MISSOULA
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: **Rezone site from SD/Riverfront Triangle to CBD-4**

4. Name(s) of Applicant: **Nick Kaufman - WGM Group, Inc.**
   Mailing Address: **1111 E Broadway Missoula MT 59802**
   Telephone Number: **406-728-4611**
   Email Address: **nkaufman@wgmgroup.com**

5. Name(s) of Owner of Record: **Wise Dennis B Trustee, Wise Mary Conway Trustee, Wise Family Trust**
   Mailing Address: **Jim Lentine 7652 East Acoma Drive Scottsdale AZ 85260**
   Telephone Number: **602-625-5000**
   Email Address: **jim@wiseenterprisegroup.com**

6. Name and Company of Representative: **WGM Group, Inc. - Nick Kaufman**
   Mailing Address: **1111 E Broadway Missoula MT 59802**
   Telephone Number: **406-728-4611**
   Email Address: **nkaufman@wgmgroup.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.

N Kaufman — 9/20/2019
Applicant's Signature — Date

9/13/19
Owner's Signature — Date

N Kaufman — 9/20/2019
Representative's Signature — Date

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): **601 W Broadway Missoula MT 59802; 541 W Front St. Missoula MT 59802**

Legal Description - complete and unabbreviated:

Lots A, B, 1, 2, 3, 4, 5, and the east half of Lot 6 in Block 51 and Lots 48 and 49 in Block 56 of W.J. McCormick's Addition to the town of Missoula, a recorded subdivision in Missoula County, Montana.

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

Geocode: **04-2200-21-1-13-11-0000; 04-2200-21-1-13-10-0000**

C. ZONING AND GROWTH POLICY INFORMATION

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

	Zoning	Current Land Use
Adjacent (North)	**C1-4 (Neighborhood Commercial)**	**Street (W. Broadway)**
Adjacent (South)	**Unzoned/CBD-4 (Central Business District)**	**Parks and Open Lands**
Adjacent (East)	**CBD-4 (Central Business District)**	**Commercial**
Adjacent (West)	**C1-4 (Neighborhood Commercial)/Unzoned**	**Commercial**

2. What is the current zoning of the property (including intensity designator)? **SD/Riverfront Triangle (Special Zoning District)**

3. What is the requested zoning for the property (including intensity designator)? **CBD-4 (Central Business District)**

4. What is the applicable comprehensive plan and land use designation for the property? **Urban Center**

5. What is the intended use for the property? **The tentative intended use is for workforce housing, parking, and office space.**

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;
Yes, according to Our Missoula Growth Policy 2035 CBD-4 (Central Business District) is within the growth policy for Urban Center.

2a. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements
The zoning takes into account adequate provision of transportation and is within the Urban Transportation District and near a Mountain Line bus route. Water is adequate for domestic use and fire protection and is provided by Missoula Water. Sewer is provided by the City of Missoula and has adequate capacity to serve the development

2b. Whether the zoning considers the effect on motorized and non-motorized transportation systems;
The zoning will allow for higher density in the area which supports non-motorized transportation systems and better utilizes motorized transportation systems.

3. Whether the zoning considers the promotion of compatible urban growth;
The zoning supports compatible urban growth because it conforms to the Missoula 2035 Growth Policy.

4a. Whether the zoning is designed to promote public health, public safety, and the general welfare;
The zoning conforms to the Missoula 2035 Growth Policy and is congruent with city capital facilities planning.

4b. Whether the zoning is designed to secure safety from fire and other dangers;
The zoning is in conformance with the Missoula 2035 Growth Policy and all buildings will be built in compliance with the City of Missoula Building Codes for fire safety and other dangers.

4c. Whether the zoning considers the reasonable provision of adequate light and air;
The zoning provides for reasonable provision of light and air through setback requirements.

4d. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area;
The zoning encourages the most appropriate use and is congruent with the land designation of Urban Center in the Growth Policy.

5. Whether the zoning considers the character of the district and its peculiar suitability for particular uses;
The site is proximate to other commercial sites such as Taco Johns and Providence St. Patrick's Hospital. The site borders downtown and considers the character and zoning of the district.

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".

