



To: Planning Commission, Jory Phillips, David Martin, Vivian Kahn, Amanda Schachter

From: North of Montana Association

Re: Agenda Item 5-A; Draft Zoning Ordinance Update R-1 and Montana Avenue

Date: December 17, 2013

The Board of Directors of the North of Montana Association is distressed to learn that the Planning Commission is discussing proposals that would allow day care centers in residential neighborhoods and increase the threshold for Development Review for Montana Avenue from 5,000 sq. ft. to 10,000 sq. ft.

We strongly urge that the Planning Commission do the following:

- A. Maintain R-1 district zoning for only single family homes. The LUCE calls for a “range of housing options ... in multi-family neighborhoods, to suit the spectrum of individual lifestyles and space needs.” It does not call for adding housing options to single family neighborhoods.
- B. Remove day care centers from the proposed R-1 zoning. The LUCE directs us to “Preserve and protect existing neighborhoods against potential impacts related to development: traffic, noise, air quality, and encroachment of commercial activities.” (emphasis added.) The LUCE does not call for day care centers in residential neighborhoods. Commercial enterprises need to be located in commercial or mixed use neighborhoods. The zoning must be consistent with these policies.
- C. Maintain the existing threshold for Development Review for Montana Avenue at 5,000 sq. ft. Doubling this threshold to 10,000 sq. ft. would erode the character of this quaint and charming street.