

City of Missoula
Land Use and Planning Committee Agenda

Date: September 16, 2020, 1:15 pm - 2:30 pm

Location: To register to attend and/or comment: <https://ci-missoula-mt.zoom.us/calendar/list>
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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

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Pages

1. ADMINISTRATIVE BUSINESS

1.1 Roll Call

1.2 Approval of the Minutes from 8/26, 9/2, and 9/9/20

1.2.1	Minutes from August 26, 2020	1
1.2.2	Minutes from September 2, 2020	4
1.2.3	Minutes from September 9, 2020	8

2. PUBLIC COMMENT

3. COMMITTEE BUSINESS

3.1	Referral – Staff Report for 365-375 Scott Street Group Living Conditional Use	Kaitlin McCafferty	14
	Recommended motion: Pre-public hearing; informational only.		
3.2	Referral – Staff Report for 2275 N Reserve Street Tavern and Casino Conditional Use	Cassie Tripard	38

Recommended motion:
Pre-public hearing; informational only.

4. ADJOURNMENT

Missoula City Council Land Use and Planning Committee Minutes

August 26, 2020

8:55 am

To register to attend and/or comment: <https://ci-missoula-mt.zoom.us/calendar/list>

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Members present: 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

Others present: Benjamin Brewer, Laval Means, Montana James, Jen Gress,

1. ADMINISTRATIVE BUSINESS

The meeting started 8:56 AM

1.1 Roll Call

1.2 Approval of the Minutes

The minutes were approved as submitted.

2. PUBLIC COMMENT

No public comment

3. COMMITTEE BUSINESS

3.1 Re-appointment to the City Board of Adjustment

The item was put to a vote without discussion.

Moved by: Heather Harp

Confirm the Mayor's re-appointment of Katelyn Hepburn as a regular member and Don Briggs as Alternate #1 to the City Board of Adjustment. Katelyn Hepburn is filling a vacated term that begins immediately and expires on June 30, 2021 and Don Briggs' term will begin immediately and expire on June 30, 2023.

AYES: (12): Stacie Anderson, Mirtha Becerra, John Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, and Heidi West

Vote results: Approved (12 to 0)

3.2 Title 20 Amendments; Jen Gress

Jen Gress, Associate Planner for Development Services, provided a presentation on the Title 20 Amendments.

The public comment for Title 20 began June 16th, 2020. The item came back to the Land Use and Planning Committee to request a City Council public hearing for October 5th, 2020.

The project has been published on the city website, Engage Missoula, the front of the Development Services website, News Flashes using city website, as well as the Civic Send program. Additionally, legal ads were placed in the Missoulian.

Montana James, Community Development Program Manager, continued the presentation with the section on "A Place to Call Home: Meeting Missoula's Housing Needs".

She pointed out some of the benefits of ADUs (accessory dwelling units) to the community. ADUs provide ecological and financial benefits, it reduces transportation needs. Also, ADUs align with the city's in-ward growth policy. A committee member asked for clarification on the process of incentivizing to rent ADUs for voucher holders?

Montana James responded that the affordable housing trust fund would be used to incentivize renting ADUs for voucher holders. When an ADU owner rents to a voucher holder, the city can support by providing permitting funds.

Ben Brewer, Planner for Development Services, continued the presentation on Title 20. Mr. Brewer mentioned the goal of the amendments was to separate design review from conditional use approval. The city has several design review standards already in place.

A committee member suggested an amendment to the parking requirement. She suggested eliminating the parking requirement with the exception of the university district because parking is already an issue in the University, Hip Strip, and Hellgate high school area.

A committee member mentioned that removing the owner occupancy condition makes sense at this time. It is helpful in encouraging the construction of more ADUs in the future, and can be amended if necessary.

Jen Gress, Development Services, provided clarification that when tourist homes are approved, the applicant is required to submit a list of contacts. It will have contact information for the owner and who to reach if there are problems. It will be provided to neighboring owners.

Montana James, Community Development Program Manager, stated that the owner occupancy requirement is the primary obstacle in building ADUs. When the owner does not live on the property, it can create obstacles in obtaining a loan. Also, removing this requirement makes it easier for the owner to sell the property. The city has to have the trust fund to be able to enable additional financial support.

The committee suggested keeping the amendment of sending notification to neighboring homeowners.

Ms. Gress provided clarification that the owners and the adjacent residents get notified about tourist homes.

There was a public comment from a caller named Matt Larson. He did not agree with the amendments to Title 20 of removing owner occupancy conditions, removing parking requirements, as well as removing the notice requirement for tourist homes. He stated Airbnb raises rent nationwide. He also disagreed that it could be dealt with in two years down the line because these houses would be already built.

