

City of Missoula
Land Use and Planning Committee Agenda

Date: February 19, 2020, 10:25 am - 10:55 am
Location: City Council Chambers
140 W. Pine Street, Missoula , MT
Members: Stacie Anderson, Mirtha Becerra, John P. Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, Heidi West

Pages

1. ADMINISTRATIVE BUSINESS

1.1 Roll Call

1.2 Approval of the Minutes from February 5, 2020

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2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

3. COMMITTEE BUSINESS

3.1 River Road and Reserve Street Residential Storage Warehouse
Conditional Use

Kaitlin McCafferty

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Recommended motion:
Pre-public hearing item

4. ADJOURNMENT

Missoula City Council Land Use and Planning Committee Minutes

February 5, 2020

11:15 am

City Council Chambers

140 W. Pine Street, Missoula , MT

Members present: Mirtha Becerra, John P. Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka

Members absent: Stacie Anderson, Bryan von Lossberg, Heidi West

1. ADMINISTRATIVE BUSINESS

1.1 Roll Call

The meeting was called to order at 11:15 am.

1.2 Approval of the Minutes from January 29, 2020

The minutes were approved as submitted.

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

There were no public comments.

3. COMMITTEE BUSINESS

3.1 Informational Item—Change to Development Services Walk-In Hours

Jeremy Keene, interim director of Development Services, provided information on the change to the Development Services walk-in hours, effective February 10, 2020. This change will provide more consistent hours and staffing, and allow staff uninterrupted time to complete projects. Mr. Keene reviewed the reasons behind the change.

No motion—informational only.

4. ADJOURNMENT

The meeting was adjourned at 11:27.



DEVELOPMENT SERVICES

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

CONDITIONAL USE STAFF REPORT & REFERRAL

Agenda item:	Referral – River Road and Reserve Street Residential Storage Warehouse Conditional Use	
Report Date(s):	2/6/2019	
Case Planner:	Kaitlin McCafferty, Planner	
Report Reviewed & Approved By:	Mary McCrea, Permits and Land Use Manager	
Public Meetings & Hearings:	Land Use & Planning (LUP) pre-hearing: 2/19/2020 City Council hearing: 2/24/2020	
Applicant & Owner:	Jay H Getz and Debbie Getz 2204 River Road Missoula, MT 59801	
Representative:	Jay Kirby 1533 Phillips Street Missoula, MT 59802	
Location of request:	The subject property is located east of Reserve Street at River Road. Neighborhood Council: River Road Ward: Ward 6	
Legal description:	PARCEL 2 of COS 6394 (1.05 acres) located in Section 20, Township 13 North, Range 19 West	
Legal ad:	The legal ad was published in the <i>Missoulian</i> on 2/9/2020 and 2/16/2020. The site was posted on 2/7/2020. Adjacent property owners within 150 feet of the site were notified by certified mail on 1/20/2020.	
Growth Policy:	The applicable regional plan is the Our Missoula: City Growth Policy 2035 which recommends a land use designation of Residential Medium – 3 to 11 dwelling units per acre.	
Zoning:	B3-2 Business Mixed-Use / DE-C Design Excellence Corridor Typology 4	
	Surrounding Land Uses	Surrounding Zoning
North:	Single Dwelling Residential	B3-2 Business Mixed-Use/ DE-C Design Excellence Corridor Typology 4
South:	Single Dwelling Residential	RT10 Residential
East:	Single Dwelling Residential	B3-2 Business Mixed-Use/ DE-C Design Excellence Corridor Typology 4
West:	Office and Single Dwelling Residential	B3-2 Business Mixed-Use/ DE-C Design Excellence Corridor Typology 4 (City) and C-RR3 Residential (County)
I. RECOMMENDED MOTION		
LUP 2/19/2020—Pre-public hearing		

City Council 2/24/2020:

Approve the Residential Storage Warehouse conditional use request, in accordance with Missoula City Zoning Ordinance, Title 20, Sections 20.10.020D, 20.40.110, 20.85.070, and 20.105.050.H, based on the findings of fact in the staff report and subject to the conditions of approval.

II. CONDITION(S) OF APPROVAL

1. The Residential Storage Warehouse Conditional Use at River Road and Reserve Street shall comply with all applicable portions of Title 20 and the Design Excellence Review conditions of approval. Plans submitted at the time of building permit application shall substantially conform with the plans submitted at the time of conditional use review, subject to the review and approval of Development Services prior to building permit approval.
2. The applicant shall include the following statement in the lease agreement for all storage units guaranteeing that "No cubicle may be used to store explosives, toxic substances, hazardous materials, or radioactive materials." as required by Title 20, Section 20.40.110.D, subject to review and approval by Development Services, prior to building permit approval.

III. INTRODUCTION

The City of Missoula Development Services has received a conditional use request from Jay and Debbie Getz to build and operate a residential storage warehouse use and office use on this parcel. The applicant plans to build a 59,247 square foot, three story storage facility with 440 storage units and 3,116 square feet of office space, as part of this request. The subject property is zoned B3-2, Business Mixed-Use / DE-C Design Excellence Corridor Typology 4. According to Title 20, Section 20.10.020, a residential storage warehouse requires a conditional use approval to operate in the B3-2, Business Mixed-Use zoning district.

Title 20 defines a Residential Storage Warehouse use as a "Storage or warehousing service within a building for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise elsewhere. Incidental uses in a Residential Storage Warehouse may include the repair and maintenance of stored materials by the tenant; but in no case may storage spaces in a residential storage warehouse facility function as an independent retail, wholesale, business, or service use. Spaces may not be used for workshops, hobby shops, manufacturing, or similar uses. Human occupancy is limited to that required to transport, arrange and maintain stored materials."

Because of its size and location in Design Excellence Corridor Typology 4, the project has been through Design Excellence Review and received approval. See attached for Design Excellence approval letter.

IV. APPLICABLE ZONING REGULATIONS IN TITLE 20

Title 20 Zoning Ordinance, Section 20.85.070(H) outlines the review criteria for review of conditional use applications. According to the Zoning Ordinance, "not all review criteria will apply in every case... [and] only the applicable review criteria need to be met." Uses that require conditional use approval may be approved by the City Council only when Council determines that the proposed uses meet all the applicable review criteria. Section 20.85.070(I) outlines "Factors to be Considered" that City Council may specifically consider in determining whether all applicable review criteria have been satisfied.

V. CONDITIONAL USE REVIEW CRITERIA

Findings of fact:

General

1. The 45,738 square foot property is located on the corner of River Road and Reserve Street, and is currently vacant land. A new 59,247 square foot, three story storage facility with 440 storage units and 3,116 square feet of office space will be built.
2. The subject property is legally described as PARCEL 2 of COS 6394 (1.05 acres) located in Section 20, Township 13 North, Range 19 West.
3. The subject property has frontage on Reserve Street, functionally classified as a principle arterial street, and River Road, which is classified as a major collector.

4. There is currently a curbside sidewalk along Reserve Street and a designated bike lane. The River Road frontage has no road improvements, such as curb, gutter, bike lanes, sidewalk and landscaped boulevard.
5. The subject property is within the Missoula Urban Transportation District, the Urban Growth Area, the Wastewater Facilities Service Area, and Air Stagnation Zone. Sewer and water are available to the site and the property will connect to City Water and Sewer at the time of building permit approval.
6. The subject property is within an established service area for Missoula hospitals and the City Fire and Police Departments.

Growth Policy and Zoning:

7. The applicable regional plan is the Our Missoula 2035 City Growth Policy. The subject property has a land use designation of Residential Medium 3 to 11 dwelling units per acre.
8. The subject property is zoned B3-2 Business Mixed-Use / DE-C Design Excellence Corridor Typology 4.
9. Pursuant to Table 20.10-1 "Uses Allowed in Business and Commercial Districts" of the Title 20 Zoning Code, a Residential Storage Warehouse use requires conditional use approval to operate in the B3-2 zoning district.
10. The zoning surrounding the property includes B3-2 Business Mixed-Use/ DE-C Design Excellence Corridor Typology 4 to the north, east, and west across Reserve Street. County zoning of C-RR3 residential also exists to the west across Reserve Street. The parcels to the south are zoned RT10 Residential.
11. Surrounding uses are primarily single dwelling residential to the north, south, and east. Across Reserve Street to the west are commercial offices and single dwelling residential development.
12. There are no minimum parcel area standards or building setback requirements for commercial use buildings in the B3-2 zoning district unless the property abuts a Residential zoned district, which is the case on the south side of the property only. Title 20 requires a side interior setback of 7.5 feet or 1/3 the height along the south property line matching the interior side setback for the adjacent RT10 zoning.
13. The new Residential Storage Warehouse and Office structure will be required to meet all Title 20 zoning, and Design Excellence Review conditions of approval and Missoula Municipal Code requirements at the time of building permit approval, per condition of approval #1 and #2.

Parking and Access

14. Per Title 20.60.020, Table 20.60-1, the required parking for a residential storage warehouse use is one space per twenty-five (25) storage units plus one space per 480 sq. ft. of office space. The parking calculations in the application packet indicate that there will be four hundred and forty (440) storage spaces, thus requiring seventeen (17) parking spaces plus 3,116 sq. feet of office space, requiring an additional six (6) spaces; totaling twenty-three (23) for this use. The applicant's site development plan indicates twenty-five (25) off-street vehicular parking spaces will be provided.
15. According to Title 12, Section 12.22.060, a parking lot with twenty-five (25) spaces or less must have one (1) ADA van-accessible space. The applicant's site development plan shows one (1) ADA space will be provided. The provision of these spaces in compliance with federal and local regulations will be verified by Development Services Engineering Division, prior to building permit approval, as described in condition of approval #1.
16. The applicant's site development plan shows the addition of a curbside sidewalk along the subject property's frontage along River Road. Conformance with engineering standards will be confirmed at the time of building permit approval.
17. Title 12, Section 12.22.060 I & M requires accessible routes to maintain five (5) feet clear width. The sidewalk along the north side of the building along the customer entrance façade with adjacent parking meets the required five (5) foot clear width in compliance with the accessible route standards.
18. Title 20, Table 20.60-2 outlines the bicycle parking requirements for commercial uses. One (1) short term bicycle parking space is required per ten (10) motor vehicle parking spaces, with a minimum of two (2) short term bicycle spaces, plus one (1) long-term bicycle parking space per five (5) employees, with a minimum of one (1) long term bicycle parking space.

19. The applicant's site development plan shows short-term bicycle parking adjacent to the front entrance of the building. The required long-term bicycle parking spaces will be inside the building. Compliance with the minimum required provision of bicycle parking will be confirmed at the time of building permit review per condition of approval #1.
20. Title 20, Section 20.40.110 includes Use and Specific Building standards required for Residential Storage Warehouse uses.
21. Section 20.40.110.A requires the access doors to storage units may not open directly onto a public street or alley. All of the storage units are accessed from the interior of the building.
22. Section 20.40.110.B requires residential storage warehouse uses to have frontage on and direct vehicle access to a road classified as a collector or higher classification. The subject property fronts Reserve Street a principal arterial, and River Road, a major collector. Vehicular access to the subject property will be from River Road.
23. Section 20.40.110.C requires all driveways, interior aisles and walkways to be paved. The applicant's site development plan meets this standard.
24. Section 20.40.110.D prohibits the storage of explosives, toxic substances, hazardous materials or radioactive materials. Condition of approval #2 requires the applicant to include a statement in the lease agreement for all storage units that incorporates the prohibitions noted. A copy of the lease agreement shall be provided prior to building permit approval.
25. Section 20.40.110.E restricts the use to storage uses and prohibits use of the site for retail sales, service, manufacturing or any similar use. The applicant's site development plan meets this standard.

Design Excellence Review

26. The River Road and Reserve Street Residential Storage Warehouse and Office project was reviewed and approved under Missoula's Design Excellence Review. The Design Excellence Review includes a set of site and building design guidelines that are intended to shape development that is consistent with community character. The project meets the site design, dimensions, setbacks, glazing and natural material usage standards required by Design Excellence.

Conditional Use Review

27. Title 20, Section 20.85.070(H)2 outlines criteria for the review of conditional uses, which include whether the proposed uses are: compliant with all applicable Title 20 zoning standards; compatible with the character of the surrounding area; in the interest of public convenience; will not have a significant adverse impact on the general welfare of the neighborhood or community; compatible operating characteristics in terms of hours of operation, noise, outdoor lighting and traffic generation; and will not have a significant adverse impact on traffic safety or comfort – both motorized and non-motorized.
28. The Residential Storage Warehouse use will comply with all applicable Title 20 regulations. Compliance with zoning, engineering, fire and building code will be confirmed prior to building permit approval per condition of approval #1 and #2.
29. The Residential Storage Warehouse use and new building was reviewed and approved per Design Excellence Review and will be compatible based on the proposed massing of the new building, building orientation, materials, and landscaping with the character of the surrounding area.
30. The Residential Storage Warehouse use in this location will not compromise either public convenience or the general welfare of the neighborhood or community. The intersection of River Road to Reserve Street includes a right turn only onto River Road from Reserve Street. River Road provides a right turn only onto Reserve Street. River Road is classified as a major collector road. The site development plan indicates the applicant has acquired an access easement across property at 513 N. Davis Street that will provide an exit-only to N Davis Street, a local residential street.
31. Any outdoor lighting for this project will be required to meet the Missoula Outdoor Lighting ordinance standards.

32. The application states the Residential Storage Warehouse facility will be open from 5AM to 10PM daily with controlled gate access.
33. Any signage associated with this project will be required to meet all applicable standards as outlined in Title 20, Chapter 20.75.
34. The Institute of Transportation Engineers (ITE) 9th Ed. Trip Generation rates shows an increase of fifty- three (53) additional vehicles entering and exiting the new facility for the office use and seventy-eight (78) daily trips for the storage component. The driveway approach will be restricted to a right-in/right-out from River Road with an exit-only onto N Davis, a Local Residential street, will be able to handle this traffic.
35. MDT commented that a new driveway approach to Reserve Street will not be granted. MDT also expressed concern that the driveway approach to the subject property to River Road was very near the intersection with Reserve Street, which could result in obstructed sight lines and conflicts with trailers coming in and out of the River Road access. City Engineers also analyzed the River Road access and determined that the approach meets AASHTO requirements and would not result in traffic conflicts or a reduction in safety.

Conclusions of Law:

- 1. Whether the proposed use complies with all applicable standards of the Title 20 Zoning Ordinance;**
 1. The Residential Storage Warehouse use is permitted as a conditional use in the B3-2 zoning district. Compliance with all applicable sections of the Title 20 Zoning Ordinance will be confirmed prior to building permit approval if City Council imposes condition of approval #1.
- 2. Whether the proposed use is in the interest of public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;**
 1. The Residential Storage Warehouse use in this location will not compromise either public convenience or the general welfare of the neighborhood or community.
 2. Development allowed by the requested conditional use will be served by adequate existing public facilities and services, as the subject property has frontage on Reserve Street, a principal arterial road and River Road, a major collector. The existing and future sidewalks adjacent to the subject property will meet current ADA standards.
 3. The Residential Storage Warehouse use is in an area that is already served by City of Missoula police and fire protection.
- 3. Whether the proposed use is compatible with the character of the surrounding area in terms of site planning, building scale and project design;**
 1. The subject property is located on a principle arterial and major collector roadway. The applicant's site development plan received approval in the Design Excellence Review process. The site and building will be developed with comparable building scale, building orientation, materials, and landscaping with the character of the surrounding area and per the design guidelines under the Design Excellence Review.
- 4. Whether the proposed use has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation; and**
 1. The applicant's application states the residential storage warehouse facility will be open from 5AM to 10PM daily with controlled gate access. The hours of operation are compatible with surrounding uses.
 2. The applicant's application states outdoor lighting for the project will be required to conform to the regulations described in the Missoula Outdoor Lighting Ordinance.
 3. Noise generated by the use will be required to conform with the regulations for a commercial zone, as established in the Missoula Municipal Code, Chapter 9.30.040.
 4. The surrounding road infrastructure is adequate to handle the additional traffic that will be generated by the Residential Storage Warehouse Use.