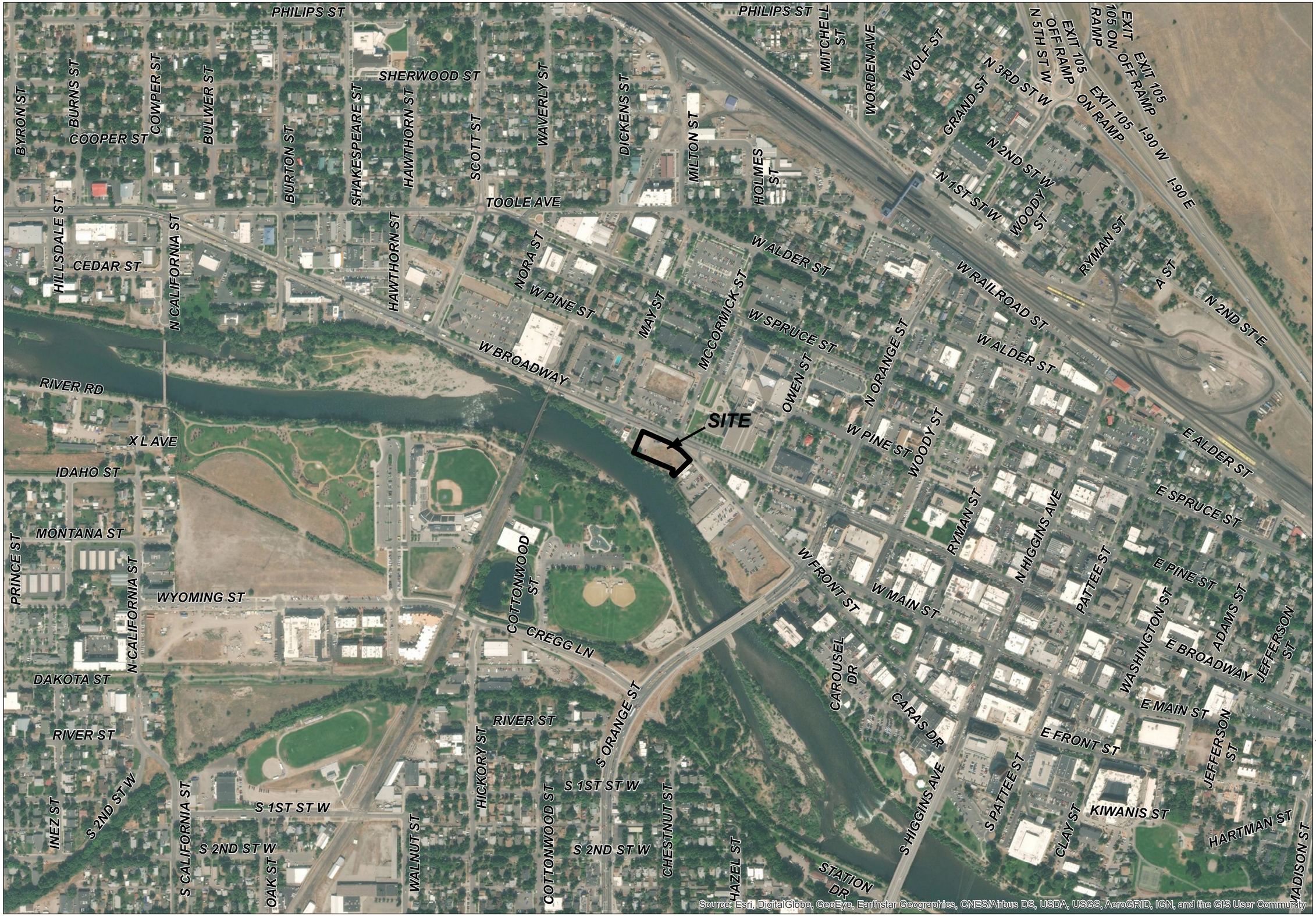
☒ **A vicinity map** showing the subject property and the area within 300 feet of the subject property.

☒ **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.



