Hi Gwen,

Cc'ing Heather as well since she also sent me some public comment on this project. My answers to your question are in red:

While I understand the land use recommendations are for "Residential Medium High Density", does this property fit in with the current zoning or does it need an exception?

The zoning is RT2.7 Residential which has a density of one unit per 2,700 square feet; equal to of 16 dwelling units per acre. The Residential Medium High land use designation in the Growth Policy is equivalent to 12 to 23 dwelling units per acre. The RT2.7 zoning complies with the Residential Medium High designation.

Title 20 considers a Group Living structure as a single dwelling unit. Group Living structures provide multiple bedroom suites and communal kitchen/dining/living facilities. It is more similar to a boarding house or detach house with a lot of bedrooms. Title 20, limits the number of residents that can reside in a Group Living structure in the RT2.7 zoning district to no more than 2.7 residents per 1,000 square feet of parcel area. The parcel is 19,471.32 (three parcels, each 6490.44 square feet in area) square feet. Title 20 limits the residents to no more than 51. The applicant's proposal is for 36 bedroom suites which is well under the maximum.

It seems to me that the designation of "Group Living" gives the developer an opportunity to disregard any reasonable parking regulation. 52 vibrant +55 residents drive cars, they have families that visit them. How is this neighborhood to deal with the extra load of on street parking?

Title 20 treats a Group Living structure like a single dwelling unit with a lot of bedrooms. The parking requirement is 2 spaces per group living structure. The applicant is proposing 6 parking spaces plus one ADA space which exceeds the minimum requirement. This location is well served by transit.

What is the policy on vehicles? I am not sure what this is asking, but zoning does not regulate vehicle policies beyond parking requirements.

Does the complex allow pets? I don't know. Zoning does not regulate pets. Title 6 of the MMC regulates animals within City Limits.

How does the development company determine eligibility? I don't know. You would have to check with the applicant. Are the apartments leased, sold, rented? This is not an apartment building. A Group Living structure is a single dwelling unit with a lot bedrooms. Does the company receive funds from the federal, state or local government? If so, what are the requirements the company has to meet in order to receive the funds? How does this facility meet the "attainable price range" claim? The applicant plans to apply for an age restriction of 55+ under the Housing of Older Persons Act of 1995 (HOPA). Zoning does not regulate funding or proposed price ranges for this project.

Let me know if you have any other questions and please give Mary Ryan (and any other constituents) my contact information if they would like to submit a formal public comment.

Kaitlin

Kaitlin McCafferty | She/Her/Hers | Associate Planner
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Promoting equitable growth and a resilient, sustainable community.

From: Gwen Jones
Sent: Friday, April 23, 2021 1:08 PM
To: Kaitlin McCafferty <McCaffertyK@ci.missoula.mt.us>
Subject: Fw: Group Living proposal on 6th

Hi Kaitlyn - could you help me with some info to answer the questions of a constituent regarding this proposed project? Please see the original email. Thanks, -Gwen

Gwen Jones
Ward 3 City Councilwoman
606 Woodford St., Missoula, MT 59801
406 549-3295

Note: All emails to and from this address are in the public domain.

From: Mary Ryan <milagromontana@gmail.com>

Sent: Friday, April 23, 2021 12:18 PM

To: Gwen Jones

Subject: Re: Group Living proposal on 6th

There is an application for a conditional use permit, that requires city council approval.

There is a vote on May 10th to approve.

Here is a link to the proposal

https://www.engagemissoula.com/development-applications/news_feed/conditional-use-for-group-living-hogan-senior-living-at-234-south-6th-street-west

Thank you,

Mary

On Fri, Apr 23, 2021 at 11:52 AM Gwen Jones <JonesG@ci.missoula.mt.us> wrote:

Hi Mary, let me make some inquiries to find answers. This did not come through Council which leads me to believe it is within the zoning. But let me get some more information. Thanks, -Gwen

Gwen Jones
Ward 3 City Councilwoman
606 Woodford St., Missoula, MT 59801
406 549-3295

Note: All emails to and from this address are in the public domain.

From: Mary Ryan <milagromontana@gmail.com>

Sent: Thursday, April 22, 2021 6:12:27 PM

To: Gwen Jones

Subject: Group Living proposal on 6th

Hi Gwen,

I have just learned of the Group Living proposal on S 6th ST W.

I have a couple of questions I hope you can answer:

While I understand the land use recommendations are for "Residential Medium High Density", does this property fit in with the current zoning or does it need an exception?

It seems to me that the designation of "Group Living" gives the developer an opportunity to disregard any reasonable parking regulation. 52 vibrant +55 residents drive cars, they have families that visit them. How is this neighborhood to deal with the extra load of on street parking?

What is the policy on vehicles?

Does the complex allow pets?

How does the development company determine eligibility? Are the apartments leased, sold, rented? Does the company receive funds from the federal, state or local government? If so, what are the requirements the company has to meet in order to receive the funds? How does this facility meet the "attainable price range" claim?

Thank you for your time and insight.

Best regards,
Mary



Mary Ryan
Missoula Montana

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Mary Ryan
Missoula Montana