

N. California & River Rd Rezone

An abstract graphic element consisting of four overlapping diamond shapes. The top-right diamond is light blue, the bottom-right is light blue, the top-left is light red, and the bottom-left is light green. They are arranged in a way that suggests depth, with the light blue diamonds appearing to overlap the others. The text 'Rezone Application' is positioned in the center of the light green diamond.

Rezone Application

**MISSOULA****COMMUNITY PLANNING, DEVELOPMENT AND INNOVATION**

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

CITY REZONE APPLICATION**A. GENERAL INFORMATION**

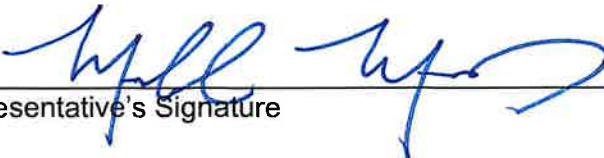
1. Submit the completed application with all attachments by email to the City Zoning Desk at ZoningDesk@ci.missoula.mt.us
2. Once the application is deemed complete by CPDI, Development Services and the applicant has paid the rezoning fee the rezone proposal will be scheduled for public hearings at Planning Board and City Council.
3. Name of proposed Rezone: **Rezone of 1201 & 1203 River Rd & 401 N. California Street**
4. Name(s) of Applicant: **Zavarelli Enterprises LLC**
Mailing Address: **411 N California St Missoula MT 59801**
Telephone Number: **N/A**
Email Address: **Zavarelli9@aol.com**
5. Name(s) of Owner of Record: **Zavarelli Enterprises LLC, Richard Zavarelli, Kammy Zavarelli**
Mailing Address: **411 N California St Missoula MT 59801**
Telephone Number: **Agent**
Email Address: **zavarelli9@aol.com**
6. Name and Company of Representative: **IMEG Corp. C/O Michael Maine**
Mailing Address: **1817 South Ave W, Suite A Missoula MT 59801**
Telephone Number: **(406) 532-0270**
Email Address: **Michael.A.Maine@imegcorp.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.


Applicant's Signature **Richard Zavarelli** - Member of Zavarelli Enterprises, LLC **10/23/2024**
Date


Owner's Signature **Richard Zavarelli** **10/23/2024**
Date


Owner's Signature **Kammy Zavarelli** **10/23/2024**
Date


Representative's Signature **Michael Maine** **10-22-2024**
Date

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned):

Legal Description - complete and unabbreviated:

Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above):

Geocode: **Please See Attached Legal Descriptions**

C. ZONING AND GROWTH POLICY INFORMATION

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

	Zoning	Current Land Use
Adjacent (North)	Unzoned	Parks and Conservation Lands
Adjacent (South)	B2-2 (Community Business) & R20 (Residential 20)	Urban Mixed-Use Low (UML)
Adjacent (East)	County: NR (Neighborhood Residential) City: M2-4 (Heavy Industrial) & R80 (Residential 80)	County: Neighborhood Residential City: Parks & Conservation Lands, Urban Mixed-Use Low
Adjacent (West)	R80 (Residential 80) & C2-4 (Community Commercial) Southside Riverfront Neighborhood Character Overlay	Urban Mixed-Use Low

2. What is the current zoning of the property (including intensity designator)?

The properties addressed as 1201 River Rd and 401 N California St are zoned R80 (Residential). The Portion of the property addressed generally as 1203 River Rd is split zoned with B2-2 (Community Business) located roughly on the Eastern portion of the property (addresses in this area are 407 and 411 N California St). The area associated with the existing B2-2 Zoning also contains Southside Riverfront Neighborhood Overlay, RT10 (Residential two-unit/townhouse) making up the bulk of the property.

Property #1 (401 & 403 California St): R80 Residential

Property #2 (1203 & 1203 1/2 River Rd and 407 & 411 California St): RT10 and B2-2 with Southside Riverfront Neighborhood Overlay. Please note that this property is "Split Zoned" and subject to Title 20, section 20.01.100.E.3.a.

Property #3 (1201 River Rd): R80 Residential

Please see the attached Zoning Map outlining the properties and their existing Zoning Designations.

3. What is the requested zoning for the property (including intensity designator)?

Proposed Zoning: B2-3, (Community Business).

The Urban Mixed-Use Low designation (“UML” herein) states that the comparable city zoning designations are B1, B2, B3, C1, and M1R with Neighborhood Center being the comparable County zoning.

Please see the City Zoning and the Requested City Zoning exhibits attached with this application.

4. What is the applicable City Growth Policy (comprehensive plan) and land use designation for the property?

The Our Missoula 2045 Land Use Plan (“LUP” herein) is the applicable comprehensive plan which includes future land use designation for the property of UML. The UML is identified for areas with an urban residential feel, interspersed with a mix of commercial and cottage industrial uses. These areas are evolving into more substantial mixed-use neighborhoods with a strong sense of community. They offer a diversity in housing type, alongside moderate intensity commercial services. Buildings range from house-sized to partial block structures with small to medium-sized commercial and multi-dwelling buildings. Walkability is a core value for these areas as well as prioritizing planning for pedestrian connectivity with green infrastructure. Parking is a need but not a priority and proximity to services is another core value. One of the LUP’s key findings is that the “Focus Inward” strategy enhances the benefits of multi-modal transportation options and is integral in realizing the community form goals for the more urban place types. The property is also included with the "Wyoming Street Neighborhood" as outlined in the applicable Missoula Downtown Master Plan for the area. A portion of the property is zoned within the NC-SR, Southside Riverfront Neighborhood Character overlay district, but because that plan sunsetted with the approval of the new LUP, it is anticipated that this zoning overlay will also be sunsetted once the new Unified Development Code is implemented in summer of 2025. Title 20 lists the intention of this overlay district is to accommodate the commercial and residential needs of the southside riverfront commercial neighborhoods by permitting a mixture of residential and neighborhood serving commercial uses.

5. What is the intended use for the property?

The subject property provides a unique opportunity in terms of development potential in that there are very few locations of this size that could be classified as "infill" development remaining within the City of Missoula. Therefore, it is paramount that the use options available to this property maximize the potential of the site and the overarching goals as outlined in the Downtown Master Plan and LUP. The intended use for the subject property is to provide a "Mixed Use" development that aligns with the larger policy goals and also fits within the adjacent neighborhood character. The vision is to build upon what is happening “next door” in the Old Sawmill District, with the two areas becoming seamless neighborhoods. This can only occur if non-motorized connectivity is prioritized, and a mix of uses are enabled within the base zoning designation for the subject property. The LUP designation and comparable zoning designations align with the neighborhood vision and master planning goals for this area. Therefore, the zoning designation of B2-3 is being requested as it provides for the best development potential for the property while still adhering to the applicable plans and fitting within the overarching neighborhood character. A comparison of the

differences between B2-2 and B2-3 has been provided in this application along with the renderings which are attached herein. This comparison should help throughout the public process as the requested zoning is discussed. Please see the comparison bullet points outlined below:

- The ability to have over 50-foot building heights enables the property to be built “up” instead of “out” creating the potential for continuous open space along River Road. The importance of being enabled to build “up” rather than “out” cannot be overstated here as one of the core tenants of the Downtown Master Plan for this area is the creation of the River Road greenway. The intended development would have a “step down” in scale along River Road without sacrificing housing units or mixed-use potential.
- A zoning designation of B2-3 will allow the landowner to shift building footprints along River Rd, to the south, roughly 56'-89' at the proposed building locations. This would allow for over .5 acres of additional open space when compared to B2-2 and enable mixed-use building types.
- B2-3 would enable approximately 235 dwelling units, along with the added open space, compared to approximately 196 units in B2-2.
- B2-3 enables over 8,000 square feet of commercial space compared to no commercial space with B2-2.
- Overall, B2-3 supports the intent of the LUP and Downtown Master Plan for mixed-use neighborhood commercial/residential development. B2-2 would cause sacrifice in either less dwellings to accommodate commercial or no commercial to accommodate equal housing counts.

As outlined in the bullets above and in the comparative renderings included herein, a B2-3 zoning designation would encourage a more viable mixed-use development that can allow the intent of the Downtown Master Plan to be met while maximizing housing and enabling commercial to mix in as well. B2-2 could allow a reasonable multi-family project for this city in 2024, but B2-3 is essential for meeting present day full commercial and residential demand and LUP intent, and even more so in the very near future as the City continues to grow. The plans for this area call for increased non-motorized connectivity with public spaces and a River Road boardwalk/greenway filled with diverse and lively uses. To accomplish these goals, B2-3 is the most fitting zoning designation.

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 amendment is consistent with MCA § 76-2-304:

- a. Whether the zoning is made in accordance with a growth policy;

Yes, this rezone is in accordance with the LUP as B2 is a comparable zoning district listed for UML within the LUP. The rezone request to B2-3 complies with the LUP since it meets other criteria such as providing a mixed-use corridor at a small-block scale. Additionally, it can accommodate the commercial and residential needs of the surrounding neighborhoods by permitting a mixture of residential and neighborhood-serving commercial uses. This district allows existing uses to remain while encouraging a mix of residential and commercial uses. The Wyoming Street Neighborhood is the least developed part of Downtown Missoula but still contains a diverse mix of uses and

housing types, from single-family homes and a garden center to large apartment buildings and automotive services. The density of development in this area is expected to be higher than currently seen in most commercial areas in Missoula and should include multistory buildings. Placed in proximity to major streets and intersections, an equal emphasis on vehicle, pedestrian, bicycle and transit circulation shall be provided. Historically disconnected from the rest of the city, with the development of the adjacent Old Sawmill District and easy access to the Ron's River and Milwaukee Trails the area now has convenient connections to the whole of downtown.

b. Whether the zoning is designed to secure safety from fire and other dangers;

Yes, The zoning is designated to secure safety from fire and other dangers because future development will be subject to all applicable local, state and federal regulations ensuring the protection of public health, safety, and welfare. Additionally, emergency services are available to the site. Law enforcement personnel and facilities are available to address potential problems of noise, property damage or personal injury. Fire protection is also available to the site. Upon Completion of the MRA California Street Improvements, which is scheduled for 2026, a fire hydrant will be located near the site at the intersection of California & Idaho St. In close proximity to the subject properties. The subject property does not contain steep slopes. Although the property is currently located within the Special Flood Hazard Area (SFHAs) subject to inundation by the 1% annual chance flood. The primary structures on the subject property will be raised above the BFE. The property is served by Emergency Services, hospitals, city policy and City Fire. The property is not located within a Wildland Residential Interface. Each structure will undergo a formal review regarding fire and emergency services at the time of building permit. City fire will have the opportunity to review plans and provide comment.

c. Whether the zoning is designed to promote public health, public safety, and the general welfare;

Yes, the rezoning will promote public health, public safety, and the general welfare by providing for additional residential and commercial uses in an area with access to public sewer, water, emergency services, streets, schools and other urban services. The property is served by Emergency Services, Hospitals, City Police and City Fire. This infill housing project offers opportunity to access provided public transit, bicycle trail networks and walkability to reduce reliance on automobiles and results in lower transportation costs, improved health, and better air quality. This subdivision supports the Focus Inward development strategy by encouraging residential development around existing transportation nodes and corridors. The zoning is designed to promote public health, public safety and general welfare by promoting infill development in a location where existing residential uses, transportation, water and sewer, and utility infrastructure already exists. The property is also located near emergency services that provide quick response times as well as quick access and transportation to the hospitals in Missoula. This convenient access promotes public health and public safety for future members of the community.

d. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;

Yes, the zoning is designated to facilitate the adequate provision of transportation because the property abuts public streets, with non-motorized transportation improvements to be built along the property frontages. The property can be served by municipal sewer and water and has easy access to Silver Park, located only a few hundred yards to the east. The subdivision is within the following school districts; Paxon Elementary, Washington Middle School, Hellgate Highschool, it is also within commuting distance from the University of Montana and Missoula Community College, in the B2-3 site plan included herein, the potential 199 unit development would result in approximately 80 school aged students. This is using a .4 child per household calculation for the average.

There is a mountain Line Bus stop roughly ¼ mile to the west along Russell Road (Route 2). The Wyoming Street neighborhood plans for a greenway along River Rd which will help facilitate on site and off-site pedestrian traffic. The Prince St Right of Way extends north, adjacent to the Southwestern Corner of the 401 N California Property (Property #3).

e. Whether the zoning considers the reasonable provision of adequate light and air;

Yes, this rezoning will not adversely impact the provision of adequate light and air because all future development will be required to meet internal and external building code and zoning requirements for building heights, ventilation, and other elements. The property is located in an urban area considered part of the Missoula Downtown Masterplan, which provides many commercial services and conveniences that promote the general welfare of members in the community. Open space, and park amenities are anticipated to be incorporated into the project design.

f. Whether the zoning considers the effect on motorized and nonmotorized transportation systems;

Yes, The rezoning considers the effect on motorized and nonmotorized transportation systems because the property is within the Missoula Urban Transportation District, is served by public transit, is located on a street where active transportation infrastructure is planned and is located approximately 700 feet from the junction of the Kim Williams Trail and California Street bridge, which can be used to travel to other parts of the City. Generally, infill housing projects that are located near employment and retail centers provide public transit, bicycle trail networks and walkability to reduce reliance on automobiles. The proposed development is south of Kim Williams Trail, North of the Milwaukee Trail and Adjacent to the California St foot bridge, all are existing shared use paths, constructed of asphalt. These trails will provide future residences of the Wyoming Street Neighborhood increased pedestrian and bicycle access.

g. Whether the zoning considers the promotion of compatible urban growth;

Yes, the rezoning promotes compatible urban growth because it helps to implement the community form guidelines of the LUP and provides for increased residential density in an established and planned UML area. Not only are these properties outlined for UML, but if rezoned to B2-3 would aid in realizing the master planned growth for this area.

- h. Whether the zoning considers the character of the district and its peculiar suitability for particular uses;**
Yes, the rezoning considers the location and character of the property, which has easy access to urban infrastructure and services in Missoula. The rezone is in accordance with the character of the district. Adjacent to the east is the Old Saw Mill District which includes community mixed use land uses. There have also been 2 recent rezones within the Riverside neighborhood one directly adjacent to the south along Idaho St and one a few more blocks south along Montana Street, both of these projects received a B2-2 zoning designation.

- i. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area.**
Yes, this rezoning encourages the most appropriate use of the land because it would allow for development as envisioned in the LUP and Downtown Masterplan, the two guiding planning documents for this location. The rezone area will encourage development and will promote community growth while utilizing the multiple existing services already provided in the area. The surrounding streets and sidewalk networks will be utilized, and the proposed use will continue to provide residential and commercial elements that will enhance life and wellbeing within the neighboring community. The proximity of existing mixed-use areas and services to this proposed rezone also encourages the UML as the most appropriate use for this land. This rezone will provide an example for neighboring properties who also want to explore their options for developing their own properties.

- 2. Whether the proposed zoning amendment corrects an error or inconsistency in the zoning ordinance or meets the challenge of a changing condition;**

Yes, The zoning amendment is a map amendment and not a text amendment so there is no change to the Title 20 zoning ordinance that would correct an error or inconsistency. The rezoning will provide opportunity for an incremental increase in housing, which is in great demand in Missoula and considered a changing condition. Current zoning is inconstant with development plans and inconsistent with the applicable LUP and Master Plans.

- 3. Whether the proposed zoning amendment is in the best interests of the city as a whole.**

Yes, the rezoning is in the best interest of the city as a whole because the rezoning implements the recommendations of the 2045 Land use Plan for areas designated UML, while scaling to be more compatible with the existing development, and providing much-needed single and multi-family housing and commercial use.

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.
- A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
- An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- 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.
- The current plat** of the subject property



SUPPLEMENTAL PROJECT INFORMATION

Legal Descriptions



Number Corresponding to Map: 1

Street Address: **1201 River Rd, Missoula MT 59801**

Legal Description – Complete and Unabbreviated: **A tract of land to be known as Tract B, being a portion of Lot 18 and Lot 19 of Cobban & Dinsmore's Orchard Homes No. 2; a platted subdivision of Missoula County, Montana, and More Particularly described as follows; Commencing at the Northeast corner of Lot 19 Cobban & Dinsmore's Orchard Homes No. 2; thence N81°22'12"W., along the North boundary of Lot 1, said subdivision 115.47 feet to the true point of beginning; thence S07°37'48"W., 138.00 feet; thence N84°09'12"W., 15505 feet; thence N04°27'48"E., 145.90 feet to an intersection with the North boundary of Lot 18, said subdivision; thence 81°22'12"E., along the North boundary of Lots 18 and 19, said subdivision 163.00 feet to the true point of beginning. Contains 0.518 acres, more or less.**

Recording Reference: Doc No.202401542; Book 1097; Page 611

Subdivision Name: **Cobban & Dinsmore's Orchard Homes No. 2**

Tract/Lot #: **Portion of Lot 18 & 19** Block No: **N/A**

Certificate of Survey No: **N/A**

Geocode: **04-2200-21-2-11-04-0000** Tax ID: **201012270**

Number Corresponding to Map: 2

Street Address: **1203 & 1203 ½ River Rd, Missoula MT 59801 & 407 & 411 N California St, Missoula MT 59801**

Legal Description – Complete and Unabbreviated: **Lot 18 and Lot 19 of Cobban & Dinsmore's Orchard Homes No. 2, a platted subdivision in Missoula County, Montana, according to the official recorded plat thereof, LESS AND EXCEPTING THEREFROM the following 2 tracts of land:**

A tract of land to be known as Tract A, being a portion of Lot 18 and Lot 19 of Cobban & Dinsmore's Orchard Homes No. 2, a platted subdivision of Missoula County, Montana, and more particularly described as follows: Beginning at the Southeast corner of Lot 19, Cobban & Dinsmore's Orchard Homes NO.2, which is the true point of beginning; thence West along the South boundary of said subdivision, 191.60 feet; thence North 43.00 feet; thence East 191.60 feet; thence South 43.00 Feet to the true point of beginning.

AND

A tract of land to be known as Tract B, being a portion of Lot 18 and Lot 19 of Cobban & Dinsmore's Orchard Homes No. 2; a platted subdivision of Missoula County, Montana, and More Particularly described as follows; Commencing at the Northeast corner of Lot 19 Cobban



& Dinsmore's Orchard Homes No. 2; thence N81°22'12"W., along the North boundary of Lot 1, said subdivision 115.47 feet to the true point of beginning; thence S07°37'48"W., 138.00 feet; thence N84°09'12"W., 15505 feet; thence N04°27'48"E., 145.90 feet to an intersection with the North boundary of Lot 18, said subdivision; thence 81°22'12"E., along the North boundary of Lots 18 and 19, said subdivision 163.00 feet to the true point of beginning.

Recording Reference: Book 858 of Micro Records at Page 1396

Subdivision Name: Cobban & Dinsmore's Orchard Homes No. 2

Tract/Lot #: Portion of Lot 18 & 19 Block No: N/A

Certificate of Survey No: N/A

Geocode: 04-2200-21-2-11-03-0000 Tax ID: 2500801

Number Corresponding to Map: 3

Street Address: 401 & 403 N California St, Missoula MT 59801

Legal Description – Complete and Unabbreviated: Lots 13 to 24 inclusive in Block 2 and Lots 13 to 24 inclusive in Block 3 of Eddy Addition, to Missoula County, Montana, according to the official recorded plat thereof. Together with vacated Inez Street which attaches to said blocks by operation of law pursuant to resolution recorded November 6, 1970 in Book 26 at Page 754 Micro Records

AND

A tract of land to be known as Tract A, being a portion of Lot 18 and Lot 19 of Cobban & Dinsmore's Orchard Homes No. 2, a platted subdivision of Missoula County, Montana, and more particularly described as follows: Beginning at the Southeast corner of Lot 19, Cobban & Dinsmore's Orchard Homes NO.2, which is the true point of beginning; thence West along the South boundary of said subdivision, 191.60 feet; thence North 43.00 feet; thence East 191.60 feet; thence South 43.00 Feet to the true point of beginning.

Deed Exhibit No. 2657 "A & B"

Recording Reference in Book 858 at Page 1150 Micro Records

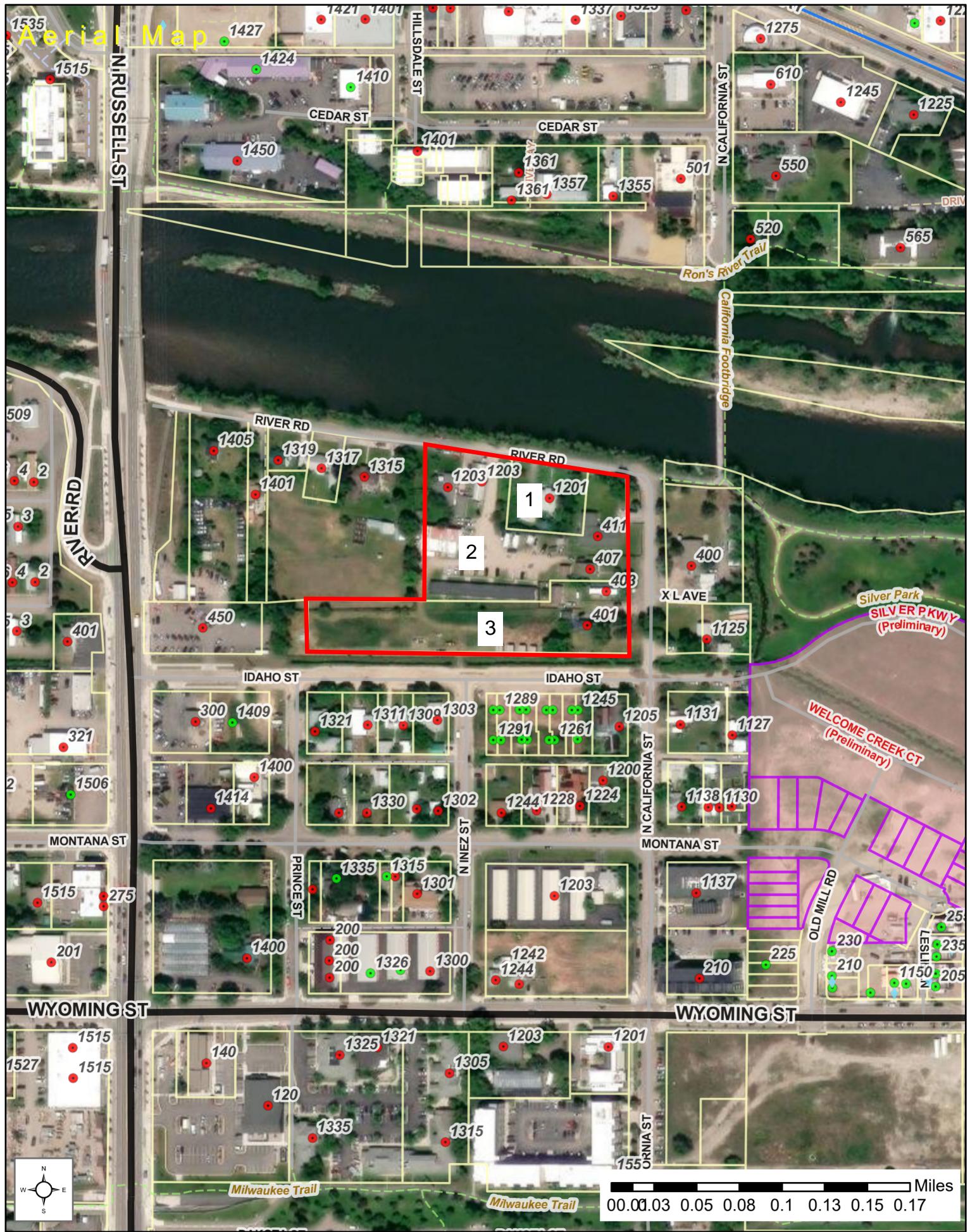
Subdivision Name: Eddy Addition Tract/Lot #: Lots 13-24 Block No: 2 & 3

Certificate of Survey No: N/A

Geocode: 04-2200-21-2-11-02-0000 Tax ID: 1418701

SUPPLEMENTAL PROJECT INFORMATION

Aerial Exhibit
Vicinity Map
Zoning Exhibit(s)
Land Use Map
Floodplain Map
Bus Exhibit
Prior Subdivision History

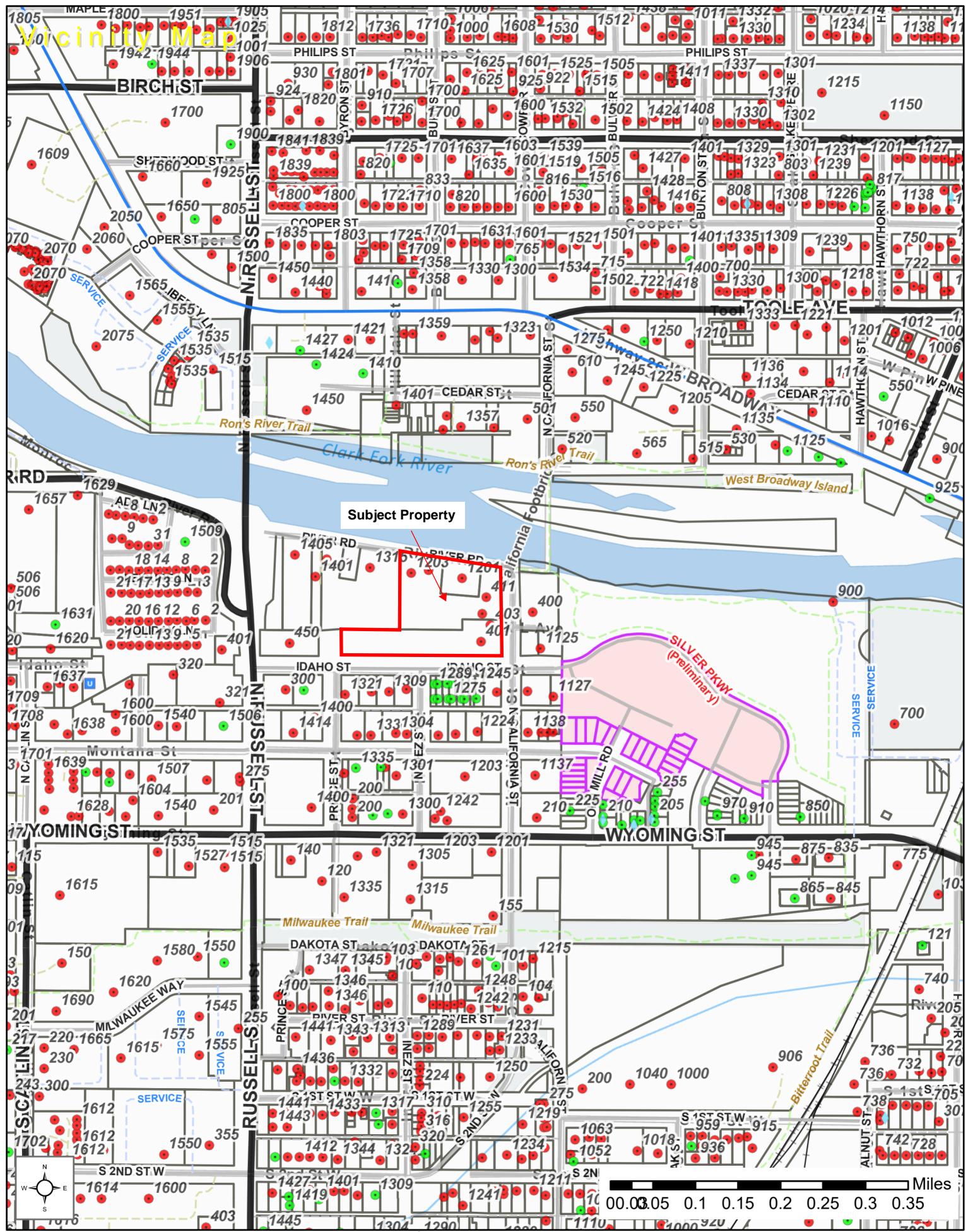


Date:
10/10/2024

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Map Center: X: -114.01549 - Y: 46.87421

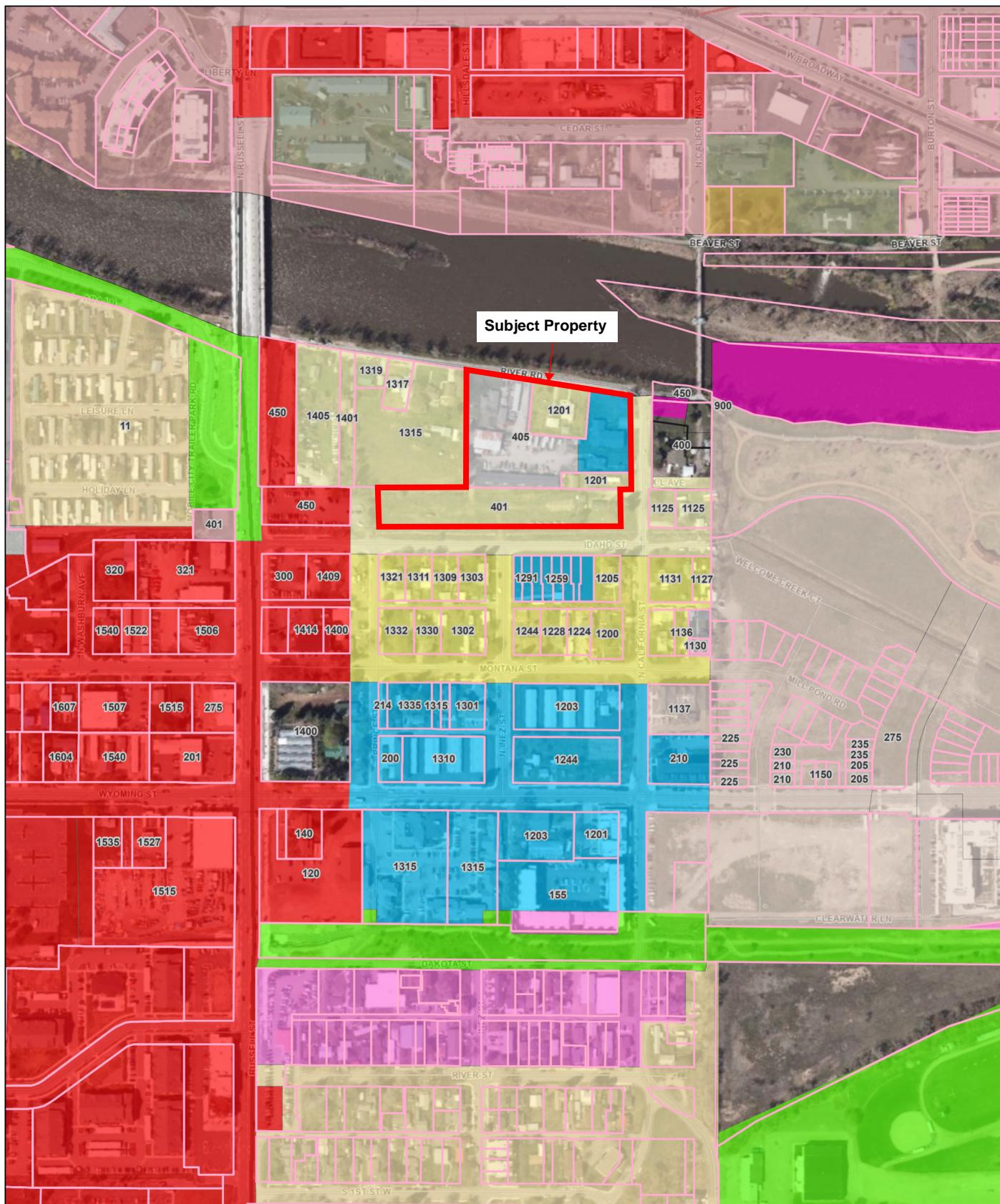
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Date:
0/24/2024

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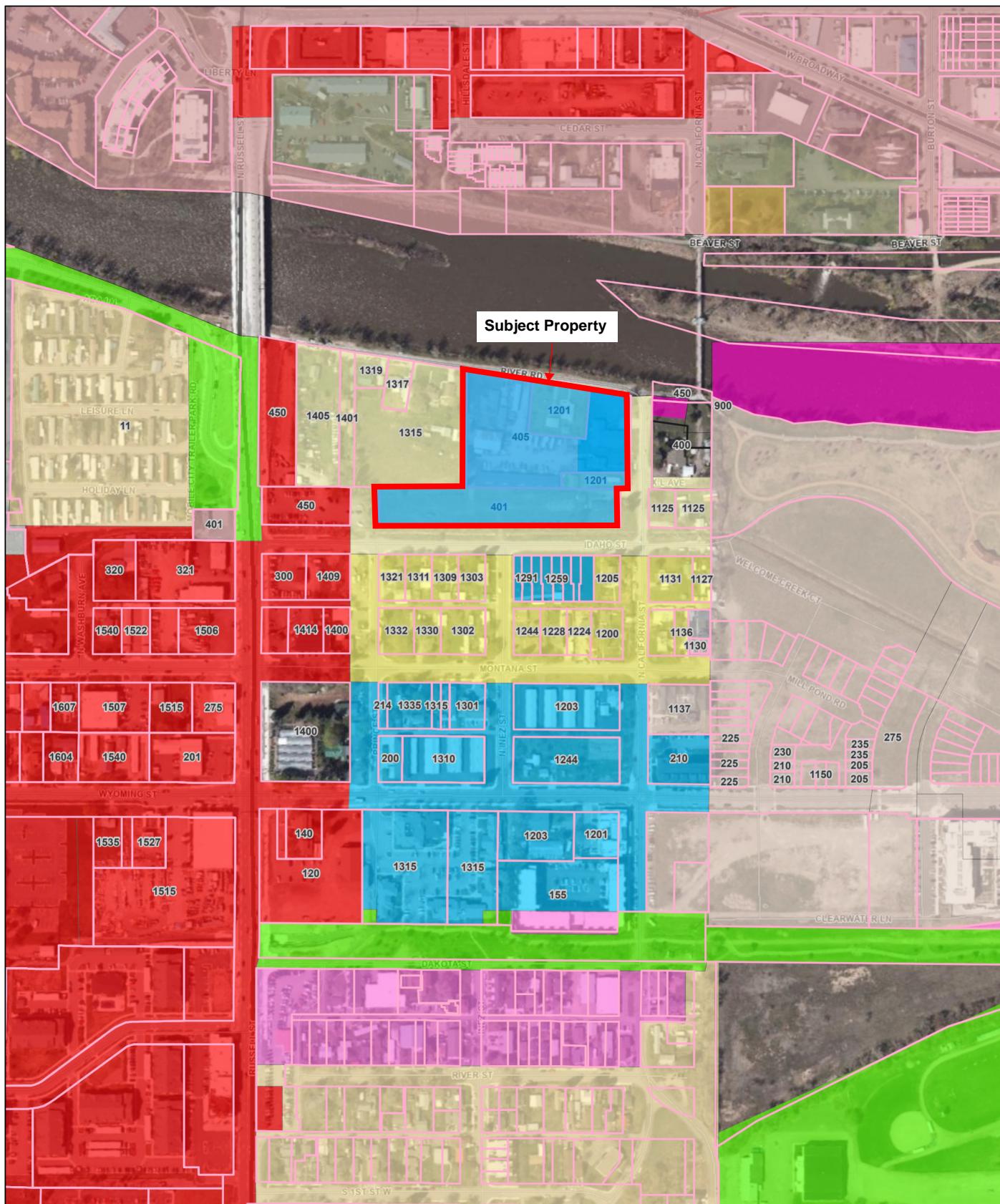
City of Missoula: City Zoning



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Bureau of Land Management, Esri, HERE, Garmin,
INCREMENT P, NGA, USGS

City of Missoula: Requested City Zoning



10/10/2024, 11:46:03 AM

Parcels

M1R-2

RM1-45

City Limits

M2-4

RT10

City Zoning

OP3

RT2.7

B2-2

R20

PUDs

C1-4

R80

SD/Mill Site - Sub B-C

C2-4

RM1-35

SD/Mill Site - Sub E

SD/Mill Site - Sub F

SD/Mill Site - Sub H

SD/Mill Site - Sub D

SD/Mill Site - Sub H-2

SD/Mill Site - Sub B-C

Unzoned

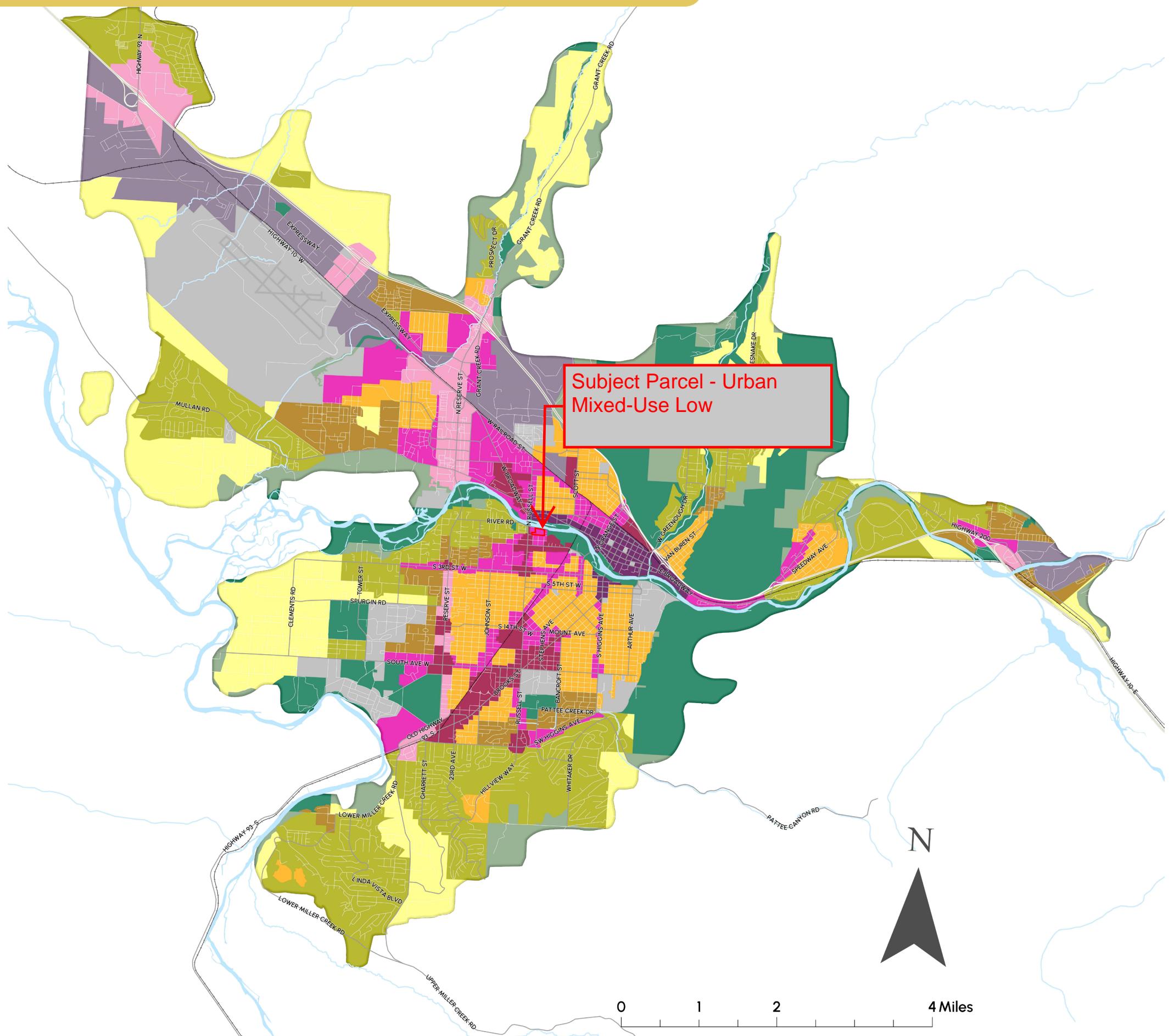
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0 0.04 0.07 0.14 mi

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Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Figure 30. Place Types Map



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation Lands

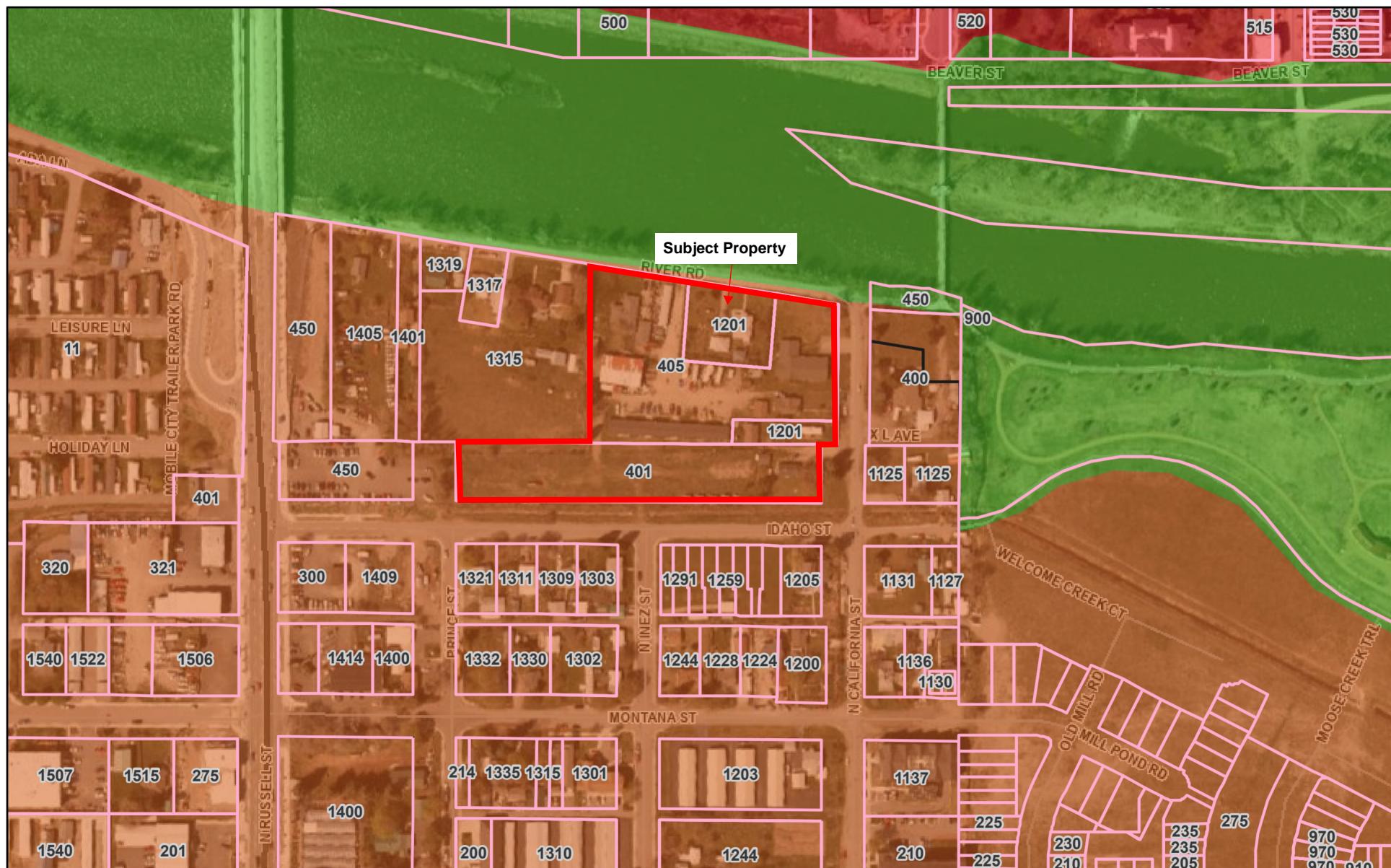


The intent of this map is to convey the community's vision for growth and change, and to guide implementation of necessary changes to the City's zoning map, zoning districts, subdivision requirements, and other land use regulations.

The Place Types designated in this map are approximate and must be read in conjunction with the Place Type descriptions and policy statements found within the Land Use Plan. Any policy decisions based on the designations should consider site-specific conditions.

The Land Use Plan (LUP) and Place Type map are not intended to interfere with, abrogate or annul any covenant, deed restriction or other agreement between private parties.

City of Missoula: Land Use Map



01/07/2024, 8:16 AM

Parcels

Land Use

Urban Mixed-Use High

City Limits

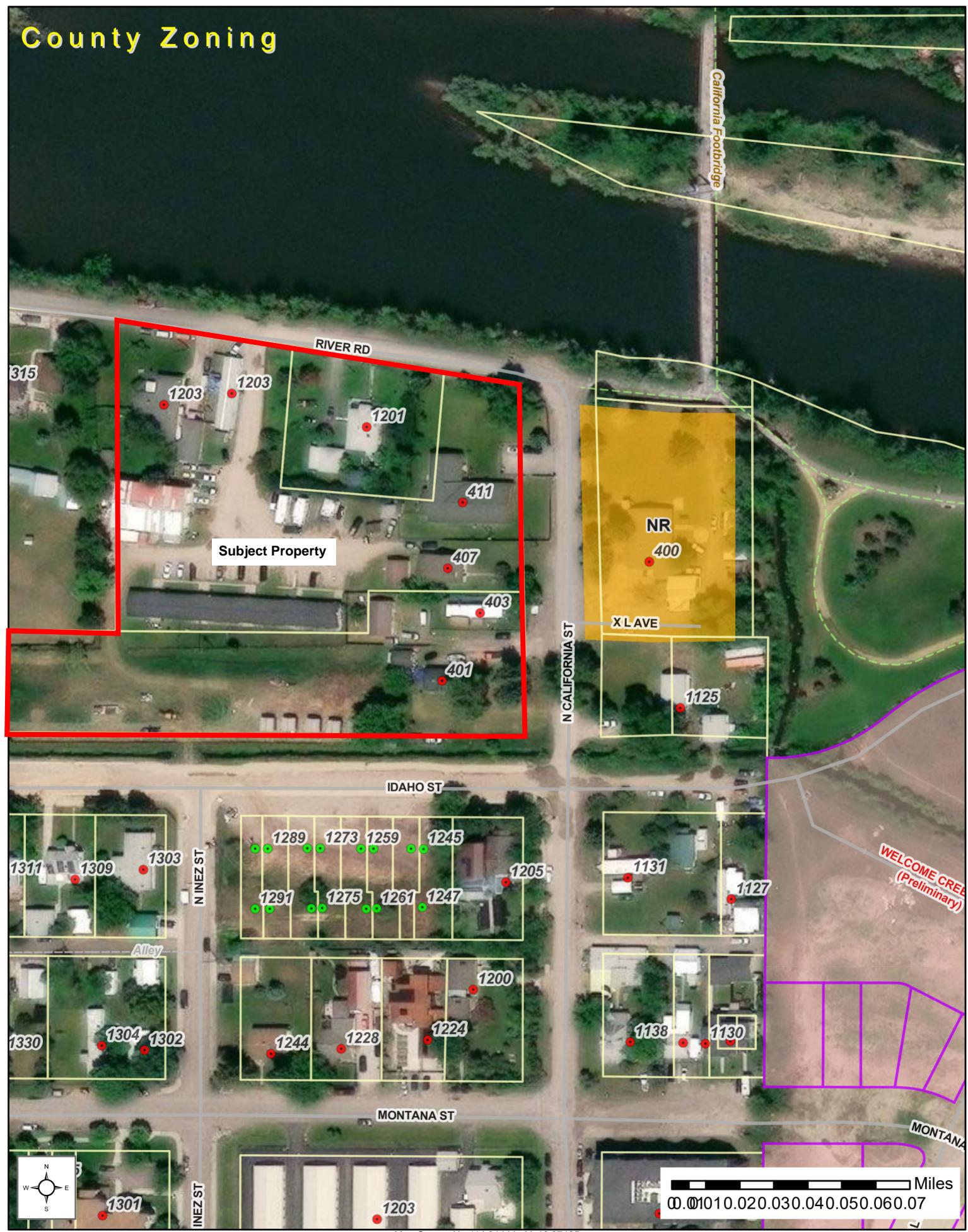
Urban Mixed-Use Low

Parks and Conservation Lands

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Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

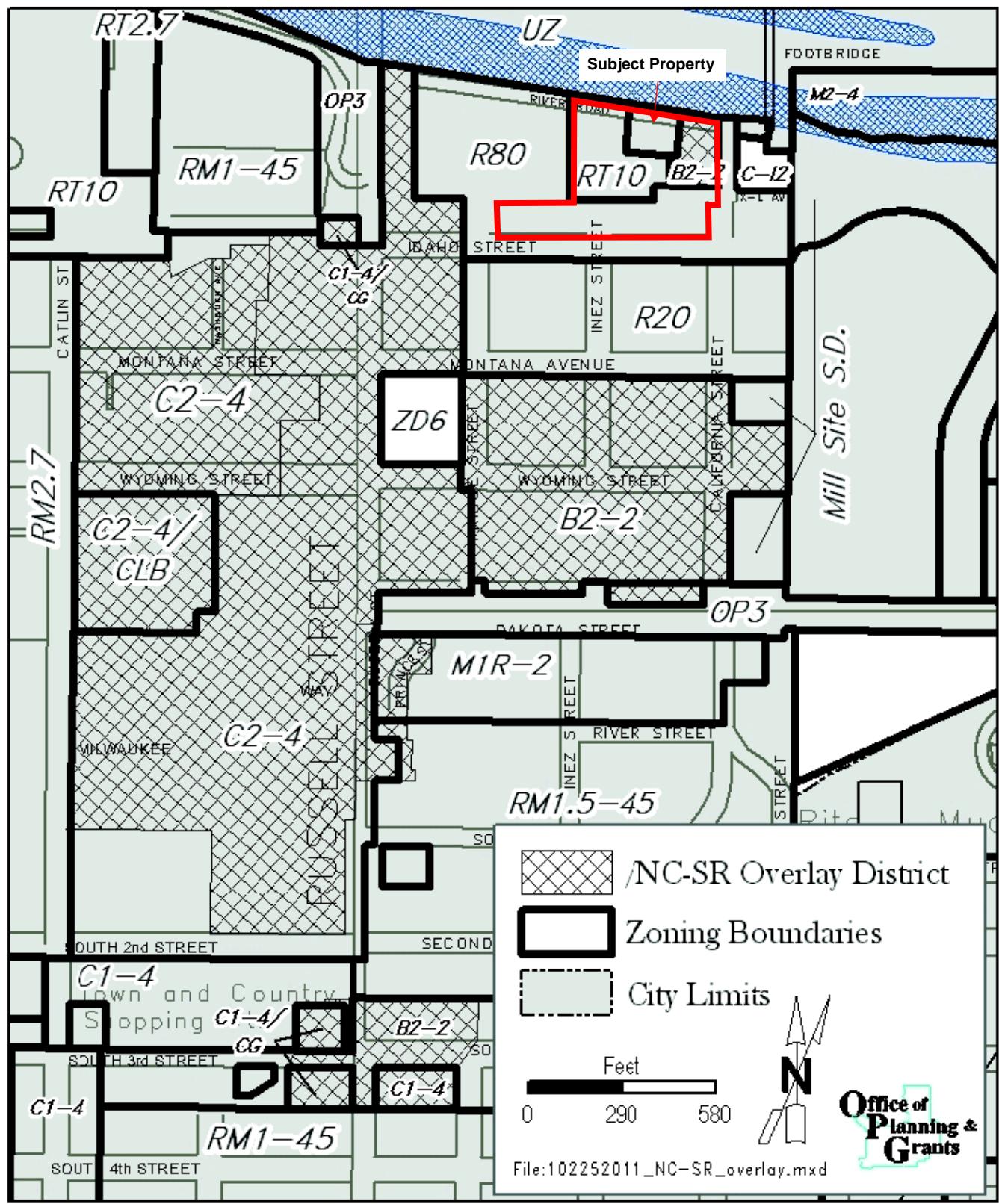
County Zoning



Date:
0/10/2024

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**/NC-SR, SOUTHSIDE RIVERFRONT
NEIGHBORHOOD CHARACTER OVERLAY DISTRICT**



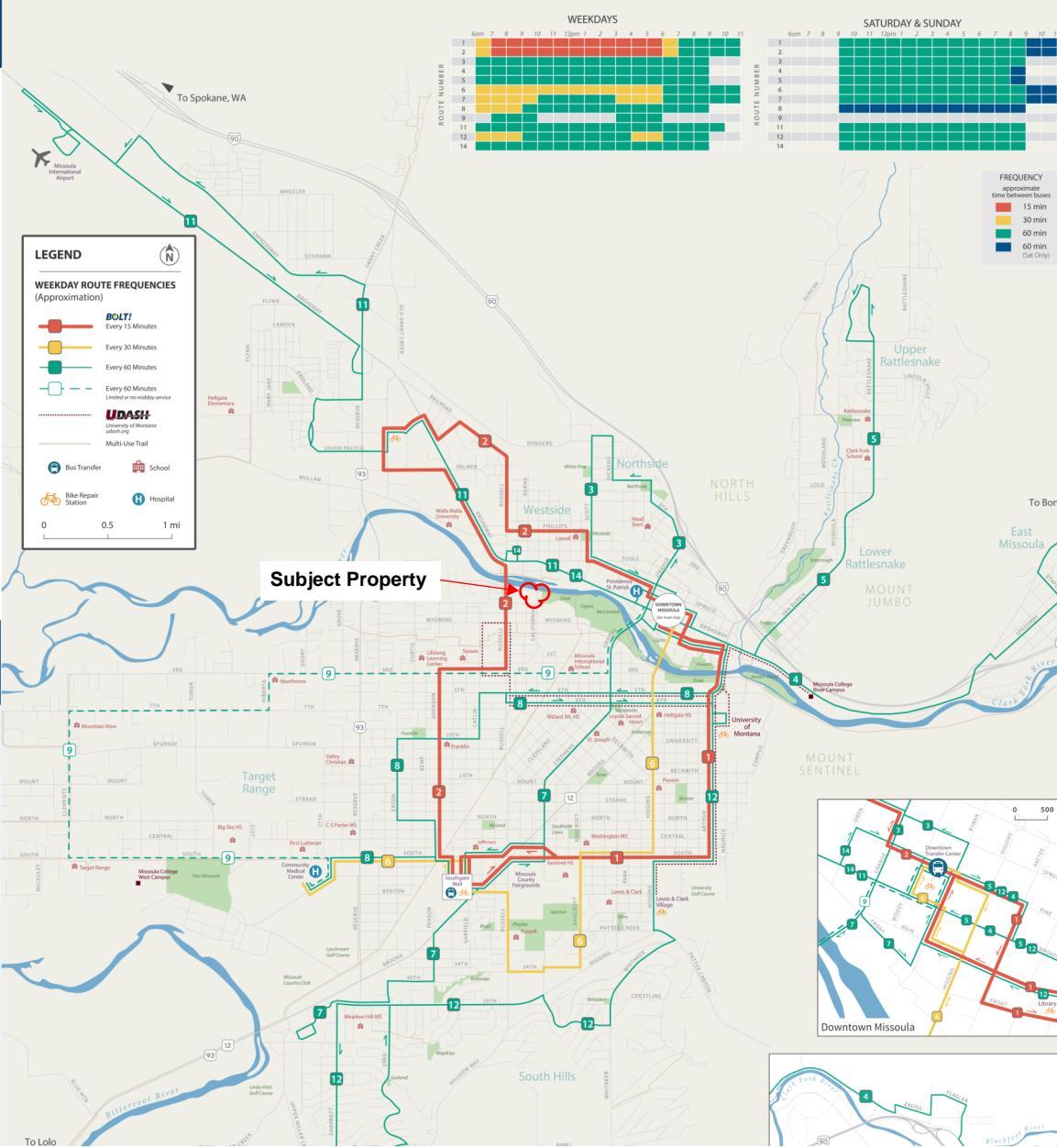


BIKE AND BUS
Every Mountain Line bus features a bike rack that can hold up to three bicycles. We also have strategically-placed bike racks, tool towers and tire pumps along our routes. Visit mountainline.com for more information.

BUSES ARE ACCESSIBLE AND ADA COMPLIANT



WAY TO GO MISSOULA
Get rewarded for riding, plus learn about other sustainable trip options in Missoula. Log your trips at waytogo.missoulinimation.com



HOLIDAY CLOSURES
Mountain Line does not provide service on the following holidays: New Year's Day, Independence Day, Thanksgiving Day and Christmas.

Mountain Line Code of Conduct

The following items are prohibited on the bus:

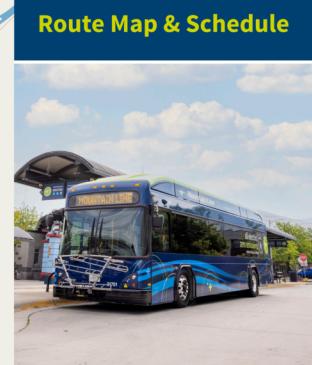
- Gasoline and other flammable liquids.
- Firearms, BB guns, air guns, knives.
- Animals (except service animals and animals confined to a carry-on, lap-size container).
- Car batteries.
- Fireworks.

No weapons of any kind are allowed on Mountain Line vehicles or property.

Please read and follow the Code of Conduct posted on all buses and mountainline.com.



Map and contents ©2022 Mountain Line



(406) 721-3333
Paratransit/TDD (406) 721-2848



MONDAY – FRIDAY SERVICE

1 ROUTE 1 Monday – Friday 15-Minute Service

OUTBOUND FROM DOWNTOWN

Depart Transfer Center	University	South & Lester	Sentinel High School	Southgate Mall
5:45 AM	5:49 AM	5:53 AM	6:00 AM	
6:15	6:19	6:23	6:25	6:30
6:45	6:49	6:53	6:55	7:00
7:15	7:19	7:23	7:25	7:30
From 7:30 AM to 8:45 PM, buses arrive every 15 minutes:				
:30	:34	:38	:40	:45
:45	:49	:53	:55	:59
:00	:04	:08	:10	:15
:15	:19	:23	:25	:30
5:45 PM	5:49 PM	5:53 PM	5:55 PM	6:00 PM
6:15	6:19	6:23	6:25	6:30
6:45	6:49	6:53	6:55	7:00
7:15	7:19	7:23	7:25	7:30
From 7:30 AM to 8:45 PM, buses arrive every 15 minutes:				
:30	:34	:38	:40	:45
:45	:49	:53	:55	:59
:00	:04	:08	:10	:15
:15	:19	:23	:25	:30
9:45 PM	9:49 PM	9:53 PM	9:55 PM	10:00 PM
9:45	9:49	9:53	9:55	10:00

INBOUND TO DOWNTOWN

Southgate Mall	Missouri County Fairgrounds	South & Lester	Arthur & Keith	Arrive Transfer Center
6:20 AM	6:23 AM	6:29 AM	6:33 AM	6:45 AM
6:45	6:53	6:59	7:15	
7:20	7:23	7:29	7:33	7:45
7:50	7:53	7:59	8:03	8:15
From 8:05 AM to 8:20 PM, buses arrive every 15 minutes:				
:05	:08	:14	:18	:30
:20	:23	:29	:33	:45
:35	:38	:44	:48	:59
:50	:53	:59	:63	:15
6:20 PM	6:23 PM	6:29 PM	6:33 PM	6:45 PM
6:45	6:53	6:59	7:15	
7:20	7:23	7:29	7:33	7:45
7:50	7:53	7:59	8:03	8:15
From 8:05 AM to 8:20 PM, buses arrive every 15 minutes:				
:05	:08	:14	:18	:30
:20	:23	:29	:33	:45
:35	:38	:44	:48	:59
:50	:53	:59	:63	:15
10:20	10:23	10:29	10:33	10:45

2 ROUTE 2 Monday – Friday 15-Minute Service

OUTBOUND FROM DOWNTOWN

Depart Transfer Center	Spokes & Tools	Great Northern & Turner	3rd & Catlin	Southgate Mall	Walmart
5:45 AM	5:49 AM	5:53 AM	6:00 AM	6:00 AM	6:15 AM
6:45	6:49	6:53	6:59	7:05	7:20
7:45	7:49	7:53	7:59	8:05	8:20
8:20	8:23	8:29	8:33	8:35	8:45
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00
From 8:05 AM to 8:45 PM, buses arrive every 15 minutes:					
:15	:18	:22	:26	:30	:50
:30	:33	:37	:41	:51	:55
:45	:48	:52	:56	:58	:20
:00	:03	:07	:11	:21	:25
5:45 PM	5:49 PM	5:53 PM	5:56 PM	5:58 PM	6:20 PM
6:45	6:49	6:53	6:56	6:58	7:20
7:45	7:48	7:52	7:55	7:57	8:05
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00

INBOUND TO DOWNTOWN

Southgate Mall	South & Lester	Russell & Turner	Spokes & Tools	Arthur & Keith	Arrive Transfer Center
6:00 AM	6:10 AM	6:20 AM	6:30 AM	6:40 AM	6:45 AM
6:32	6:40	6:55	7:02	7:04	7:15
7:02	7:10	7:25	7:32	7:34	7:45
7:50	7:58	8:13	8:20	8:22	8:35
8:45	8:48	8:52	8:56	8:58	9:00
9:45	9:48	9:52	9:56	9:58	10:00
From 8:05 AM to 8:45 PM, buses arrive every 15 minutes:					
:32	:35	:38	:41	:51	:55
:47	:49	:52	:54	:56	:20
:00	:03	:07	:11	:21	:25
5:45 PM	5:49 PM	5:53 PM	5:56 PM	5:58 PM	6:20 PM
6:45	6:49	6:53	6:56	6:58	7:20
7:45	7:48	7:52	7:55	7:57	8:05
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00

INBOUND TO DOWNTOWN

Southgate Mall	South & Lester	Russell & Turner	Spokes & Tools	Arthur & Keith	Arrive Transfer Center
6:00 AM	6:10 AM	6:20 AM	6:30 AM	6:40 AM	6:45 AM
6:32	6:40	6:55	7:02	7:04	7:15
7:02	7:10	7:25	7:32	7:34	7:45
7:50	7:58	8:13	8:20	8:22	8:35
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00
From 8:05 AM to 8:45 PM, buses arrive every 15 minutes:					
:32	:35	:38	:41	:51	:55
:47	:49	:52	:54	:56	:20
:00	:03	:07	:11	:21	:25
5:45 PM	5:49 PM	5:53 PM	5:56 PM	5:58 PM	6:20 PM
6:45	6:49	6:53	6:56	6:58	7:20
7:45	7:48	7:52	7:55	7:57	8:05
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00

INBOUND TO DOWNTOWN

Southgate Mall	South & Lester	Russell & Turner	Spokes & Tools	Arthur & Keith	Arrive Transfer Center
6:00 AM	6:10 AM	6:20 AM	6:30 AM	6:40 AM	6:45 AM
6:32	6:40	6:55	7:02	7:04	7:15
7:02	7:10	7:25	7:32	7:34	7:45
7:50	7:58	8:13	8:20	8:22	8:35
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00
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5:45 PM	5:49 PM	5:53 PM	5:56 PM	5:58 PM	6:20 PM
6:45	6:49	6:53	6:56	6:58	7:20
7:45	7:48	7:52	7:55	7:57	8:05
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00

INBOUND TO DOWNTOWN

Southgate Mall	South & Lester	Russell & Turner	Spokes & Tools	Arthur & Keith	Arrive Transfer Center
6:00 AM	6:10 AM	6:20 AM	6:30 AM	6:40 AM	6:45 AM
6:32	6:40	6:55	7:02	7:04	7:15
7:02	7:10	7:25	7:32	7:34	7:45
7:50	7:58	8:13	8:20	8:22	8:35
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00
From 8:05 AM to 8:45 PM, buses arrive every 15 minutes:					
:32	:35	:38	:41	:51	:55
:47	:49	:52	:54	:56	:20
:00	:03	:07	:11	:21	:25
5:45 PM	5:49 PM	5:53 PM	5:56 PM	5:58 PM	6:20 PM
6:45	6:49	6:53	6:56	6:58	7:20
7:45	7:48	7:52	7:55	7:57	8:05
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00

INBOUND TO DOWNTOWN

Southgate Mall	South & Lester	Russell & Turner	Spokes & Tools	Arthur & Keith	Arrive Transfer Center
6:00 AM	6:10 AM	6:20 AM	6:30 AM	6:40 AM	6:45 AM
6:32	6:40	6:55	7:02	7:04	7:15
7:02	7:10	7:25	7:32	7:34	7:45
7:50	7:58	8:13	8:20	8:22	8:35
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00
From 8:05 AM to 8:45 PM, buses arrive every 15 minutes:					
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5:45 PM	5:49 PM	5:53 PM	5:56 PM	5:58 PM	6:20 PM
6:45	6:49	6:53	6:56	6:58	7:20
7:45	7:48	7:52	7:55	7:57	8:05
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00

INBOUND TO DOWNTOWN

Southgate Mall	South & Lester	Russell & Turner	Spokes & Tools	Arthur & Keith	Arrive Transfer Center
6:00 AM	6:10 AM	6:20 AM	6:30 AM	6:40 AM	6:45 AM
6:32	6:40	6:55	7:02	7:04	7:15
7:02	7:10	7:25	7:32	7:34	7:45
7:50	7:58	8:13	8:20	8:22	8:35
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00
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:00	:03	:07	:11	:21	:25
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6:45	6:49	6:53	6:56	6:58	7:20
7:45	7:48	7:52	7:55	7:57	8:05
8:45	8:48	8:52	8:56	8:58	9:15
9:45	9:48	9:52	9:56	9:58	10:00

INBOUND TO DOWNTOWN

Subdivision No.

67

THIS PLAT IS HEREBY APPROVED, THIS 21 DAY OF July A.D. 1902.

John Brown

August Hollenstein

Peter Scheffz

COUNTY COMMISSIONERS
OF MISSOULA COUNTY,
MONTANA

COBBAN & DINSMORE'S ORCHARD HOMES.

ADDITION No. 2.

150 FT. TO 1 IN.

A topographic map showing contour lines and a shaded area representing a specific region. The map features several contour lines of varying elevations, with a prominent, irregularly shaped shaded area in the lower right quadrant. This shaded area is composed of numerous small dots, suggesting a specific geological or environmental feature like a sandbar or a different soil type. The surrounding terrain is depicted with wavy lines representing different elevations.

322.55' 322.45' 322.45' 142.1' 17.16
M 1/2 COR. SEC. 20. 20.21

7 5 ACRES. 6 5 ACRES. 5 5 ACRES. 4 4.80 ACRES. 3 3.21 ACRES. 2 1.48 ACRES. 0.18 A.

322.50' 2.22.0' 62.1' 674.37' 560.90' 422.0' 423.0' 323.0' 324.2' 325.3' 326.4' 315.4' 147.8' 260.9' 293.3' 294.2' 305.4' 147.8' 260.9' 293.3' 294.2' 305.4'

Missoula River RIVER

8 5 ACRES. 9 5 ACRES. 10 5 ACRES. 11 5 ACRES. 12 5 ACRES. 13 5 ACRES. 14 4.80 ACRES. 15 4.11 ACRES. 16 3.35 ACRES. 17 3.01 ACRES. 18 2.66 ACRES. 19 1.50 A. 20 1.30 A.

638.22' 638.22'

Subscribed and sworn to before me this 10th day of June, in the year of our Lord
One thousand nine hundred and two, and two.
H. A. Stephens, Notary Public in and for the County of Missoula, Montana

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE ON THE
31st DAY OF JUNE, 1902, AND RECORDED IN THE OFFICE OF THE CLERK OF THE
RECORDED ON THIS 1st DAY OF JULY, 1902, IN THE STATE OF MISSOURI CITY, RECORDED.

H. J. Wickline, Clerk and Recorder of Missoula County, Montana
By H. A. Stephens, Deputy Recorder

STATE OF MONTANA }
COUNTY OF MISSOULA } 55

O.G.FINKELBURG, BEING FIRST DULY SWORN, DEPOSED AND SAYS:— THAT HE IS THE ENGINEER UNDER WHOSE SUPERVISION THE SURVEY AND PLAN HEREON WERE MADE, IN MISSOURI, MONTANA, THAT THE ANNEXED PLAN IS A CORRECT REPRESENTATION AND DIAGRAM, AND THAT SAID ADDITION IS Laid OUT ACCORDING TO THE LAW, AND THAT THE WIDTH OF THE STREETS AND THE MEASUREMENTS OF THE LOTS, AND THE POSTS FOR REFERENCE POINTS ARE CORRECTLY REPRESENTED ON SAID PLAN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF JUNE, IN THE YEAR OF OUR LORD, ONE THOUSAND NINE HUNDRED AND TWO.

DAY OF JUNE, IN THE YEAR OF OUR L

Na. 45-11

STATE OF MONTANA }
COUNTY OF MISSOULA } S

R. M. Cotton Realty Company
By R. M. Cotton President

SUBSCRIBED AND SWEORN TO BEFORE ME THIS 24 DAY OF JUNE, IN THE YEAR OF OUR LORD
ONE THOUSAND NINE HUNDRED AND TWO.

H. A. Stephens
IN AND FOR THE COUNTY OF MISSOULA, MONTANA.

STATE OF MONTANA }
COUNTY OF MISSOULA } SS:
I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE ON THE
24 DAY OF NOVEMBER A.D. NINETEEN HUNDRED AND TWO, O'CLOCK P. M., AND IS
RECORDED ON PAGE 8 OF PLATS OF MISSOULA COUNTY RECORDS.

H. T. Wilkinsen
CLERK AND RECORDER
OF MISSOURI COUNTY, MONTANA.
By H. A. Stephens,
Deputy Recorder.

Subject Property

8
Book

This plan is hereby approved, this 21 day of July A.D. 1902.