Another public comment came from a caller, Danny Tenenbaum. He supported all amendments except removal of the parking requirement. He raised concern over neighborhood exceptions for parking requirements. He stated people who have been advocating in the fight against climate change believe it is essential to steer away from car-centric land use, and that parking requirements should be applied citywide without exception.

First reading and preliminary adoption] Set a public hearing on October 5, 2020 and preliminarily adopt a City of Missoula initiated ordinance generally amending Title 20, Missoula Municipal Code, the City Zoning Ordinance, to incorporate revisions in the following chapters: 20.05 Residential Districts, 20.25 Overlay Districts, 20.40 Use- and Building-Specific Standards, 20.45 Accessory Uses and Structures, 20.50 Natural Resource Protection, 20.60 Parking and Access, 20.65 Landscaping, 20.75 Signs, 20.80 Nonconformities, 20.85 Review and Approval Procedures, 20.90 Administration, 20.100 Terminology, and 20.105 Use Classifications, as amended by Land Use and Planning Committee on August 26, 2020.

4. ADJOURNMENT

The meeting was adjourned 11:13

Missoula City Council Land Use and Planning Committee Minutes

September 2, 2020

8:30 am

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

Members absent: Stacie Anderson, Heidi West

1. ADMINISTRATIVE BUSINESS

The meeting started 8:32 AM.

1.1 Roll Call

1.2 Approval of the Minutes

2. PUBLIC COMMENT

3. COMMITTEE BUSINESS

A brief recess will take place from 10:18 -11:30.

3.1 Annexation of Tracts 1 and 2 of COS No. 5963 – Heron’s Landing Subdivision

Dave DeGrandpre, presented on the Annexation of Tract 1 and 2 of COS No. 5963 Heron's Landing Subdivision. For more information please find the attached presentation online.

The subject property is located in the Mullan Area Master Plan. The property is intersected by George Elmer Drive and Chuck Wagon Drive. Both George Elmer and Chuck Wagon Drive are in the city limits. They are considered collectors. The project has several elements:

- annexation and initial zoning,
- adding the Heron’s Landing Neighborhood Character Overlay District to Title 20, and
- applying the NC-HL to the property and Heron’s Landing Phased Subdivision.

Nick Kaufman, Land Use Planner at WGM, presented on “Documented Representations Made Over the Course of 44 Ranch”. Mr. Kaufman talked about some of the concerns and comments of the neighborhood. To address agriculture concerns, he talked about the plan to make a community garden.

To address wildlife concerns he mentioned wildlife is taken into consideration, and the density in certain areas is designed to allow wildlife and people to coexist. He addressed the irrigation ditch. Parts of the current ditch is wasted into Grant Creek and part of it

disappears downstream.

Mr. Kaufman went over an email from the year 2005 that was sent by the neighbors to the Planning Board and the city. The email was presented as an evidence to show that WGM misrepresented that they would do half acre lots on parts of the ranch. Mr. Kaufman mentioned in 2005 the email was sent to the property owners in addition to the city to show they are listening to the neighborhood' concerns. Mr. Kaufman talked about the phased development that started in the year 2005. The higher density housing is adjacent to the 44 Ranch. The demand for housing is not the same as 2005. Also, the "Our Missoula Growth Policy" is different.

Ryan Salisbury, Principal Engineer at WGM Group, mentioned that there is some coordination to be done to determine BUILD grant timing and the design intersect with the project. So far the BUILD grant is unknown.

A committee member needed clarification as to why ninety feet of right-of-way is not being secured for a collector street? The extra 10 feet can be used in the future if needed.

Mr. DeGrandpre, Development Services, answered the right of way was dedicated as 80 feet. He added that from his perspective the decision was probably made based on consistency.

Ryan Salisbury provided clarification that a current example of a collector street that George Elmer would be like is Higgins Street and 39th Street. He also added that people would drive faster with ninety feet right-of-way.

Dave DeGrandpre gave clarification that there is going to be a traffic signal at the intersection of George Elmer and Mullan Street.

Citizen Kim Birck called to comment on the lower Grant Creek development. She said she liked Heron's Landing project and hoped that the same process was done with Grant Creek.

Mr. DeGrandpre clarified in 2017 Montana legislature modified the law to address phased development. If throughout the phasing development, the regulations change, the issue is covered under the current state law.

Discussion only

3.2 Rezone - 2920 Expo Parkway - Grant Creek Village

Dave DeGrandpre with Development Services presented on Rezone - 2920 Expo Parkway - Grant Creek Village. For more information please find attached presentation. Mr. DeGrandpre reviewed some changes since his last presentation on August 19th, 2020. The developer has submitted documented compliance with review criteria zone changes. There has been a traffic impact study submitted and reviewed. The documents and related public comments are available for the public online.

