



City of Missoula, Montana
Item to be Referred to City Council Committee

Committee: Land Use and Planning

Item: Ordinance to Amend Title 20 Missoula City Zoning to include new section 20.25.035 ?AR Adaptive Reuse Overlay

Date: July 3, 2019

Sponsor(s): Emily Scherrer

Prepared by: Emily Scherrer, Historic Preservation Officer (HPO), City of Missoula

Ward(s) Affected:

<input checked="" type="checkbox"/> Ward 1	<input checked="" type="checkbox"/> Ward 4
<input checked="" type="checkbox"/> Ward 2	<input checked="" type="checkbox"/> Ward 5
<input checked="" type="checkbox"/> Ward 3	<input checked="" type="checkbox"/> Ward 6
	<input type="checkbox"/> N/A

Action Required: Conduct a public hearing and consider an ordinance amending Title 20 Zoning Ordinance to include new section 20.25.035, /AR Adaptive Reuse Overlay.

Recommended Motion(s):

I move the City Council:

July 15, 2019:

[First reading and preliminary adoption] Set a public hearing on August 12, 2019, and preliminarily adopt an ordinance amending Missoula Municipal Code, the City Zoning Ordinance, to incorporate new section 20.25.035 /AR Adaptive Reuse Overlay.

August 12, 2019: [Second and final reading] Approve/deny a City of Missoula initiated ordinance amending Title 20, Missoula Municipal Code, the City Zoning Ordinance, to incorporate section 20.25.035 /AR Adaptive Reuse Overlay.

Timeline:

Referral to committee:	July 8, 2019
Committee discussion:	July 10, 2019
Council acts to set hearing:	July 15, 2019
Public Hearing:	August 12, 2019
Deadline:	Click or tap here to enter text.

Background and Alternatives Explored:

Development Services is proposing a new /AR Adaptive Reuse Zoning District Overlay for the purpose of aiding in the adaptive reuse of Historically Significant Buildings. With the recent growth, change and development taking place in Missoula, it has become clear that incentivizing historic preservation and building reuse in Title 20 is necessary, and could benefit from the establishment of an /AR Overlay tool.

The proposed amendments are based on review of successful adaptive reuse policies in other communities; research into historic preservation best practices; consideration of the structure of our current zoning code; and review of community policies relating to livability, historic preservation, sustainability, economic development, and community design. On April 4th, 2019, the Historic Preservation Officer (HPO) presented the concept of the /AR Overlay to the Historic

Preservation Commission (HPC) and the HPC supported bringing the draft language forward for consideration. On May 15th, 2019, the HPO provided a Historic Preservation Program update to LUP that included the proposal to develop this adaptive reuse overlay tool.

This ordinance works to incentivize the preservation of Historically Significant Buildings in Missoula by supporting the reuse of buildings while also maintaining and protecting a neighborhood's unique historic built form and character. The regulations provide a viable alternative for the use of under-utilized or vacant building within the City. Section 20.25.035 identifies and defines the criteria for an existing building to be eligible for the /AR Overlay. It identifies the process for reviewing adaptive reuse projects and includes incentives such as the ability to consider additional uses and density. After the general process and parameters for the /AR Overlay are established through this proposed ordinance, applicants may submit a rezoning application to apply the overlay on top of the base zone for a particular property. Approved rezone applications will be subject to design review by the Historic Preservation Commission as a Historic Preservation Permit before a building permit can be issued.

Planning Board Action:

Planning Board held a public hearing on July 2nd and voted unanimously to support a motion to recommend that the Missoula City Council approve an ordinance to amend Title 20 City Zoning, to include a new section 20.25.035: /AR Adaptive Reuse Overlay.

Financial Implications:

Links to external websites: