Growth Policy Amendment & Rezone

Hellgate Meadows West

Residential Medium to Neighborhood Mixed Use
Hellgate Special District to B2-1

Jenny Baker
Development Services
August 21, 2019
Current Growth Policy Designation

- Public
- Residential Medium
- Community Mixed Use
- Regional Commercial & Services
Proposed Growth Policy Designation

- Public
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Commercial & Services
• Lacks sufficient guidance to meet emerging public needs
• Land use designations do not support development proposals
• Changing conditions warrant more relevant policies, implementation tools
I. Whether there is a public need for the change;

II. Whether the change proposed is the best means for meeting that need; and

III. Whether there is a public benefit that will result from the change.
Proposed Zoning Map

B2-1 Community Business

B2-2 Community Business
I. Growth Policy
II. Public Services/Transportation
III. Compatible Urban Growth
IV. Promotes Public Health and Safety
V. District Character & Suitability of Uses
APPROVE the adoption of a resolution of intention to amend the 2035 Our Missoula City Growth Policy land use designation from Residential Medium to Neighborhood Mixed Use on three parcels of land (57.5 acres) north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, and set a public hearing for September 16, 2019.
APPROVE the adoption of an ordinance to rezone three parcels of land (57.5 acres) north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, from Hellgate Special Zoning District to B2-1 Community Business based on the findings of fact in the staff report.