5. Whether the proposed use will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized).

1. The Residential Storage Warehouse use will not have adverse impacts on traffic safety or comfort, regardless of the mode of transportation. The driveway approach to River Road will restrict movements to right turn in/right turn out. City Engineering has analyzed the traffic movements and determined that they meet engineering standards for safety.
2. The subject property has existing sidewalk and bike lanes along the Reserve Street frontage. The applicant will add sidewalks along the River Road frontage, improving safety for pedestrians.
3. The existing motorized and non-motorized transportation infrastructure through and around the subject property is adequately sized and designed to manage the anticipated increase in traffic for these uses.

VI. AGENCY COMMENT

Missoula Valley Water Quality District: The Missoula Valley Water Quality District has no particular comment regarding this proposal. Travis Ross

Health Department - Air Quality Division: The proposed project includes compliance with the Design Excellence Program (solar panels etc. on building), sidewalks, bike racks and landscaping. Based on these features, the Air Program at the Missoula City-County Health Department has no concerns with storage unit conditional use request at River Road and Reserve St. Benjamin Schmidt

Missoula County – Emergency Management: Emergency Management has no comments. Adriane Beck

Missoula Urban Transportation District: No comment received.

City Parks & Recreation: Thanks for the opportunity to review this conditional use. The Parks Department has no comment on the conditional use. Neil Miner

Office Of Housing & Community Development: The Office of Housing and Community Development has no comment. Eran Pehan

City Attorney: No comment received.

City Engineer: We had analyzed the River Road access point back in 2017. Based on AASHTO sight distances we felt that an entrance 50-ft from the Reserve Street curb line would enable turning vehicles from Reserve to see vehicles occupying the entrance and determine if they should proceed with their turn. MDT rightly has concerns with this location, but it is our belief that the approach meets requirements and could be constructed. Troy Monroe

Missoula Redevelopment Agency: MRA has no comment. Ellen Buchanan

City Police: No problem for police. Chris Odlin

City Fire: No comment received.

Montana Department of Transportation: MDT does not have comments or concerns regarding the proposed use of Residential Storage units; however they expressed concern regarding the proximity of the River Road driveway approach to the subject property. MDT is concerned that vehicles attempting to turn right onto River Road from Reserve Street will slow or stop on Reserve Street if vehicles are backed up waiting to turn into the River Road approach to the subject property. Glen Cameron

City Storm Water Division: No comment received.

City Wastewater Division: No comment received.

City Water Division: No comment received.

Neighborhood Council (NC): No comment received.

VII. ATTACHMENTS:

Exhibit 1: Design Excellence Approval Letter

From: [Troy Monroe](#)
To: [Kaitlin McCafferty](#)
Cc: [Mary McCrea](#)
Subject: Agency Comment Request: Residential Storage Warehouse Conditional Use – River Road and Reserve
Date: Wednesday, February 5, 2020 10:15:27 AM

Residential Storage Warehouse City Engineering Comments.

City Engineering has reviewed the proposed development and analyzed the surface infrastructure in the surrounding neighborhood.

The proposed development is located on parcel bounded by MDT right-of-way on the west (Reserve Street), City right-of-way on the north (River Road), and private property on the east and south.

There will not be an access onto Reserve Street. A right-in, right-out access will be provided on River Road. Based on AASHTO sight distances this access will be a minimum 50-feet east of the Reserve Street curbline. This distance was reviewed and determined to meet AASHTO sight distances for vehicles exiting from Reserve Street onto eastbound River Road. City Engineering took MDT's comments into consideration when determining this access point. River Road is an urban collector paved street and has capacity for this development.

An additional exit-only access will occur on Davis Road through an easement granted on the 513 N. Davis parcel. Davis Street is a paved local street and has capacity for this development.

All accesses will be reviewed for the appropriate design vehicle and includes Fire Department aerial access.

Thanks,

Troy Monroe PE
Assistant City Engineer
552-6091

Kaitlin McCafferty

From: Cameron, Glen <gcameron@mt.gov>
Sent: Tuesday, January 21, 2020 11:18 AM
To: Kaitlin McCafferty; Dax Fraser; Gordy Hughes; Adam Sebastian; Scott Hoffman; Chris Odlin; Jane Kelly; Karen Gasvoda; Jim Nugent; 'bschmidt@missoulacounty.us'; Travis Ross; 'caldridge@mountainline.com'; 'jsweten@mountainline.com'; 'vcaristo@mountainline.com'; Donna Gaukler; Nathan McLeod; Marie Anderson; Neil Miner; David Selvage; Ellen Buchanan; Chris Behan; Eran Pehan; Julie Merritt; Sandra Vasecka; Beck, Adriane; 'nholloway@co.missoula.mt.us'; Neighborhood Council - River Road
Cc: Mary McCrea
Subject: RE: Agency Comment Request: Residential Storage Warehouse Conditional Use – River Road and Reserve

Good Morning Kaitlin –

As I do not have comments or concerns regarding the proposed use of Residential Storage units; access to this lot however remains very difficult. Access will not be granted to Reserve St, and the proposed access to River Rd very near the intersection with Reserve St presents a significant safety concern.

Minimum throat distance on River Road from Reserve St to the approach must be at least 75-feet for a right turn ingress as provided in the plan view. The very short throat distance proposed for this site will likely not store one vehicle let alone a vehicle with a trailer (common for storage units sites) before the following vehicle (or possibly the trailer itself) is stopped on Reserve St. Providing adequate storage on River Road for any vehicles waiting to turn into the storage units will provide an extra margin of safety since rear-end type accidents on Reserve St will be a much higher speed collision. In addition, providing parking right up to the driveway approach is a substantial risk that entering vehicles will have to wait for exiting vehicles blocking the entrance as they back out of the stall.

MDT wants to strongly avoid any potential for right turning vehicles or trailer ends from stopping on Reserve St. If the minimum 75-feet throat distance cannot be provided then the approach should not be allowed to River Road.

From the proposed site plan it appears there is now the availability to access Davis Street. Strongly urge main access to Davis Street.

Thank you for the opportunity to comment.
Glen Cameron
MDT – Missoula

From: Kaitlin McCafferty <McCaffertyK@ci.missoula.mt.us>
Sent: Wednesday, January 15, 2020 4:20 PM
To: Dax Fraser <FraserD@ci.missoula.mt.us>; Gordy Hughes <HughesG@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Scott Hoffman <HoffmanS@ci.missoula.mt.us>; Chris Odlin <OdlinC@ci.missoula.mt.us>; Jane Kelly <KellyJ@ci.missoula.mt.us>; Karen Gasvoda <GasvodaK@ci.missoula.mt.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; 'bschmidt@missoulacounty.us' <bschmidt@missoulacounty.us>; Travis Ross <tross@missoulacounty.us>; 'caldridge@mountainline.com' <caldridge@mountainline.com>; 'jsweten@mountainline.com' <jsweten@mountainline.com>; 'vcaristo@mountainline.com' <vcaristo@mountainline.com>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Nathan McLeod

<McLeodN@ci.missoula.mt.us>; Marie Anderson <AndersonM@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; David Selvage <SelvageD@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>; Julie Merritt <JMerritt@ci.missoula.mt.us>; Sandra Vasecka <VaseckaS@ci.missoula.mt.us>; Cameron, Glen <gcameron@mt.gov>; Beck, Adriane <abeck@co.missoula.mt.us>; 'nholloway@co.missoula.mt.us' <nholloway@co.missoula.mt.us>; Neighborhood Council - River Road <RiverRoad@ci.missoula.mt.us>

Cc: Mary McCrea <McCreaM@ci.missoula.mt.us>

Subject: [EXTERNAL] Agency Comment Request: Residential Storage Warehouse Conditional Use – River Road and Reserve

Hi all. Please see attached for memo requesting comment for a Residential Storage Warehouse Conditional Use at River Road and Reserve. **Comments are requested by Friday 1/31**. If you don't have any comments, please reply "no comment" .

Thanks!

Kaitlin
Planner 1

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Kaitlin McCafferty

From: Joe Baumgardner <joebummer406@gmail.com>
Sent: Tuesday, February 4, 2020 4:06 PM
To: Kaitlin McCafferty
Subject: Kaitlin McCafferty Development Services

Just a safety concern, I own property on Idaho st. I travel Reserve and River Road every day. Just curious as to how they will access the property? If they plan to access from River Rd that would be very dangerous for the people turning off of Reserve street. Those of us who drive River Rd already know that corner has multiple accidents each year! If they have access from Davis street then I think it would be great for the area! we could use more storage space. Thanks you Joe



DEVELOPMENT SERVICES

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

November 22, 2019

Jay & Deborah Getz
2204 River Road
Missoula, MT 59801

RE: Design Excellence Review, Reserve Street Storage Facility, Case #2019-MSS-DER-00013

This letter is to inform you that on Friday, November 22, 2019, Development Services approved the Design Excellence Review application for the Reserve Street Storage Facility project proposed for the parcel legally described as S20, T13 N, R19 W, C.O.S. 6394, PARCEL 2, ACRES 1.05 in Missoula County, MT.

This approval is subject to the following conditions of approval. The conditions are as follows:

- 1) The building must substantially conform to the approved plans. If the applicant changes the design of the building, they must resubmit plans for Design Excellence Review. A Final Zoning Compliance Certificate is required before Certificate of Occupancy. Before issuing the certificate, Development Services will inspect the building for conformance with the information provided in the Design Excellence Review application.
- 2) Final project approval requires that all other applicable city regulations are met, and will be reviewed for at time of building permit submittal.
- 3) The following Design Variations are approved through this Design Excellence Review. Any changes to these variations, or new Design Variations, will require a new Design Excellence Review process.
 - 20.25.082.E.1.a: Site Design, Street Setback primary street
 - 20.25.082.E.3.a: Façade Design, Glazed area: commercial
 - 20.25.082.E.3.c: Façade Design, Blank wall width max
 - 20.25.082.E.1.f: Parking lot perimeter screening
- 4) Through 20.25.080.A.3.b(7), a variance is granted to reduce the landscape buffer (required by 20.65.040 2.e on the east side of the parcel to make room for fire access without eliminating parking.
- 5) The following Design Manual guidelines are applicable to this project but were unable to be sufficiently reviewed for at this time. They will be reviewed for at time of building permit submittal:
 - SD 30: Utilize landscaping to frame views to the surrounding mountains and landmarks.
 - i. NOTE: details to come with landscape plan in building permit
 - SS40: Select furnishings that are fitting with Missoula's character
 - SD42: Consider how a site can be arranged to complement existing public realm features
 - i. NOTE: details to come with lighting plan in building permit
- 6) Final zoning compliance will be reviewed for at time of building permit submittal, including lighting plan, landscape plan and bench at entrance tint and glare info on windows
- 7) This project requires conditional use approval from City Council. Final project design is subject to any design modifications that may apply from final Council approval
- 8) Approval of a conditional use permit is required before a building permit may be issued.

If you have any questions about this approval, please feel free to contact me at mccaffertyk@ci.missoula.mt.us.

Best,
Kaitlin McCafferty
Planner I
Development Services
435 Ryman St
Missoula, MT 59802



DEVELOPMENT SERVICES

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

CITY CONDITIONAL USE 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), 2 submittal packets and the appropriate fee shall be submitted.
3. Name of Conditional Use Request: **Three-Story Commercial Building with Office Space/Storage**
4. Name(s) of Applicant: **Jay H Getz & Debbie S Getz**
Mailing Address: **2204 River Road, Missoula, MT 59801**
Telephone Number: **406-214-4016**
Email Address: **jay.getz@outlook.com**
5. Name(s) of all Owners of Record: **Jay H Getz & Debbie S Getz**
Mailing Address(es): **2204 River Road, Missoula, MT 59801**
Telephone Number(s): **406-214-4016**
Email Address(es): **jay.getz@outlook.com**
6. Name and Company of Representative: **NA**
Mailing Address:
Telephone Number:
Email Address:
7. 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

Date

Owner's Signature

Date

Representative's Signature

Date

Jay & Deborah Getz
2204 River Road
Missoula, MT 59801
406-214-4016
Jay.Getz@outlook.com

December 11, 2019

Kaitlin McCafferty
Development Services
City of Missoula
435 Ryman
Missoula, MT 59802

Dear Development Services,

Thank you for taking the time to review our application. We appreciate your energy and efforts to make our Missoula neighborhoods beautiful, equitable, and moving forward to meet the ever-changing needs of the community.

Due to Missoula's need for high-density living, there is a large demand for centralized storage in Missoula. With this in mind, we are proposing a well-designed 59,247 sq ft three-story storage facility located at the corner of Reserve and River Road. It will include 440 climate-controlled storage units and 3,116 sq ft of office space. As per the Design Excellence Program, the building will use a sustainable site design to utilize the natural accents of local nature while harnessing the power of the sun through rooftop solar panels. The entire property will be landscaped, include a high-quality privacy fence, bike racks, sidewalk, a quiet mechanical security gate with limited daily access, an active video surveillance system, parking, and more. The landscaping will incorporate native trees, shrubs, vines, and perennials. We want our clients to feel like they are at home, safe, and inspired for their next Montana adventure!

The proposed site is located on River Road, adjacent to the arterial road of Reserve Street; which will not have an adverse impact on the neighborhood. Access on River Road is right turn in and right turn out only. In addition, the three-story building will be 33'6" tall; which will not exceed the max height for the zoning district nor the surrounding districts. Our proposed office hours will be Monday thru Friday 9AM-5PM and Saturday 9-Noon. Using current data, we anticipate 26 trips per day to the facility. Due to this low number, impact upon the neighborhood and roads will be low; all while providing a much-needed service to Missoulians. We believe our building will add beauty and function to the empty commercial (B3-2) lot located at the corner of Reserve and River Road.

Thank you, again, for taking the time to review our proposed building, make necessary suggestions, and assess our conditional use application. We are excited to hear back from you about the project, and to know what we can do to move forward. Please contact us any time to ask us questions or to clarify our proposal.

Best regards,

Jay & Deborah Getz

The block contains two handwritten signatures in black ink. The signature on the left is a stylized, cursive 'J' followed by a large, looping 'G', representing Jay Getz. The signature on the right is a more fluid, cursive script that appears to read 'Deborah Getz'.

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): S20, T13 N, R19 W, C.O.S. 6394, Parcel 2, Acres 1.05

Legal Description - complete and unabbreviated: Section 20, Township 13 North, Range 19 West Township, Range, Section(s): **13N - 19W - 20**

Subdivision, Lot(s), Block(s): **Cobbin & Dismores Orchard Homes**

Tract(s), COS#: **6394**

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

Geocode: **04-2200-20-2-15-12-0000**

C. ZONING AND GROWTH POLICY INFORMATION

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

	Zoning	Current Land Use
Adjacent (North)	B3-2	Commercial
Adjacent (South)	RT 10	Residential
Adjacent (East)	B3-2	Commercial
Adjacent (West)	B3-2	Commercial

2. What is the current zoning of the property? **Business Mixed-Use**

3. What is the applicable comprehensive plan and land use designation for the property? **Commercial Business**

4. What is the conditional use requested? **Temperature Controlled Storage and Office Space**

D. RESPONSES TO TITLE 20 ZONING ORDINANCE CONDITIONAL USE REVIEW CRITERIA

1. **Review Criteria.** Describe how the proposal meets the following review criteria. (Not all review criteria will apply in every case. Only the applicable review criteria need to be met.)

a. Whether the conditional use complies with all applicable standards of the zoning ordinance.
We received Design Excellence approval for site plans and elevations.

b. Whether the conditional use is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.
The property is located on River Road adjacent to Reserve; so will not have significant adverse impact on the neighborhood.

c. Whether the conditional use is compatible with the character of the surrounding area in terms of site planning, building scale, and project design.
The site plan was approved through Design Excellence. The building is three stories tall with a height of 33'6"; which does not exceed the max height for the zoning district and surrounding districts. B3-2's max height is 50 feet and RT10's is 30 feet or 35" with a roof pitch of 8 in 12 or greater.

d. Whether the conditional use has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation.

The hours of operation for the office will be 9AM-5PM Monday through Friday & 9AM-Noon on Saturday. Office will be closed on Sundays. The storage warehouse will have controlled gate access from 5AM-10PM. Outdoor lighting will be controlled using day/night sensors. The lighting permit will be reviewed at building permit and will comply with Missoula Dark Sky Lighting Ordinance; which is a condition of the DER.

- e. Whether the conditional use will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized).

There are three streets near the property: Reserve Street, River Road, & Davis Street. Davis is a local road. River is a functionally classified major collector road. Access on River is right turn in & right turn out from Reserve - which is a principle arterial road. Reserve Street has a bike lane and sidewalk. River Road does not have a bike lane, and we will install a sidewalk with our building permit. Based on current data, we anticipate approximately 26 trips per day.

2. Factors to be Considered.

Section 20.85.070(l) includes factors that City Council may consider in determining whether all applicable review criteria have been satisfied. These are listed below for reference.

- a. That new buildings and structures are located to create a positive relationship with their environment, both urban and natural.
- b. That the site design properly addresses building orientation, open space, light, sun exposure, views, and protection of natural features.
- c. That buildings, structures, and uses are compatible with adjacent properties and uses in terms of physical design elements, such as volume and mass management, building materials, color, open space design, screening, and other design elements.
- d. That the overall project will be functional, attractive, and safe in terms of pedestrian, bicycle, and vehicular access, parking, loading, and servicing.

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 cover letter** describing the purpose of the proposed project, existing site conditions, and a brief description of the proposal.
- ☒ **A vicinity map** showing the subject property and the area within 300 feet of the subject property. **on file**
- ☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. **on file**
- ☒ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries. **on file**
- ☒ **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. **on file**
- ☒ **The current plat** of the subject property. **on file**
- ☒ **A site plan**, including existing and proposed landscaping, parking, streets/access, sidewalks, bike lanes, and any other improvements to the property. **on file**
- ☒ **Building elevation drawings** of all proposed structures and/or photos of existing structures. **on file**
- ☒ **Floor plans** of all existing and proposed buildings. **on file**



DEVELOPMENT SERVICES

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

November 22, 2019

Jay & Deborah Getz
2204 River Road
Missoula, MT 59801

RE: Design Excellence Review, Reserve Street Storage Facility, Case #2019-MSS-DER-00013

This letter is to inform you that on Friday, November 22, 2019, Development Services approved the Design Excellence Review application for the Reserve Street Storage Facility project proposed for the parcel legally described as S20, T13 N, R19 W, C.O.S. 6394, PARCEL 2, ACRES 1.05 in Missoula County, MT.

This approval is subject to the following conditions of approval. The conditions are as follows:

- 1) The building must substantially conform to the approved plans. If the applicant changes the design of the building, they must resubmit plans for Design Excellence Review. A Final Zoning Compliance Certificate is required before Certificate of Occupancy. Before issuing the certificate, Development Services will inspect the building for conformance with the information provided in the Design Excellence Review application.
- 2) Final project approval requires that all other applicable city regulations are met, and will be reviewed for at time of building permit submittal.
- 3) The following Design Variations are approved through this Design Excellence Review. Any changes to these variations, or new Design Variations, will require a new Design Excellence Review process.
 - o 20.25.082.E.1.a: Site Design, Street Setback primary street
 - o 20.25.082.E.3.a: Façade Design, Glazed area: commercial
 - o 20.25.082.E.3.c: Façade Design, Blank wall width max
 - o 20.25.082.E.1.f: Parking lot perimeter screening
- 4) Through 20.25.080.A.3.b(7), a variance is granted to reduce the landscape buffer (required by 20.65.040 2.e on the east side of the parcel to make room for fire access without eliminating parking.
- 5) The following Design Manual guidelines are applicable to this project but were unable to be sufficiently reviewed for at this time. They will be reviewed for at time of building permit submittal:
 - o SD 30: Utilize landscaping to frame views to the surrounding mountains and landmarks.
 - i. NOTE: details to come with landscape plan in building permit
 - o SS40: Select furnishings that are fitting with Missoula's character
 - o SD42: Consider how a site can be arranged to complement existing public realm features
 - i. NOTE: details to come with lighting plan in building permit
- 6) Final zoning compliance will be reviewed for at time of building permit submittal, including lighting plan, landscape plan and bench at entrance tint and glare info on windows
- 7) This project requires conditional use approval from City Council. Final project design is subject to any design modifications that may apply from final Council approval
- 8) Approval of a conditional use permit is required before a building permit may be issued.

If you have any questions about this approval, please feel free to contact me at mccaffertyk@ci.missoula.mt.us.

Best,
Kaitlin McCafferty
Planner I
Development Services
435 Ryman St
Missoula, MT 59802

04-2200-20-2-15-12-0000 (Reserve and River) – Aerial Map



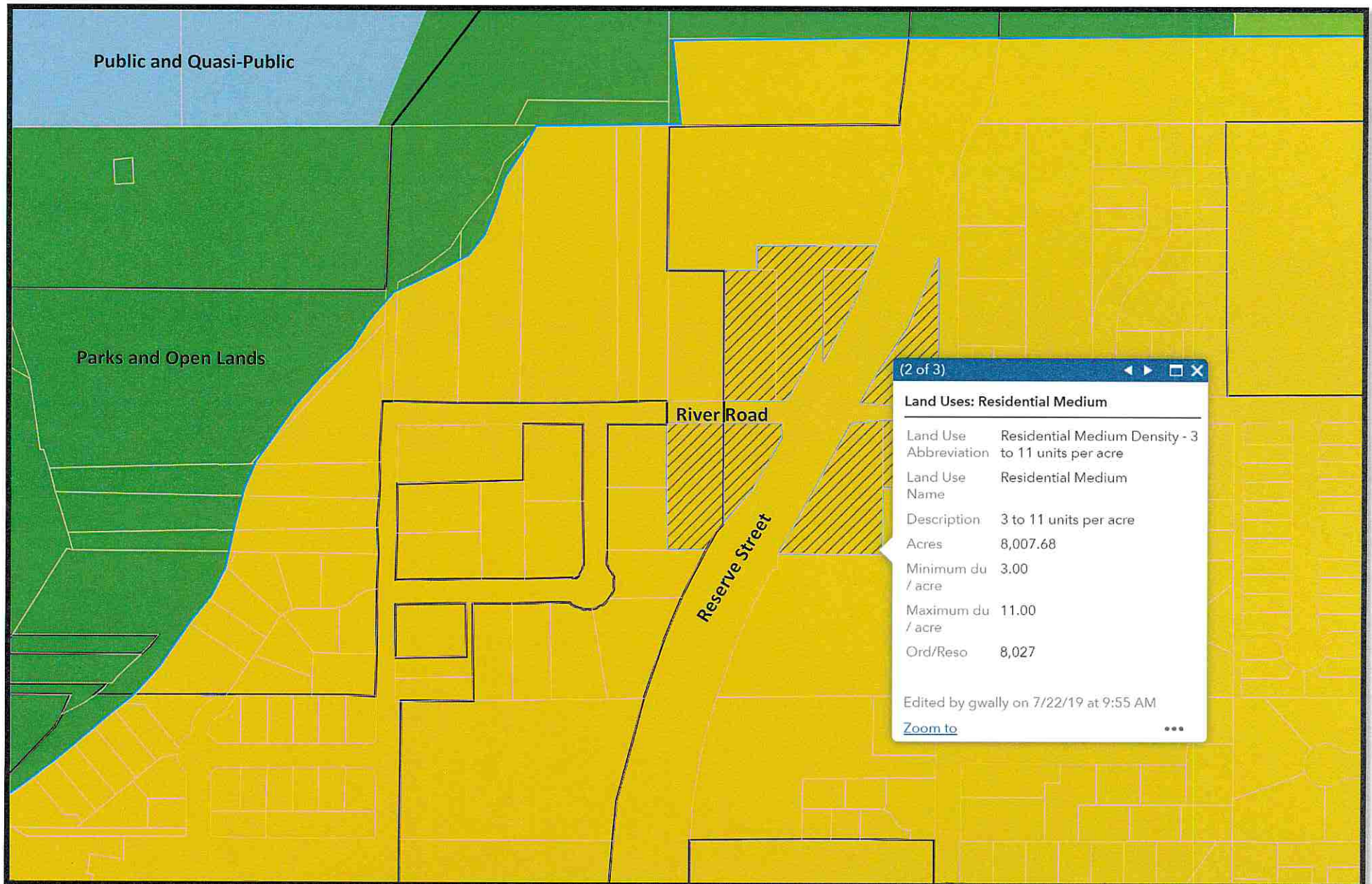
04-2200-20-2-15-12-0000 (Reserve and River) – Zoning Map



04-2200-20-2-15-12-0000 (Reserve and River) – Design Excellence Map

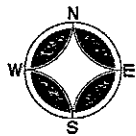


04-2200-20-2-15-12-0000 (Reserve and River) – Land Use Map



CERTIFICATE OF SURVEY

TO SHOW THE RETRACEMENT OF TWO TRACTS OF LAND, LOCATED IN A PORTION OF LOT 33 OF COBBAN & DINSMORE'S ORCHARD HOMES LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 20, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA.



GRAPHIC SCALE
0 30 60 90

BASIS OF BEARING
G.P.S. DERIVED GEODESIC NORTH

OWNERS:

BOOK 193 PAGE 195

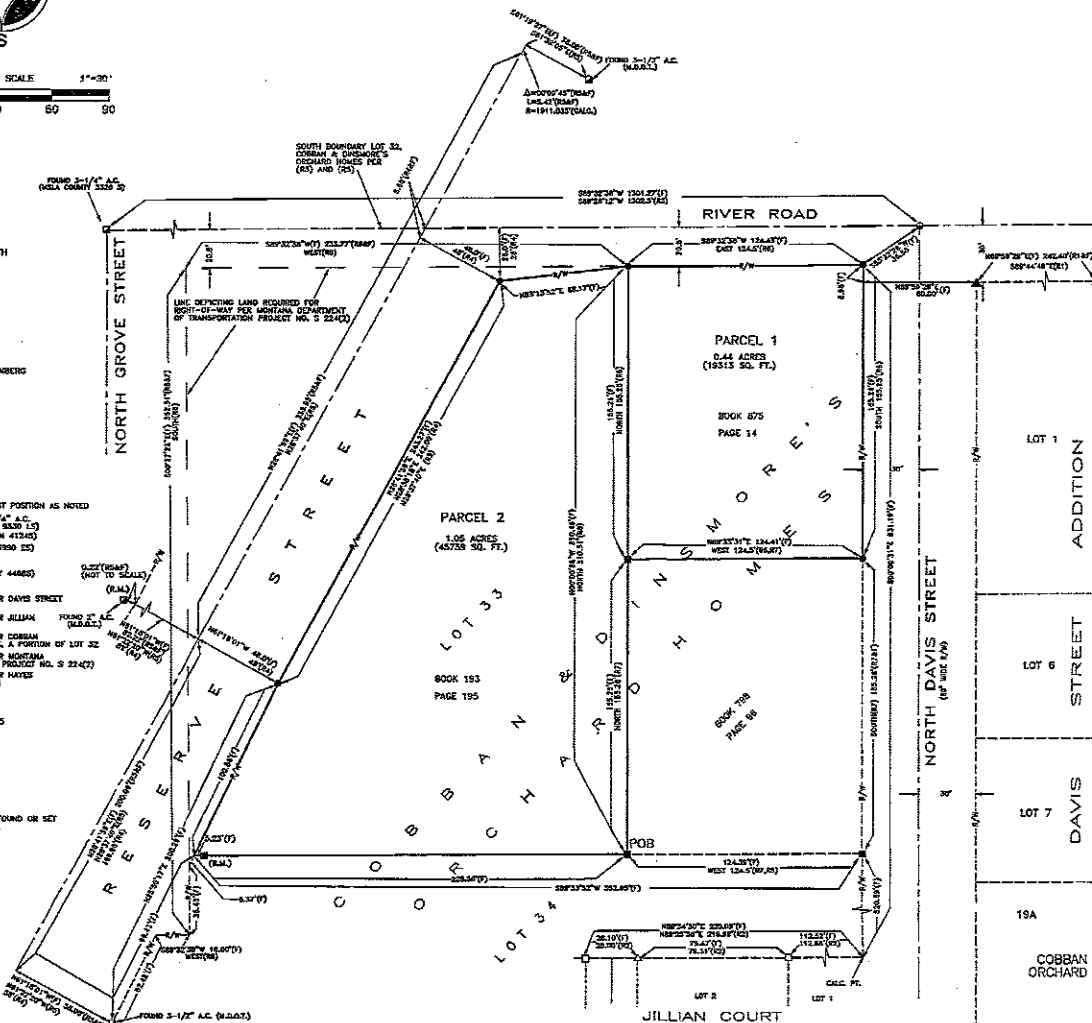
WILLIE HENDRICKSON

BOOK 875 PAGE 14

HAROLD K. AND VERNIA A. WITZENBERG

LEGEND

- = FOUND OR CALCULATED MONUMENT POSITION AS NOTED
- = SET 5/8" DIA. IRON PEG WITH 3/4" A.C. (MONTANA NORTHWEST COMPANY, 8330 T3)
- = FOUND 1-1/4" T.P.C. (MONTANA NORTHWEST COMPANY, 8330 T3)
- ▲ = FOUND 1-1/4" T.P.C. (LARSON 8980 125)
- = FOUND 1-1/4" A.C. (CUSTOMER)
- = FOUND 1-1/4" T.P.C. (MONTANA NORTHWEST COMPANY, 8330 T3)
- △ = FOUND 5/8" IRON PEG, NO CAP
- (H) = RECORD ON ADJUTIVE RECORD FOR DAVIS STREET ADDITION (LARSON 8980 125)
- (K) = RECORD ON ADJUTIVE RECORD FOR JILLIAN COURT (MONTANA NORTHWEST COMPANY, 8330 T3)
- (K3) = RECORD ON ADJUTIVE RECORD FOR COBBAN & DINSMORE'S ORCHARD HOMES, A PORTION OF LOT 32
- (K4) = RECORD ON ADJUTIVE RECORD FOR MONTANA DEPARTMENT OF TRANSPORTATION PROJECT NO. 2 22(47)
- (K5) = RECORD ON ADJUTIVE RECORD FOR HAYES ADDITION (FOR INCHES 44802)
- (K6) = RECORD PER BOOK 875 PAGE 14
- (K7) = RECORD PER BOOK 788 PAGE 56
- (K8) = RECORD PER BOOK 193 PAGE 195
- (K.M.) = REFERENCE MONUMENT
- (A.C.) = ALUMINUM CAP
- (T.P.C.) = YELLOW PLASTIC CAP
- (M.D.L.) = MONTANA DEPARTMENT OF TRANSPORTATION
- (N.W.) = RIGHT-OF-WAY
- (P.O.B.) = POINT OF BEGINNING
- (CALC.) = CALCULATED POSITION, NOTHING FOUND OR SET
- = CENTERLINE ROAD RIGHT-OF-WAY



