



**DEVELOPMENT SERVICES**

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

**CITY REZONE APPLICATION**

**A. GENERAL INFORMATION**

1. One submittal packet is required for Completeness/Sufficiency Review.
2. Once the application is deemed complete by Development Services (DS), the application fee and 27 submittal packets shall be submitted or 15 submittal packets for Planning Board and staff if an electronic submittal packet is also submitted meeting the electronic packet submittal guidelines. The packets submitted for governing body review must be exactly the same as the packet that was deemed complete.
3. Name of proposed Rezone: **Grant Creek Village**
4. Name(s) of Applicant: **KJA Development LLC**  
Mailing Address: **PO Box 1951 Missoula, MT 59806**  
Telephone Number: **(406) 721-2458**  
Email Address: **ken\_aultco@hotmail.com**
5. Name(s) of Owner of Record: **KJA Development, LLC**  
Mailing Address: **PO Box 1951 Missoula, MT 59806**  
Telephone Number: **(406) 721-2458**  
Email Address: **ken\_aultco@hotmail.com**
6. Name and Company of Representative: **Spencer Woith; Woith Engineering, Inc.**  
Mailing Address: **3860 O'Leary Street, Suite A; Missoula, MT 59808**  
Telephone Number: **(406) 203-9565**  
Email Address: **spencer@woitheng.com**
7. Does the applicant(s) whose signature(s) are included below own at least 35% of the area or number of the parcels included within the area proposed to be rezoned? (Requirement of Title 20, 85.050(A)) **Yes**
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

	5/21/21
Applicant's Signature	Date
	5/21/21
Owner's Signature	Date
	5/20/21
Representative's Signature	Date

**B. SUBJECT PROPERTY INFORMATION**

General location of subject property and address (if address has been assigned): South Parcel: 2900 Expo Parkway, Missoula, MT 59808

North Parcel: 2920 Expo Parkway, Missoula, MT 59808

Legal Description - complete and unabbreviated: South Parcel: Amended Tract A of COS 3750 and Portion C of COS 4831 and Portion A of Commerce Center, Phase II, Amended in Section 5, Township 13 North, Range 19 West. Geocode is 04-2200-05-2-01-07-0000

North Parcel: Government Lot 4 and Portion B of COS 4831 in Section 5, Township 13 North, Range 19 West. Geocode is 04-2200-05-2-01-08-0000

Township, Range, Section(s): **South Parcel: Section 5, Township 13 North, Range 19 West**

**North Parcel: Section 5, Township 13 North, Range 19 West**

Subdivision, Lot(s), Block(s): **South Parcel: Portion A of Commerce Center, Phase II**

**North Parcel: Government Lot 4**

Tract(s), COS#: **South Parcel: Amended Tract A of COS 3750 and Portion C of COS 4831**

**North Parcel: Portion B of COS 4831**

Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above): **Not applicable - the boundaries of the proposed rezone are consistent with the boundaries of the parcels legally described above.**

Geocode: **South Parcel: 04-2200-05-2-01-07-0000**

**North Parcel: 04-2200-05-2-01-08-0000**

**C. ZONING AND GROWTH POLICY INFORMATION**

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	<b>Prospect Planned Unit Development</b>	<b>Open Space and Single-Dwelling Residential</b>
Adjacent (South)	<b>C1-4 Neighborhood Commercial</b>	<b>Hotels, Restaurants, and Vacant Property</b>
Adjacent (East)	<b>Rocky Mountain Elk Foundation Special District / RM1-35 Residential / B2-2 Community Business</b>	<b>Warehouse, Cultural Facility, and Multi-Dwelling Residential</b>
Adjacent (West)	<b>Unzoned</b>	<b>Open Space</b>

2. What is the current zoning of the property (including intensity designator)? **C1-4 Neighborhood Commercial, B2-2 Community Business, RM1-35 Residential, and R5.4 Residential**

3. What is the requested zoning for the property (including intensity designator)? **RM1-45 Residential (multi-dwelling) with a Development Agreement.**

4. What is the applicable comprehensive plan and land use designation for the property? **The applicable regional plan is the Our Missoula Growth Policy 2035, which recommends a land use designation of Regional and Commercial Services along the southern portion of the property and Residential High Density for the balance of the property.**

5. What is the intended use for the property? **The Applicant proposes including a Development Agreement with the rezone request. The proposed Development Agreement and attached Site Plan outline the intended use of the property - the development will contain a mixture of multi-family dwelling units for rent, a total of 700 dwelling units.**

**D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE**

**Review Criteria.** Provide a response to the following review criteria for rezone requests.

1. Whether the zoning is made in accordance with a growth policy;  
**Please see the attached Primary Review Criteria Report and Development Agreement.**
- 2a. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements
- 2b. Whether the zoning considers the effect on motorized and non-motorized transportation systems;  
**Please see the attached Primary Review Criteria Report and Development Agreement.**
3. Whether the zoning considers the promotion of compatible urban growth;  
**Please see the attached Primary Review Criteria Report and Development Agreement.**
- 4a. Whether the zoning is designed to promote public health, public safety, and the general welfare;
- 4b. Whether the zoning is designed to secure safety from fire and other dangers;
- 4c. Whether the zoning considers the reasonable provision of adequate light and air;
- 4d. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area;  
**Please see the attached Primary Review Criteria Report and Development Agreement.**
5. Whether the zoning considers the character of the district and its peculiar suitability for particular uses;  
**Please see the attached Primary Review Criteria Report and Development Agreement.**

**E. ATTACHMENTS**

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- A vicinity map** showing the subject property and the area within 300 feet of the subject property. **See attached; Exhibit B.**
- A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. **See attached; Exhibit C.**
- An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries. **See attached; Exhibit D.**
- A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties. **See attached; Exhibit E.**
- The current plat** of the subject property. **See attached.**