

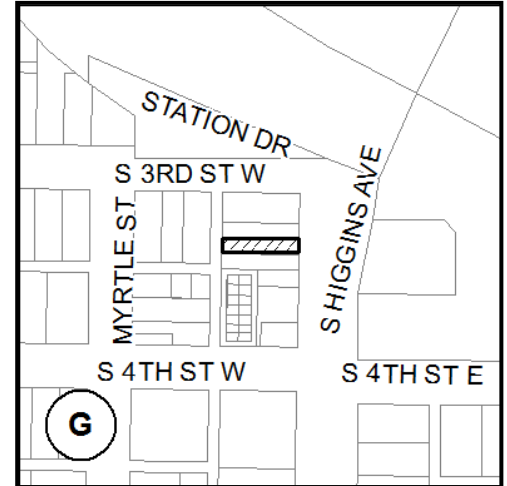


DEVELOPMENT SERVICES

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M E M O R A N D U M

TO: Gordon Hughes, Fire Department
Mike Brady, Police Department
Donna Gaukler, Parks and Recreation
Department
Jim Nugent, City Attorney
Jon Harvala/Ben Schmidt, Health Department
Travis Ross, Missoula Valley Water Quality
District
Corey Aldridge/Jeff Logan/Vince Caristo, Missoula
Urban Transportation District
Ellen Buchanan/Chris Behan, Missoula
Redevelopment Agency
Jane Kelly/Corena Maurer, Office of
Neighborhoods
Sherri Kenyon, Wastewater Treatment
Leslie Schwab, Historic Preservation Officer
Jessica Morriss/Ben Weiss, DS Transportation



CC: Emily Bentley, City Council Ward 3
Gwen Jones, City Council Ward 3
Riverfront Neighborhood Council

FROM: Anita McNamara, AICP, CFM, Development Services

DATE: December 22, 2016

RE: **Tavern Conditional Use Request located at 515 S. Higgins Ave.**

The City of Missoula Development Services has received a request from Gild Brewing for a tavern use in the C1-4 Neighborhood Commercial zoning district (see Map G) in the existing building at 515 S. Higgins Ave.

City Council is responsible for conducting a public hearing to hear and either approve or deny the request. City Council consistently asks for input from your agency on such matters. **If you do not have concerns about the conditional use request, please write that also, so City Council will know you are not concerned with the proposed changes.** Any comments you have will be appreciated.

Comments are requested by **Friday, January 6, 2017**. Thank you in advance for your consideration; your comments are much appreciated. You can review the full application on the City of Missoula website at www.ci.missoula.mt.us/PrivateProjects.

The public hearing before the **City Council** will be held at **7:00 pm on February 6, 2017** and will be held in the Missoula City Council Chambers located at 140 W. Pine Street in Missoula.

Attachments:

1. Review Criteria and Factors to be Considered

REVIEW CRITERIA FOR CONDITIONAL USES

Per Missoula Zoning Code, Section 20.85.070 H:

1. Conditional use applications may be approved by the City Council only when they determine that the review criteria listed below, as applicable, have been satisfied. All of the applicable review criteria must be addressed in the City Council's findings of fact in support of their decision.

Commentary: Not all review criteria will apply in every case. Only the applicable review criteria need to be met.

2. Uses that require conditional use approval may be approved by the City Council when they determine that the proposed use:
 - a. complies with all applicable standards of this zoning ordinance;
 - b. is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;
 - c. is compatible with the character of the surrounding area in terms of site planning, building scale and project design;
 - d. has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation; and
 - e. will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized).

FACTORS TO BE CONSIDERED

Per Missoula Zoning Code, Section 20.85.070 I:

In determining whether all applicable review criteria have been satisfied, the City Council may specifically consider the following factors:

1. that new buildings and structures are located to create a positive relationship with their environment, both urban and natural;
2. that the site design properly addresses building orientation, open space, light, sun exposure, views and protection of natural features;
3. that buildings, structures and uses are compatible with adjacent properties and uses in terms of physical design elements such as volume and mass management, building materials, color, open space design, screening, any applicable use-specific standards and any other design elements considered important by the City Council;
4. that the overall project will be functional, attractive and safe in terms of pedestrian, bicycle and vehicular access, parking, loading, and servicing; and
5. agency and public testimony.