From:	Gwen Jones
To:	Henry, Robert; Heather Harp
Cc:	Grp. City Council and City Web Site; Jenny Baker
Subject:	RE: Re-zoning of 210 West Beckwith
Date:	Sunday, March 25, 2018 2:59:21 PM

Rob, thank you for your comments. I am forwarding this email so it will be made part of the public record, which is necessary since this is a property issue. Thanks, -Gwen

Gwen Jones
Ward 3 City Councilwoman
606 Woodford St., Missoula, MT 59801
406 549-3295

From: Henry, Robert [RHenry@mt.gov]
Sent: Friday, March 23, 2018 3:06 PM
To: Gwen Jones; Heather Harp
Subject: Re-zoning of 210 West Beckwith

Dear Gwen and Heather:

I'm a resident property owner in the Slant Street neighborhood of Ward 3 (and also Gwen's neighbor). I'm writing to oppose the proposed re-zoning of 210 West Beckwith in the Slant Streets from R5.4 to RT2.7, which would allow 4 townhouses to be built on a property which currently contains one house and under current zoning could contain two houses. This re-zone was approved by the Missoula Planning Board (despite the opposition of almost all of the immediate neighbors), which cited the Our Missoula: City Growth Policy 2035 proposed map in making their decision. This map designates a goal of turning all of the Slant Streets west of Stephens Avenue into a "Residential High Density" area. I believe the high density designation in the 2035 map for the Slant Street area north of Crosby Street and west of Rollins Street (currently zoned R5.4) was an error. Other areas in the Slant Streets that are currently zoned R5.4, such as east of Brooks Street, were designated "Residential Medium Density" in the 2035 map. There is no substantial difference between the historic single family detached homes in the triangle around 210 West Beckwith and the Slant Streets east of Brooks Street.

Allowing the proposed re-zoning of 210 West Beckwith would threaten the historic character of the whole Slant Street neighborhood by signaling to developers that the current zoning restrictions are essentially meaningless. The risk is that many historic single family detached homes would be at risk of demolition and replacement by multiple townhouses or multi-unit buildings. The Slant Street neighborhood, originally known as South Missoula, is one of Missoula's most historic neighborhoods. It is the next logical candidate for a historic district designation in Missoula. In fact, a project to do a survey of the Slant Streets to secure historic district status has already been started by Mike Monsos.

In addition, under the current zoning, there is plenty of room in the Slant Streets for increased density and infill. At the property in question here, 210 West Beckwith, the developers, under the current R5.4 zoning could build two homes were there is currently only one. South of the Beckwith triangle, the area is designated RMI-45, which allows higher density. I am also not opposed to ADU's allowed under current zoning that would fit into the historic character of the Slant Streets.

Wholesale re-zoning, however, would endanger this historic neighborhood by encouraging the scraping of historic homes and mature trees. Based upon the foregoing, I urge you to overturn the decision of the Planning Board regarding the re-zoning of 210 West Beckwith.

Rob Henry
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406-370-5844