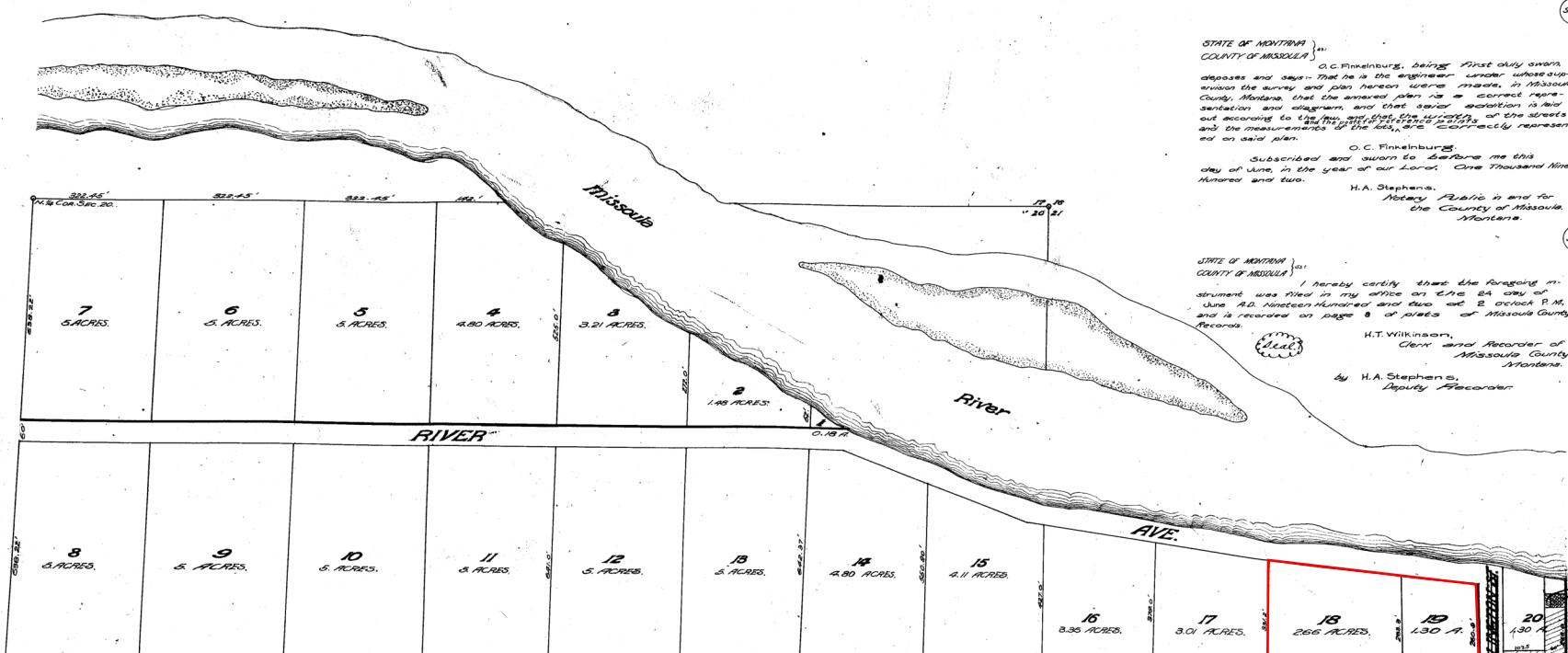
Georgian
seal.

John Bonner
August Hollensteiner
Peter Scheffer
County Commissioners of
Missoula County,
Montana.

COBBAN & DINSMORE'S ORCHARD HOMES.

ADDITION No. 2.

150 FT. TO SW



Subject Property

RECORDED AT 19-MAY-1977
FILED 5-4-77
ZORRIN JR. FF - 67

→ Vacated 65-97
City Resolution #5996
Book 504 Page 47
Vacation file # 760

→ Vacation
Resolution No 86-118
Book 353 Page 16
Jan 12 1982

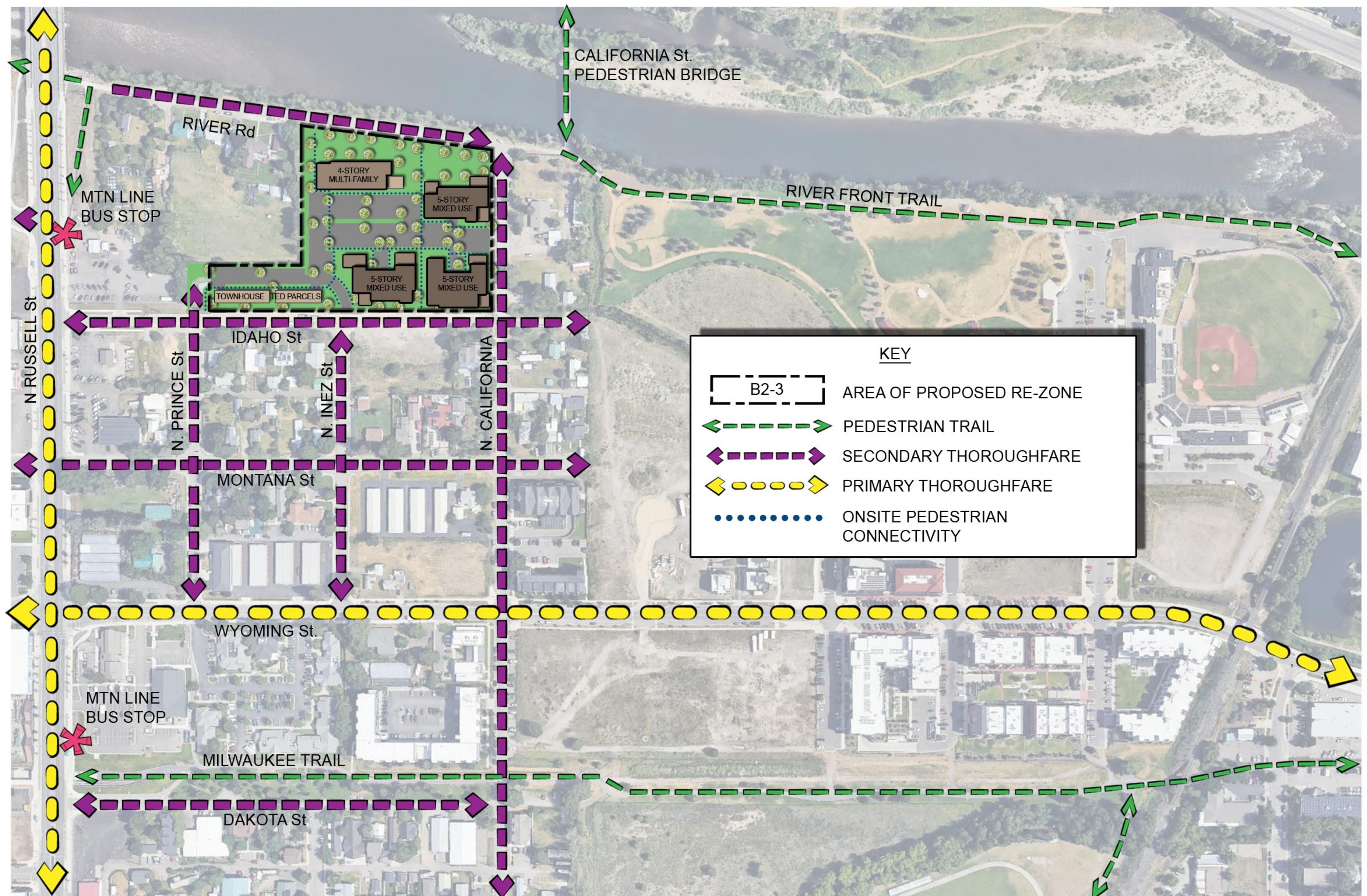
→ Vacation
Resolution No 86-118
Book 353, Page 1694
Jan 12 1987