PERIMETER LEGAL DESCRIPTION

A tract of land located in and being a portion of Lot 33 of Cobban & Dinsmore's Orchard Homes, located in the Northwest One-Quarter (NW1/4) of Section 20, Township 13 North, Range 19 West, Principal Meridian, Montana, City of Missoula, Missoula County, Montana, being more particularly described as follows:

Commencing at the southeast corner of Lot 33, Cobban & Dinsmore's Orchard Homes, a subdivision of Missoula County, Montana; thence along the boundary common to Lots 33 and 34 of said Cobban & Dinsmore's Orchard Homes, S89°33'32"E, 124.95 feet to the True Point of Beginning; thence leaving boundary of said Lots 33 and 34 and along the line described in Book 788, Page 56, N89°00'30"W, 155.25 feet; thence N89°33'31"E, 124.41 feet to a point on the west right-of-way of North Davis Street; thence along said west right-of-way of North Davis Street, MUD0°59'W, 155.54 feet to a point of intersection with the south right-of-way of River Road; thence along said right-of-way of River Road, S89°33'34"W, 124.41 feet; thence S89°33'32"E, 228.58 feet to the True Point of Beginning.

Containing 1.49 acres of land, more or less, being subject to all easements or right-of-way as shown, existing or of record.

LEGAL DESCRIPTIONS

PARCEL 1, CERTIFICATE OF SURVEY NO. 04394, located in and being a portion of the Northwest one-quarter (NW1/4) of Section 20, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County, Montana.

Containing 0.44 acres of land, more or less, being subject to all easements or right-of-way as shown, existing or of record.

PARCEL 2, CERTIFICATE OF SURVEY NO. 04393, located in and being a portion of the Northwest one-quarter (NW1/4) of Section 20, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County, Montana.

Containing 1.05 acres of land, more or less, being subject to all easements or right-of-way as shown, existing or of record.

SURVEYOR'S CERTIFICATION

I certify that the attached Certificate of Survey represents a survey completed on the date shown herein.



Ken L. Jensen, P.L.S.
Montana Registration No. 5330

APPROVED BY:

Missoula County-Department of Public Works
December 24, 2013
DATE

Missoula City-County Health Department
December 24, 2013
DATE

PURPOSE OF SURVEY:

This Certificate of Survey was prepared to show the retracement of two tracts of land located in the Northwest Quarter (NW1/4) of Section 20, T.13N., R.19W., P.M.M. pursuant to 76-3-406 M.C.A.



MONTANA NORTHWEST COMPANY

SURVEYING MAPPING PLANNING CONSULTING
P.O. BOX 877, MISSOULA, MT 59807 PHONE 406-721-4033 FAX 406-721-4066 MTNWCO.COM
P.O. BOX 177, ANAHEIM, MT 59711 PHONE 406-539-5025 FAX 406-539-5006 MTNWCO.COM

PREPARED FOR: LORI WOODRUFF MTNW PROJECT 1986-13

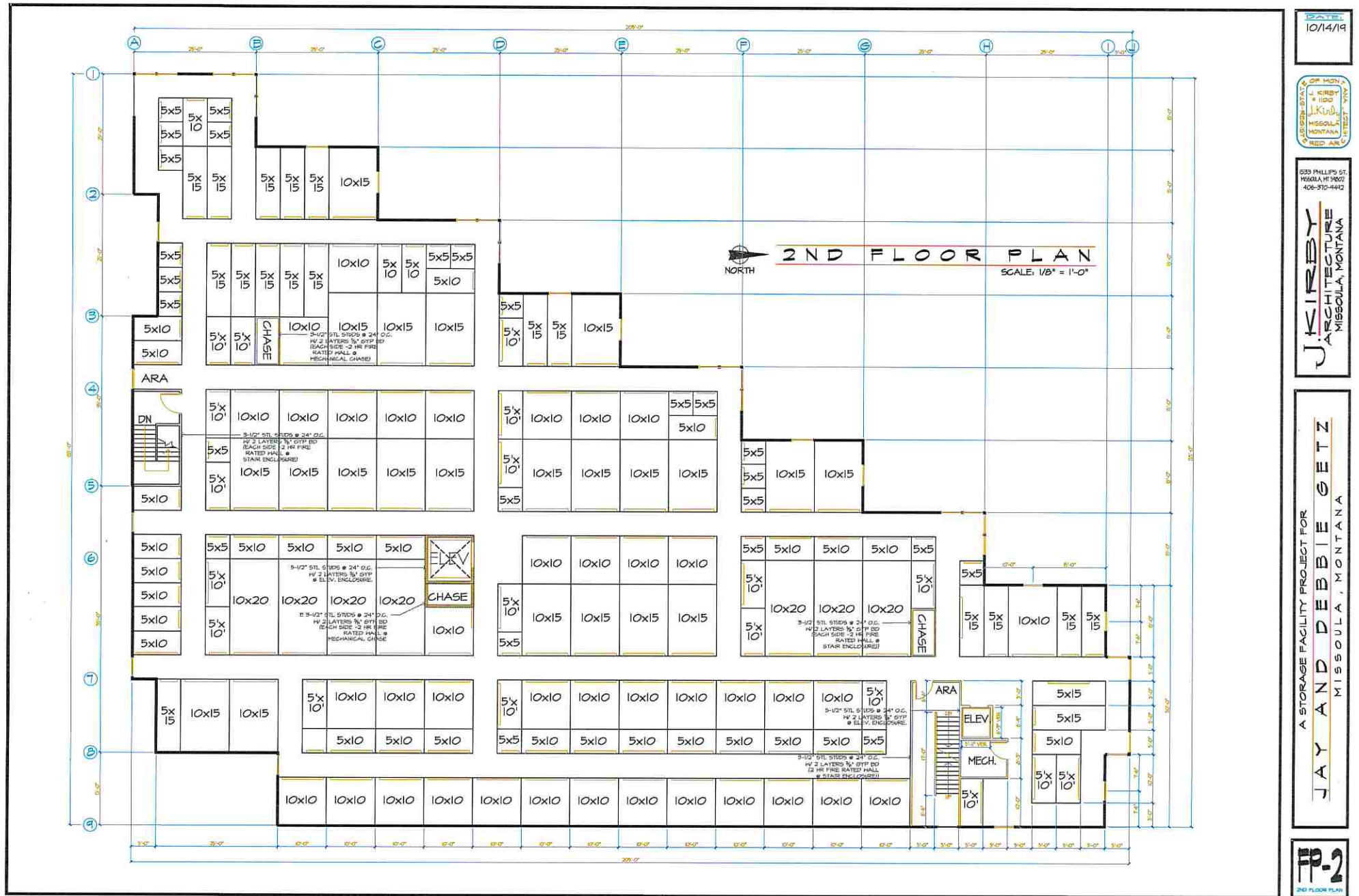
CORRECTION: Page 1
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12/24/2013 11:47 AM, Certificate of Survey
12/24/2013 11:47 AM, Certificate of Survey