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WWW.WGMGROUP.COM

N

0 250 500
1 inch = 500 feet

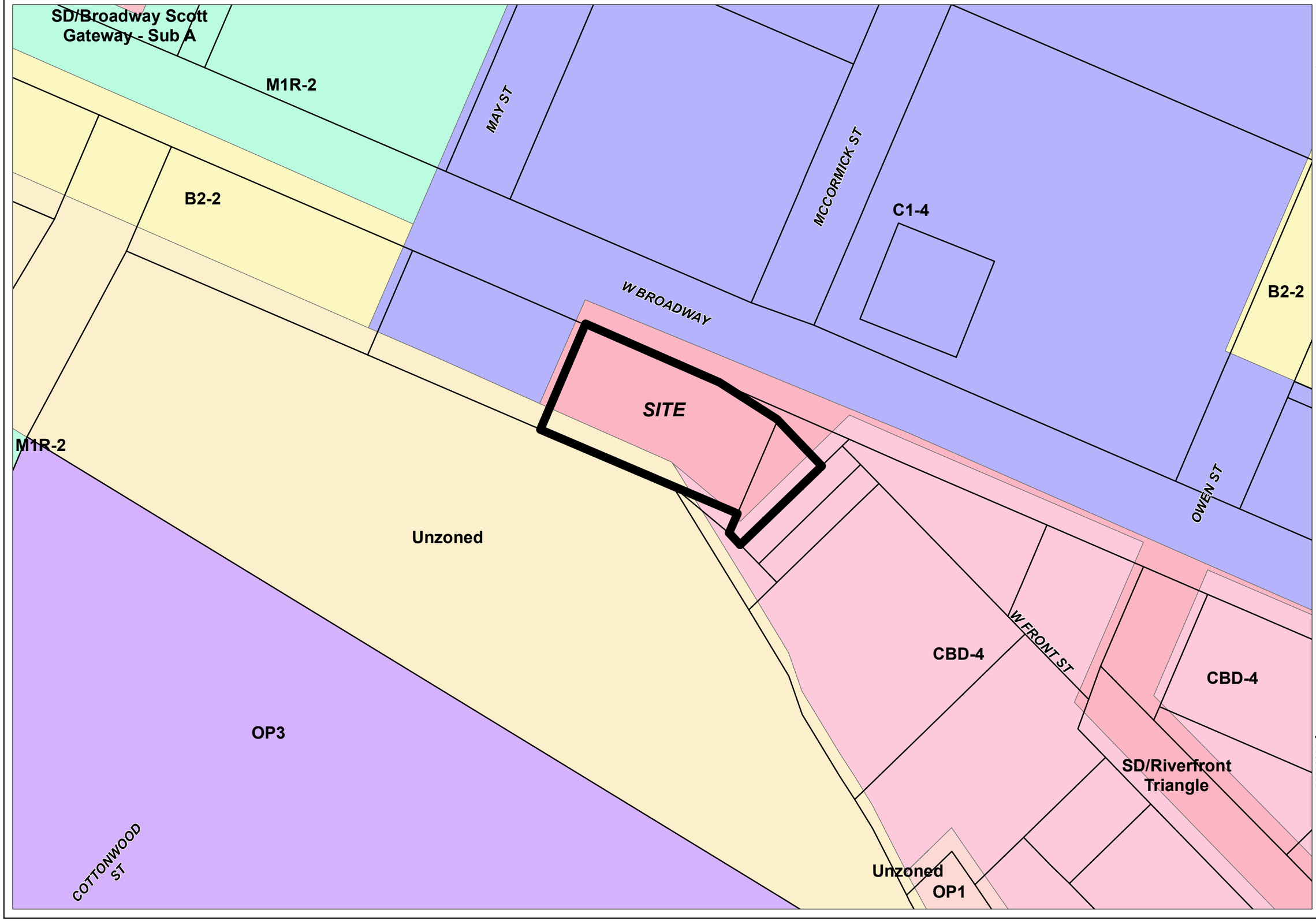
VICINITY EXHIBIT
601 W BROADWAY ST
MISSOULA, MONTANA

Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

PROJECT: 19-04-07
FILE NO: 190407_VICINITY.mxd
FILE PATH: W:\PROJECTS\190407\GIS\MXD
DRAFT: SAM
APPROVE: KD
DATE: JULY 2019

