**From:** Eran Pehan
**To:** Jenny Baker
**Cc:** Montana James
**Subject:** RE: Comment Request: Toole Street Rezone
**Date:** Monday, January 27, 2020 12:10:12 PM

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Ms. Baker,
The Office of Housing and Community Development is in support of the requested rezone application for 738, 730, and 724 Toole Avenue from RT2.7 Residential to B2-2 Community Business. The B2-2 zoning designation is in alignment with Our Missoula, the city's adopted growth policy.

Furthermore, B2-2 Community Business is in alignment with the action priorities and goals outlined in the 2000 amendment to the Northside / Westside Neighborhood Plan. The applicant indicates that the sites will remain residential, but at a higher density then currently allowed. The proposed use following rezone is in alignment with the neighborhood plan by encouraging in-fill and redevelopment of under-utilized sites. Additional commercial uses that could be established in the future under the proposed zoning would also in alignment with the neighborhood plan by encouraging live/work commercial activities and by supporting land use that provides neighborhood residents with easy access to basic services (i.e. small grocery or coffee shop).

Please let me know if we can  provide any additional information.

**Eran Fowler Pehan**
Director
Office of Housing and Community Development
406-552-6395

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**From:** Jenny Baker <BakerJ@ci.missoula.mt.us>
**Sent:** Monday, January 13, 2020 11:27 AM
**To:** Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Chris Odlin <OdlinC@ci.missoula.mt.us>; Mike Colyer <ColyerM@ci.missoula.mt.us>; 'bschmidt@missoulacounty.us' <bschmidt@missoulacounty.us>; Travis Ross <tross@missoulacounty.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; Grant Carlton <CarltonG@ci.missoula.mt.us>; Marie Anderson <AndersonM@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; Corey Aldridge (caldridge@mountainline.com) <caldridge@mountainline.com>; 'vcaristo@mountainline.com' <vcaristo@mountainline.com>; 'jsweten@mountainline.com' <jsweten@mountainline.com>; Jane Kelly <KellyJ@ci.missoula.mt.us>; Dennis Bowman <DBowman@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Chris Behan <BehanC@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; 'abeck@co.missoula.mt.us' <abeck@co.missoula.mt.us>;

'nholloway@co.missoula.mt.us' <nholloway@co.missoula.mt.us>
**Cc:** Heidi West <HWest@ci.missoula.mt.us>; Bryan von Lossberg <BvonLossberg@ci.missoula.mt.us>; Neighborhood Council - Heart of Missoula <HeartOfMissoula@ci.missoula.mt.us>
**Subject:** Comment Request: Toole Street Rezone

Good morning all,

Asking for your input on the attached rezone request.

Please send me any comment you have by **January 27, 2020.**

Thank you!

Jenny Baker
Development Services