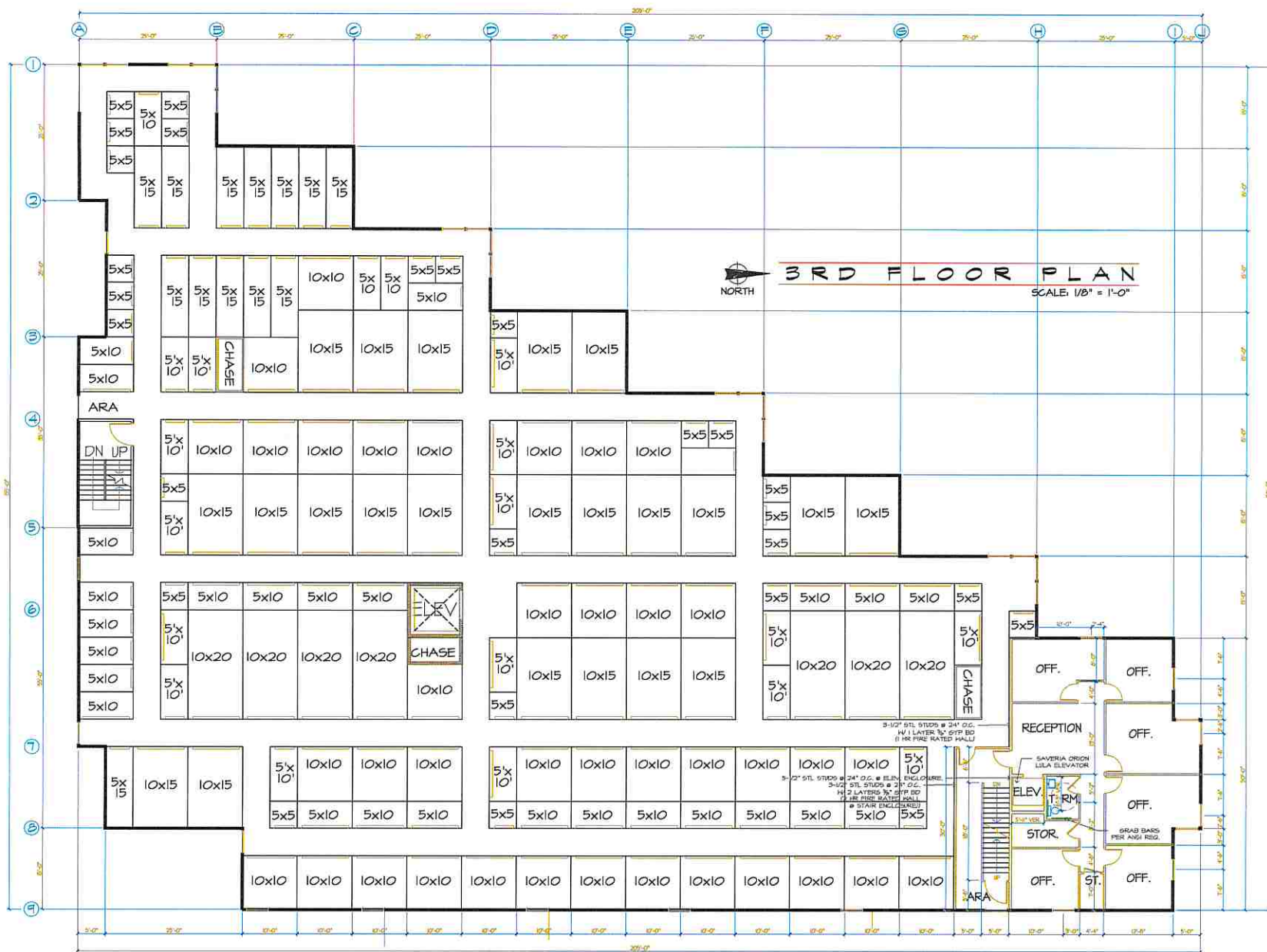
SAC BK 723 Pg 1068

SHEET 1 OF 1
CITY OF MISSOULA
MISSOULA COUNTY, MONTANA
CERTIFICATE OF SURVEY NO. 04394

109 7528

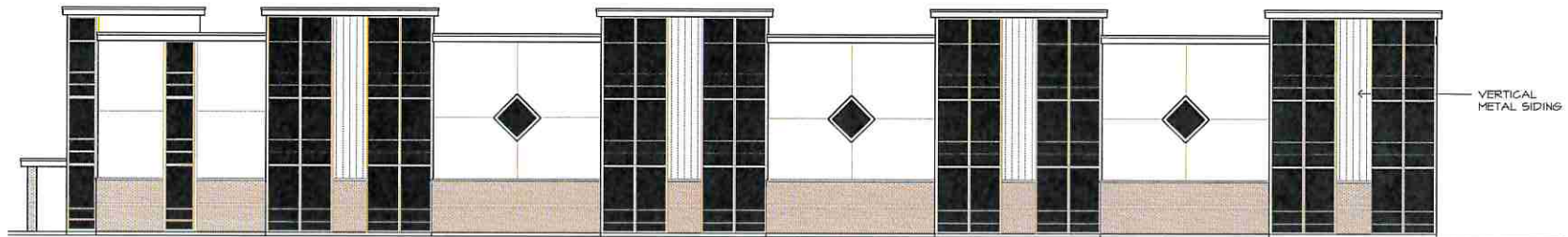




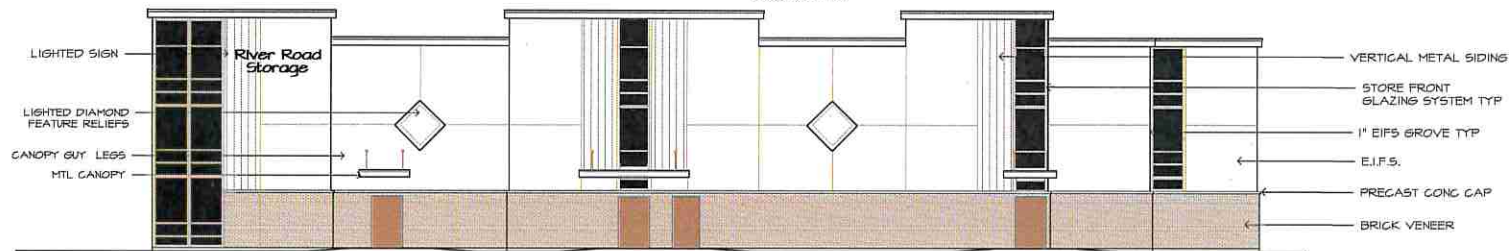




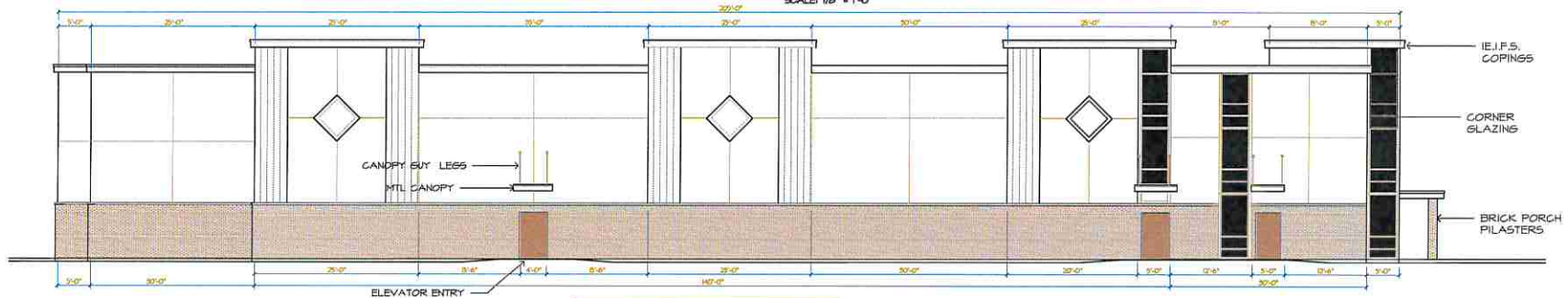
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

DATE:
10/14/19



539 PHILLIPS ST.
MISSOULA, MT 59802
406-310-4492

J. KIRBY
ARCHITECTURE
MISSOULA, MONTANA

A STORAGE FACILITY PROJECT FOR
JAY AND DEBBIE GETZ
MISSOULA, MONTANA