JULY 2019

SHEET **1** OF **1**



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N

0 50 100
1 inch = 100 feet

ZONING EXHIBIT
601 W BROADWAY ST
MISSOULA, MONTANA

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SHEET 1 OF 1

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N

0 50 100
1 inch = 100 feet

2015 MISSOULA URBAN AREA FUTURE LAND USE DESIGNATION EXHIBIT

601 W BROADWAY ST
MISSOULA, MONTANA

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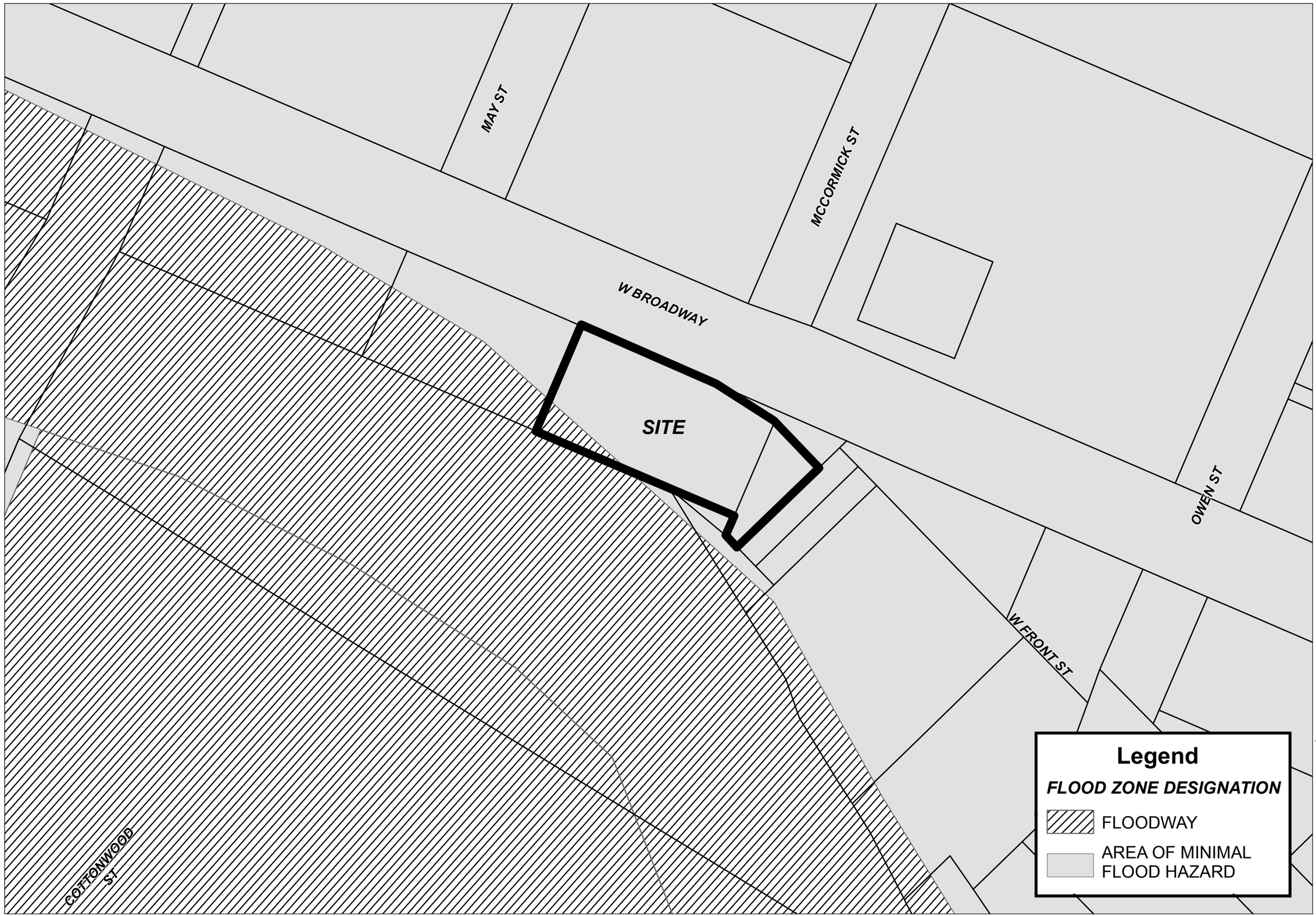
DRAFT: SAM
APPROVE: KD
DATE: JULY 2019

JULY 2019

SHEET 1 OF 1



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N

0 50 100

1 inch = 100 feet

FLOODPLAIN EXHIBIT
601 W BROADWAY ST
MISSOULA, MONTANA

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FILE PATH: W:\PROJECTS\190407\GIS\MXD
DRAFT: SAM
APPROVE: KD
DATE: JULY 2019

JULY 2019

SHEET 1 OF 1

20 0 20 40

SCALE – FEET

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AERIAL PHOTOGRAPH AND TOPOGRAPHY

601 WEST BROADWAY

MISSOULA, MONTANA

REVISIONS:

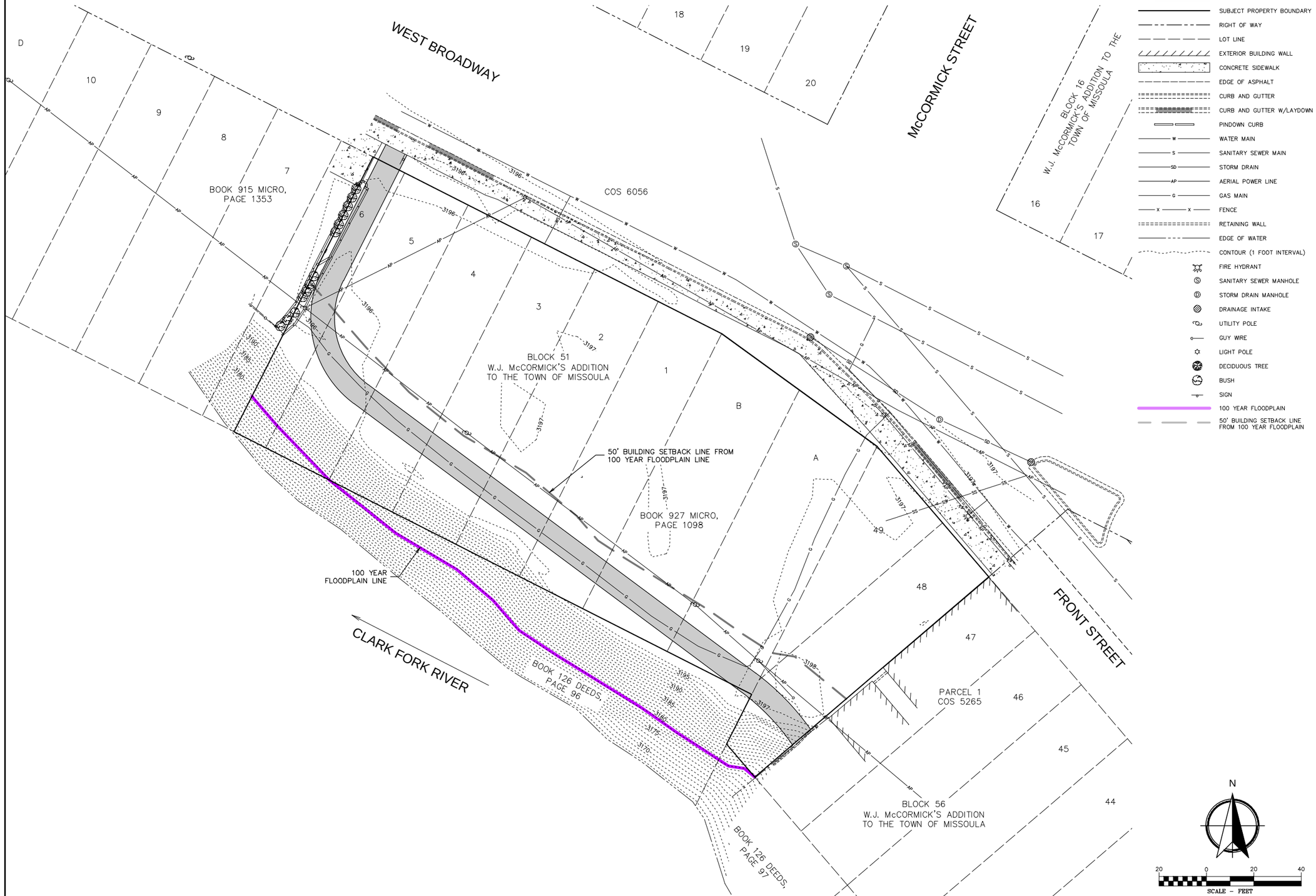
NO.	DESCRIPTION	DATE

PROJECT: 18-08-15
LAYOUT: EXHIBIT
SURVEYED: JLN
DESIGN: ---
DRAFT: SAM
APPROVE: KD
DATE:

JULY 2019

SHEET 1 OF 1

FILE: W:\Projects\19040\CAD Data\Exhibits\19040_Aerial and Topo Map.dwg



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PRELIMINARY
PLOTTED: 6/5/20
SAVED: 6/5/20

BUILDING SETBACK EXHIBIT
601 WEST BROADWAY
MISSOULA, MONTANA

REVISIONS:

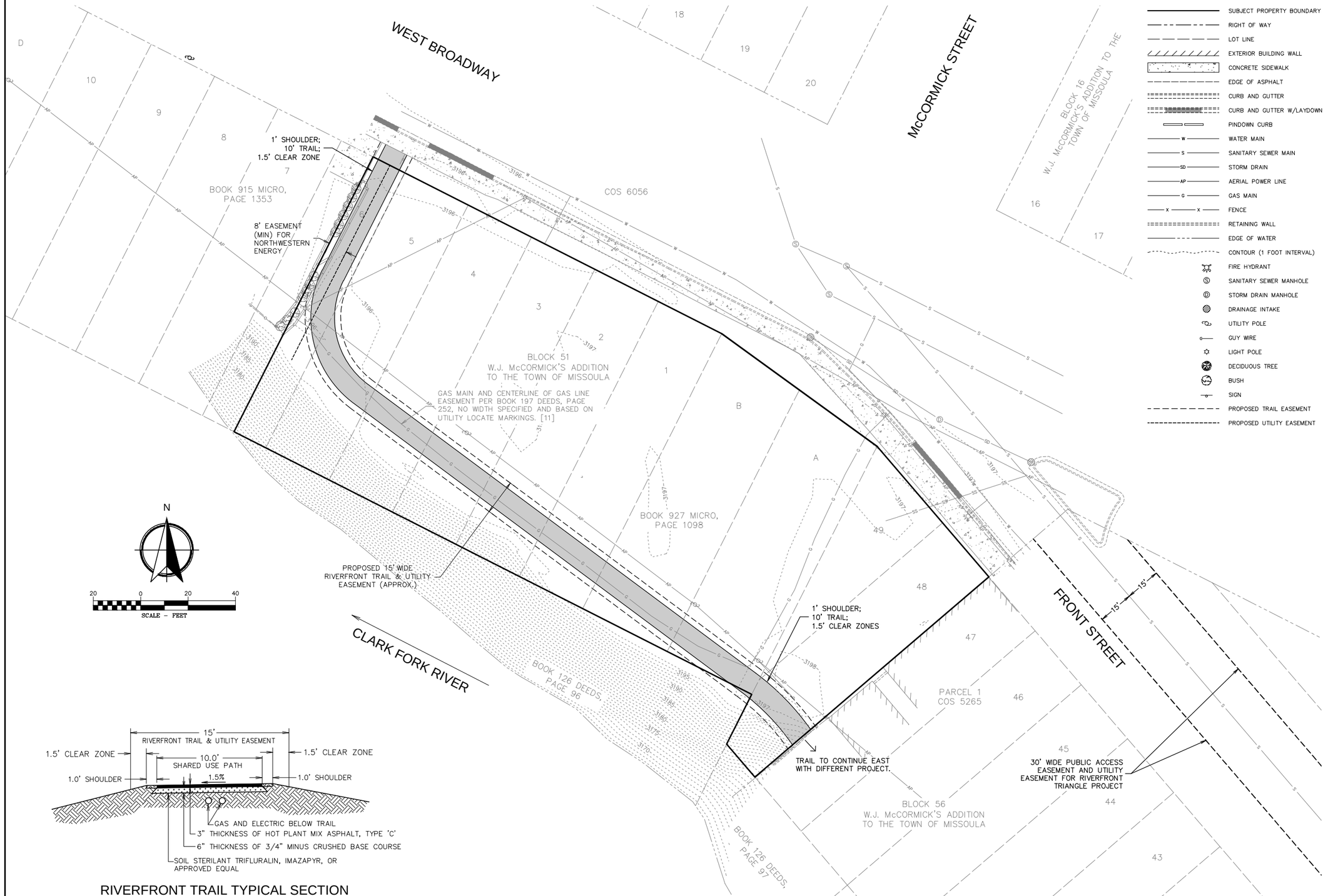
NO.	DESCRIPTION	DATE

PROJECT: 19-08-11
LAYOUT: BUILDING SETBACKS
SURVEYED: JLN
DESIGN: RJS
DRAFT: EDI
APPROVE: RJS
DATE:

JUNE 2020

SHEET 1 OF 1

FILE: W:\Projects\190811\CAD Data\Exhibits\190811 TRAIL EASEMENT.dwg



RIVERFRONT TRAIL TYPICAL SECTION
(LOOKING WEST & NORTH)

NO SCALE

LEGEND

- SUBJECT PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXTERIOR BUILDING WALL
- CONCRETE SIDEWALK
- EDGE OF ASPHALT
- CURB AND GUTTER
- CURB AND GUTTER W/LAYDOWN
- PINDOWN CURB
- WATER MAIN
- SANITARY SEWER MAIN
- STORM DRAIN
- AERIAL POWER LINE
- GAS MAIN
- FENCE
- RETAINING WALL
- EDGE OF WATER
- CONTOUR (1 FOOT INTERVAL)
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- DRAINAGE INTAKE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- DECIDUOUS TREE
- BUSH
- SIGN
- PROPOSED TRAIL EASEMENT
- PROPOSED UTILITY EASEMENT

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PRELIMINARY
PLOTTED: 6/5/20
SAVED: 6/5/20

PROPOSED EASEMENT EXHIBIT
601 WEST BROADWAY
MISSOULA, MONTANA

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT: 19-08-11
LAYOUT: EASEMENT EXHIBIT
SURVEYED: JLN
DESIGN: SAM
DRAFT: SAM/EDI
APPROVE: RJS
DATE:

JUNE 2020

SHEET 1 OF 1

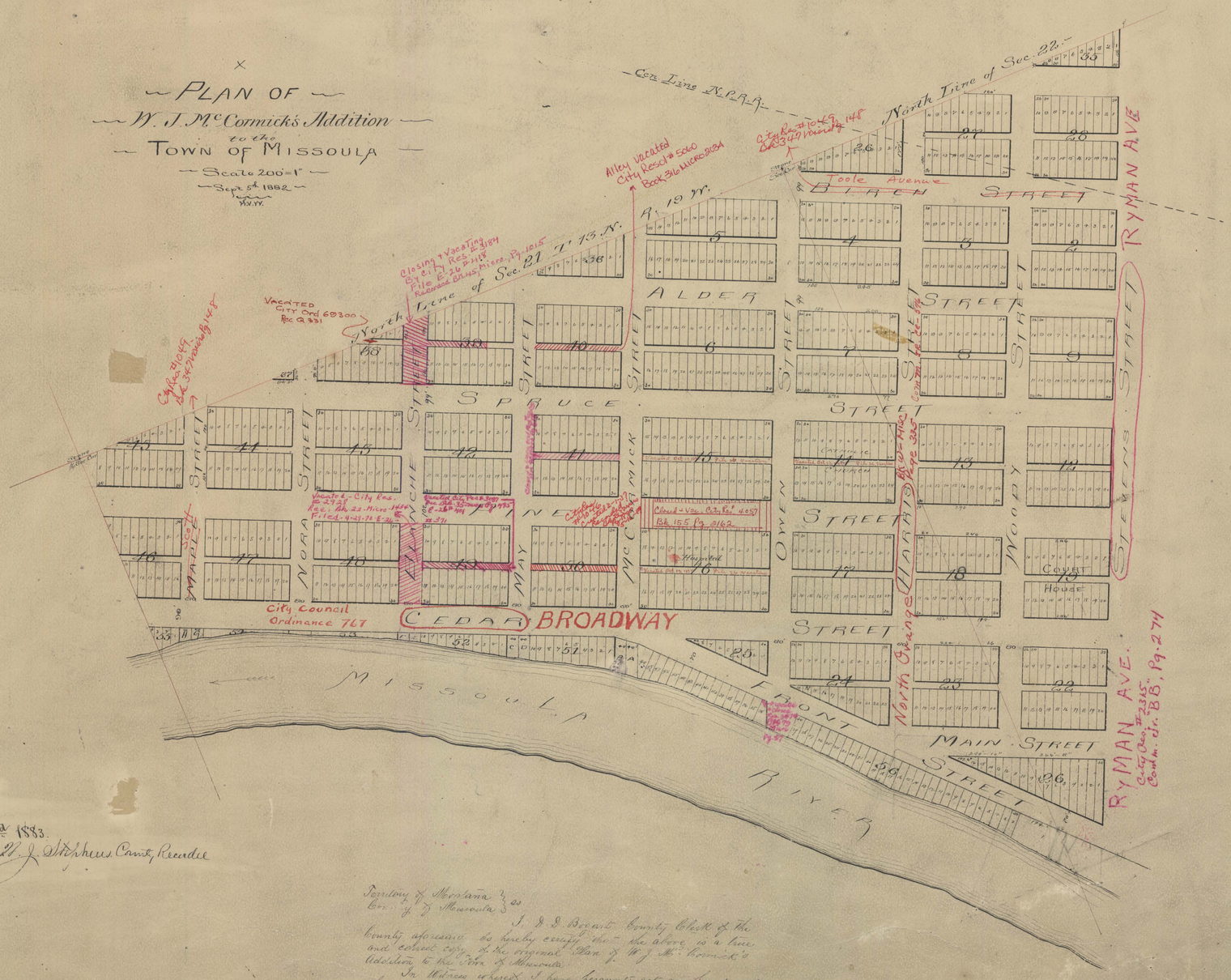
FILE: W:\Projects\190811\CAD Data\Exhibits\190811 TRAIL EASEMENT.dwg

PLAN OF
W. J. McCormick's Addition
to the
TOWN OF MISSOULA

Scale 200=1"

Sept 5th 1882

W.W.YY.