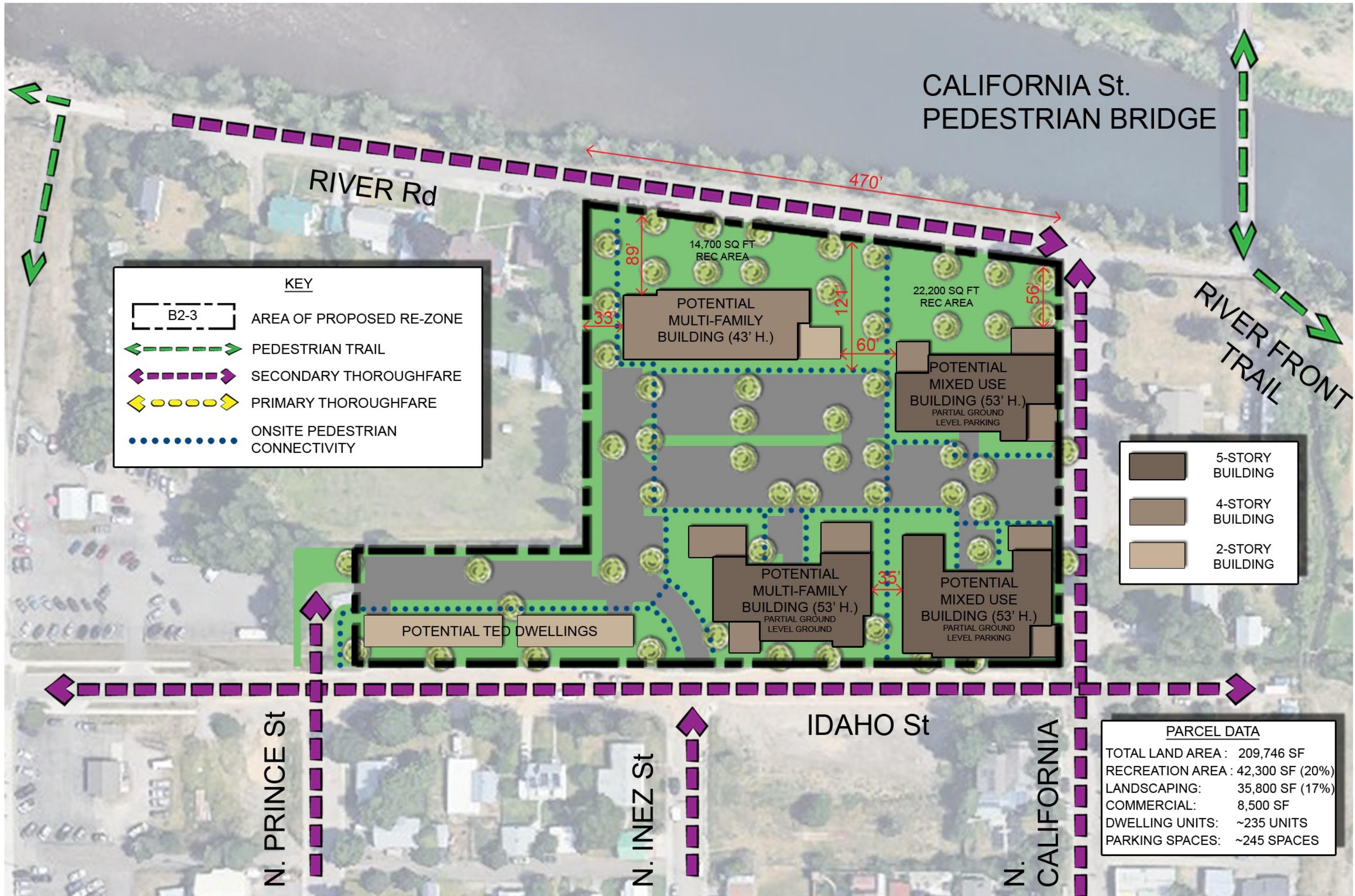
Restrictions on Lots 15
Bk. Cc Pg. 440

STATE OF MONTANA
County of Missoula **REVENUE CERTIFICATE**

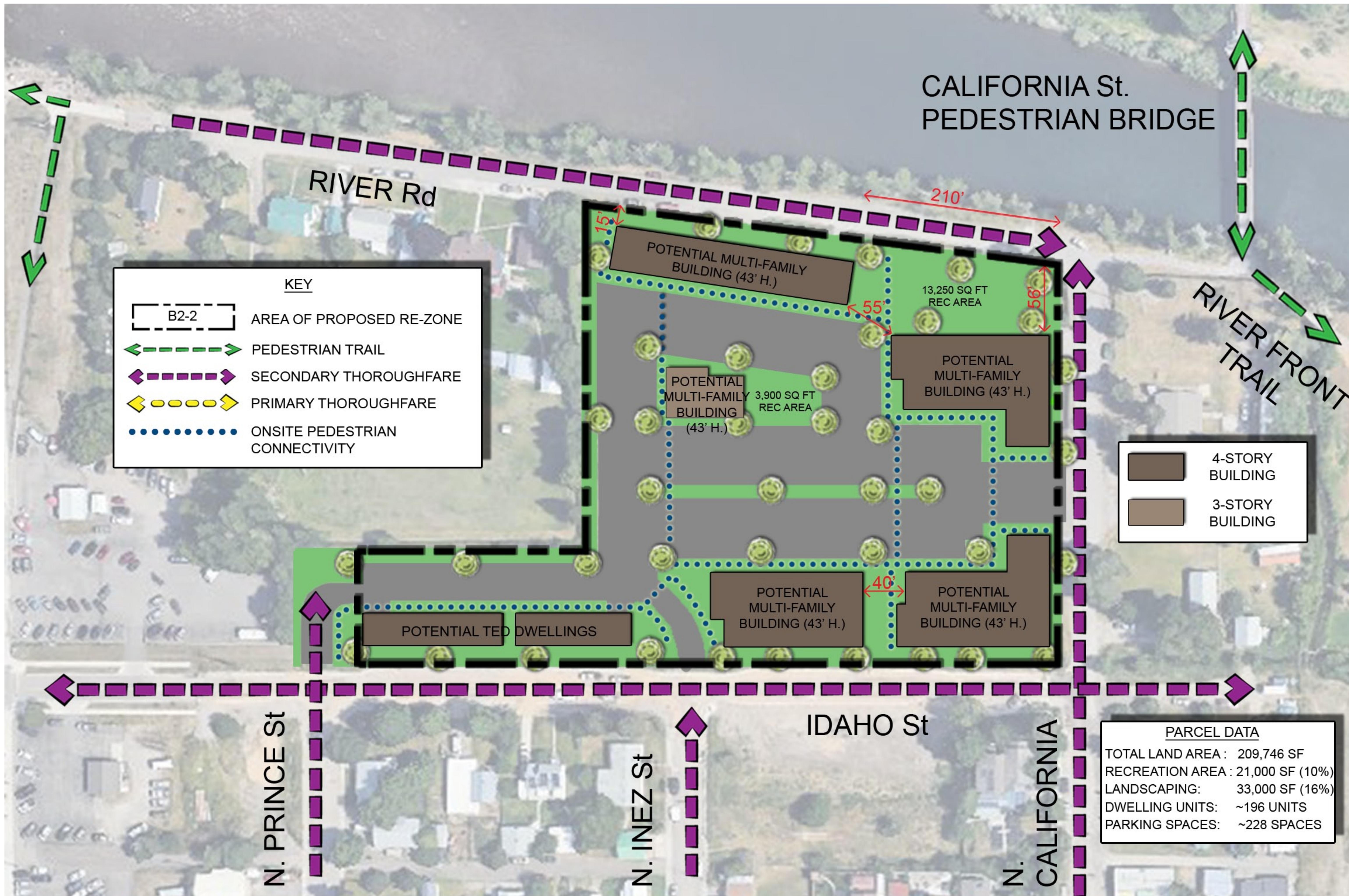
SUPPLEMENTAL PROJECT INFORMATION

Potential Development Layout(s)











SUPPLEMENTAL PROJECT INFORMATION

Scoping & Preapplication Notes



Annexation and Zoning Scoping Meeting

Date: March 27, 2024

Owner Name: Zavarelli Enterprises LLC

Applicant / Representative Name and Email Address: Mike A. Maine,
michael.a.mainet@imegcorp.com

Staff: Tara Porcari and Cassie Tripard

Subject Property Statistics and Zoning:

Proposal: Request to annex/rezone 400 California Street (B2-3 zoning) and rezone 1203 & 1203 ½ River Rd, 401, 403, 407, and 411 California St to B2-3 zoning. The property at 400 California St is within Area A of the Annexation Map and within the City's Urban Growth Boundary.

Addresses: 400, 401, 403, 407 & 411 California Street and 1203 & 1203 ½ River Rd

Geocodes: 04-2200-21-2-11-03-0000, 04-2200-21-2-11-02-0000 & 04-2200-21-2-12-01-0000

Existing Zoning/Land Use Designation:

Property #1 (400 California St): Partial M2-4/Community Mixed-Use

Property #2 (1203 & 1203 ½ River Rd and 407 & 411 California St): RT10 and B2-2 w/Southside Riverfront NC Overlay/Community Mixed Use

Property #3 (401 & 403 California St): R80/Community Mixed Use

Notes:

- While not a comparable zoning district (C1, C2, M1R) for Community Mixed Use Land Use Designation in the Growth Policy, the rezone request seems to comply with Growth Policy since it meets other criteria (and less intensive uses than C districts – fits better with existing neighborhood and floodplain, while forwarding a “focus inward” approach and providing housing close to jobs and services)
 - City would not require a targeted growth policy amendment for B2 zoning
- The submittal does not show compliance with Wyoming Area recommendations in the Downtown Master Plan (included with Growth Policy). In order to show compliance, the City would need to see certain considerations related to open space/park space/riparian areas on the north side of development and additional connectivity (possibly in the form of an easement, etc. for Inez), and the applicant would need to independently demonstrate how goals of the plan are being met or forwarded.
 - Update: applicant plans to acquire additional lot and send different plan set including a possible ROW vacation of River Rd – once the City receives the redesign, they will bring it back to the Design Review Team (DRT) for another round of comments/notes before reaching back out to the applicant for a second scoping meeting. As of 4/11/24, the City has not received any other plans.
- Annexation would be supported with Engineering conditions (water main extension up California, etc.) Note that there is no water in River Rd and only in Idaho and parcel to annex does not currently have water.
- Floodplain depths are passable for emergency services. Note that allowable height is measured from 2' above base flood elevation in the floodplain.



Annexation and Zoning Scoping Meeting

Date: August 6, 2024

Owner Name: Zavarelli Enterprises LLC

Applicant / Representative Name and Email Address: Joe Dehnert,
joseph.m.dehnert@imegcorp.com

Staff: Tara Porcari and Cassie Tripard

Subject Property Statistics and Zoning:

Proposal: Request to rezone 1203 & 1203 ½ River Rd, 401, 403, 407, and 411 California St to B2-2 zoning.

Addresses: 401, 403, 407 & 411 California Street & 1201, 1203 & 1203 ½ River Rd

Geocodes: 04-2200-21-2-11-02-0000, 04-2200-21-2-11-03-0000 & 04-2200-21-2-11-04-0000

Existing Zoning/Land Use Designation:

Property #1 (401 & 403 California St): R80/Community Mixed Use

Property #2 (1203 & 1203 ½ River Rd and 407 & 411 California St): RT10 and B2-2 w/Southside
Riverfront NC Overlay/Community Mixed Use

Property #3 (1201 River Rd): R80/Community Mixed Use

Notes:

- While not a comparable zoning district (C1, C2, M1R) for Community Mixed Use Land Use Designation in the Growth Policy, the rezone request seems to comply with Growth Policy since it meets other criteria (and less intensive uses than C districts – fits better with existing neighborhood and floodplain, while forwarding a “focus inward” approach and providing housing close to jobs and services)
 - City would not require a targeted growth policy amendment for B2 zoning
 - B2-2 would be supported by staff
 - B2-3 could be if design showed greater compliance with the Downtown Master Plan
- Although the request would be supported, the existing site plan submittal does not necessarily show compliance with Wyoming Area recommendations in the Downtown Master Plan (included with Growth Policy). It would be ideal to see more emphasis placed on the following components, and the applicant is encouraged to independently demonstrate to the greatest extent possible how goals of the plan are being met or forwarded in the application packet.
 - Greater dedicated north/south connectivity
 - Ideas discussed at scoping: public access easements north/south to possibly extend Inez/Prince in the future, pedestrian access easements, etc.
 - Increased green space on the north side of the property
 - Staff may also be open to increased height with B2-3 if there was an emphasis placed on trying to enlarge the area closest to the river
- Also note regarding the DT Master Plan that MRA may require certain levels of compliance if you are seeking funding – please contact them early to discuss possible options and requirements
- Floodplain depths are passable for emergency services. Note that allowable height is measured from 2' above base flood elevation in the floodplain. Make sure to include floodplain considerations in the application.



MISSOULA

COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

435 RYMAN | MISSOULA, MT 59802-4297 | 406.552.6630 | FAX 406.552.6053

Rezone Pre-Application Meeting

Date: October 2, 2024

Owner Name: Zavarelli Enterprises LLC

Applicant / Representative Attendees: Joe Dehnert, Danny Oberweiser, Mike Maine, Mike Morgan, Rick Zavarelli

Staff: Tara Porcari and Cassie Tripard

Subject Property Statistics and Zoning:

Proposal: Request to rezone 1203 & 1203 ½ River Rd, 401, 403, 407, and 411 California St to B2-3 zoning. May also be interested in annexation of additional parcel across California St.

Addresses: 401, 403, 407 & 411 California Street & 1201, 1203 & 1203 ½ River Rd

Geocodes: 04-2200-21-2-11-02-0000, 04-2200-21-2-11-03-0000 & 04-2200-21-2-11-04-0000

Existing Zoning/Land Use Designation:

Property #1 (401 & 403 California St): R80/Community Mixed Use

Property #2 (1203 & 1203 ½ River Rd and 407 & 411 California St): RT10 and B2-2 w/Southside Riverfront NC Overlay/Community Mixed Use

Property #3 (1201 River Rd): R80/Community Mixed Use

Notes:

- While not a comparable zoning district (C1, C2, M1R) for Community Mixed Use Land Use Designation in the Growth Policy, the rezone request seems to comply with Growth Policy since it meets other criteria (and less intensive uses than C districts – fits better with existing neighborhood and floodplain, while forwarding a “focus inward” approach and providing housing close to jobs and services)
 - City would not require a targeted growth policy amendment for B2 zoning
 - B2-2 would be supported by staff
 - B2-3 could be if design showed greater compliance with the Downtown Master Plan
 - Includes basic comparison of B2-2 and B2-3 regarding green space (emphasizing north side) and parcel coverage. If heights aren’t to be maxed out for the buildings closest to the river, consider noting on plans.
 - If applicant is going to add the north/south connection as shown at Prince, it should ideally be in place before submitting for the rezone application to show greater compliance with downtown master plan
- Staff recommendations:
 - Talk to MRA regarding any possible funding sooner than later – they may require additional compliance with DT master plan so it would be smart to have that conversation ASAP
 - Check into possibility of affordable housing density bonus (Section 20.05.40) and consider addressing the idea of affordable housing in application (even if it’s not being considered because of floodplain, etc.), as Council will most likely ask
 - Make sure to include a thorough discussion of floodplain considerations in the application
 - Since B2 isn’t listed as a “comparable” zoning district in the Growth Policy, make sure to provide sufficient information on how it still meets the criteria for a rezoning based on the Growth Policy (no red flags here, but this argument is always better coming from the applicant first than from staff)