Filed for Record
January 3rd 1883.
(Signed) W. J. Matthews County Recorder

Territory of Montana }
County of Missoula } ss

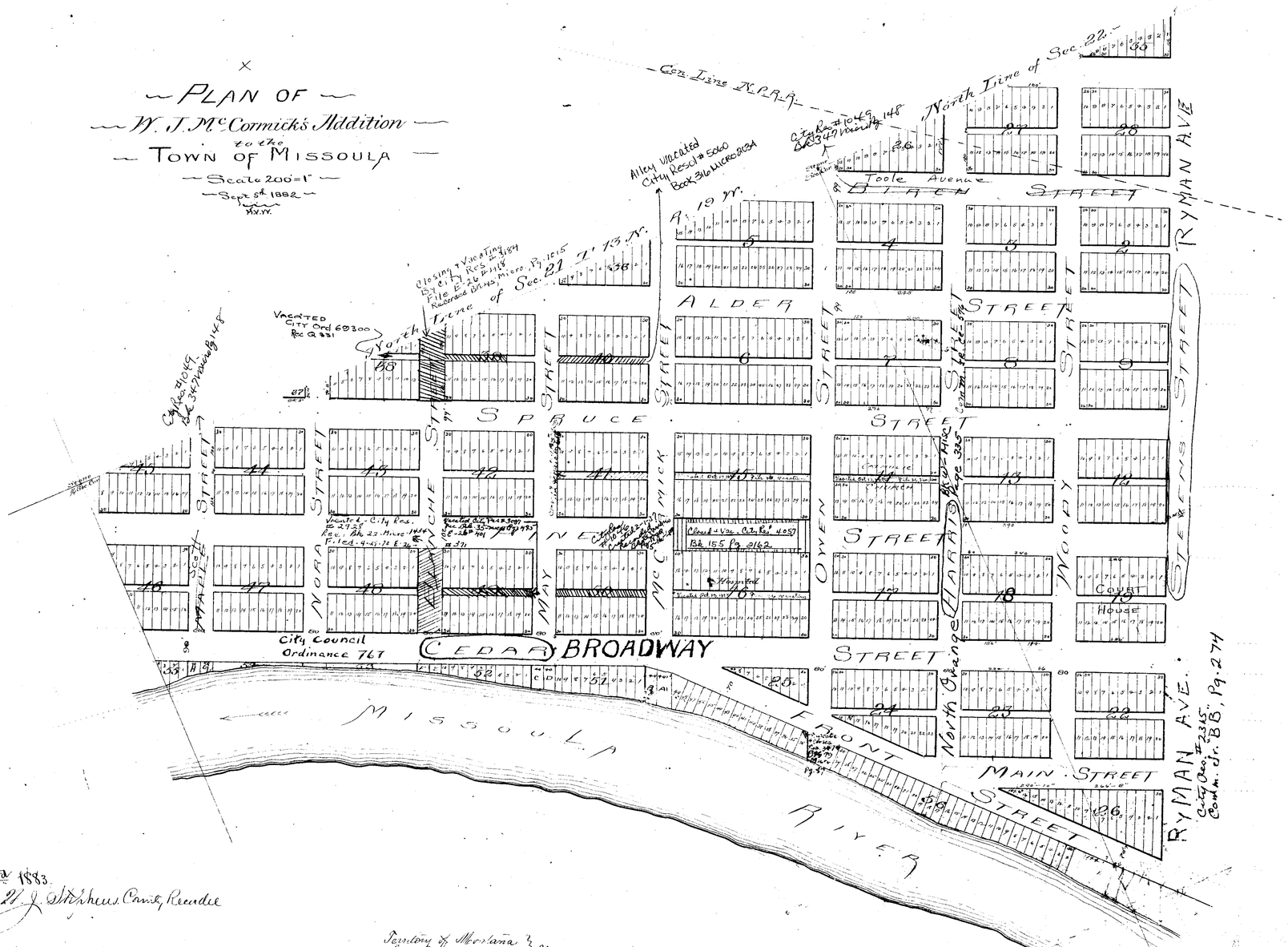
I, D. D. Bogart County Clerk of the County aforesaid do hereby certify the above is a true and correct copy of the original Plan of W. J. McCormick's Addition to the Town of Missoula.

In Witness whereof I have hereunto set my hand and the Seal of Missoula County this 6th day of September A.D. 1882

Seal.

D. D. Bogart
County Clerk.

9
Book 1



Filed for Record
January 3rd 1883.
(Signed) W. J. Stephens County Recorder

Territory of Montana }
County of Missoula } ss

I, D. D. Bogart County Clerk of the County aforesaid do hereby certify that the above is a true and correct copy of the original Plan of W. J. McCormick's Addition to the Town of Missoula.

In Witness whereof I have hereunto set my hand and the seal of Missoula County this 6th day of September A.D. 1889

Seal.

D. D. Bogart
County Clerk