Mr. DeGrandpre mentioned that the city reached out but have not heard back yet from the Department of Natural Resources and Conservation (DNRC). The committee added that even if the DNRC makes no comment, that is helpful.

Mr. DeGrandpre explained that he is not aware of any pending development projects. However, there are three separate parcels zoned for commercial development to the south of the project.

The committee asked for clear understanding of the number of units allowed per the

current zoning and the number requested with the rezone.

Mr. DeGrandpre explained that to the south and below are three parcels, to the east are other businesses, and to northeast of the development are some residential properties. Along the west side of the property is a steep hill. The developing area of the property is only the east and central portion of the property. There are several zones that apply to the property. The most restrictive zoning is R5.4. Under the R5.4, a total 155 single dwelling units are allowed. However, under Our Missoula Growth Policy, high density is recommended for the zone R5.4.

Kody Swartz, Woith Engineering, stated that if the boundary line was removed and situated at RMI-35, the actual density would be around eleven hundred. He pointed out that just changing the boundaries would allow additional density.

A committee member suggested to the city planner to have a slide from current zoning and the effective zoning in the presentation for the public hearing. Also, the committee member requested to hear from the City planner what did the city do in other areas in similar cases to the hillside?

It was clarified that the parcels existed before the zoning.

A representative from Woith Engineering provided clarification that the core reason they are applying for the rezone is to clean up zoning, and that there is no current set plan for evacuation.

Mr. DeGrandpre stated that a rezone application is required even if the zoning error is created by the city.

Bob Abelin, Abelin Traffic, provided information that the raw numbers of traffic through the morning peak is almost 20 percent and that this traffic is turning right. The extra right turn lane will help. The distance between the signal and Expo Parkway is 900 feet and the right turn lane is 250 feet long.

Dave DeGrandpre provided information that rezoning was presented to the Montana Department of Transportation (MDT) and there are two comments from MDT. At this time Grant Creek Road is not under MDT's jurisdiction.

A committee member pointed out that the reason some people have a hard time understanding the importance of the extra lane is because only twenty percent are making right turns.

Bob Abelin agreed and added that there would be two through lanes. By adding the extra turning lane, the capacity for traffic would be more than doubled. Kody Swartz, Woith Engineering, added that they planned a lot of one bedroom and two bedroom units, which usually generate less cars and less traffic.

Kody Swartz, Woith Engineering, provided clarification that the plan is not to build nine hundred and fifty projects right away. The project is the vision, it has multiple phases and would take several years. The traffic infrastructure might be put in place before completion.

Citizen Barry Hartman called to comment. He stated that people who need to walk at the intersection of the Grant Creek and Expo Parkway are not considered in the study. The traffic does not flow. The traffic surge is in the morning and the evening. He raised concern that there is no infrastructure in the area and that therefore people would have to rely on driving.

Melissa Bruns called to make a comment. She said that the traffic study severely underestimates the reality of the current and potential traffic volume under the proposed rezone.

The first reason, the data was collected for only one day. She is also not sure if the study was done during the peak hours. The data ignores the summer travels and the Snow Bowl travels. It shows no westbound traffic. She asked the committee to not rely on the study results when making the decision and to reject the rezone.

Grant Parker called to make a comment. He wanted to address misconceptions the developers made. He also added that the Rocky Mountain Elk Foundation has been listed as open land. The foundation has been having ongoing issues with trespassing and are concerned with the additional impact of the rezoning.

Holly and Gary Swartz, residents of Prospect called to comment. Ms. Swartz listed all the businesses in the area. There are no walking or bike paths. The area depends on driving. She also believes rezoning and higher density will create more problems which cannot be undone.

Torian Donohoe, public commenter, recalled a public hearing from August 2007 she attended. It was a time the Blackcat fire was raging. She stated a quote from the meeting which stated in case of wildlife fire, residents cannot get out of the area. She raised concerns that the Forest Service has not been contacted regarding the project.

Aaron Neilson, public commenter, encouraged committee members to read the public comments from other firefighters. They are experienced firemen. Density is one thing to consider in terms of the growth policy. He pointed out a study that indicated Grant Creek as a high risk for fires in 2005.

Discussion only

4. ADJOURNMENT

The meeting was adjourned 1:38 PM.

Missoula City Council Land Use and Planning Committee Minutes

September 9, 2020

9:00 am

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Members present: Mirtha Becerra, Gwen Jones, Julie Merritt, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, Heidi West

Members absent: Stacie Anderson, John P. Contos, Heather Harp, Jordan Hess, Jesse Ramos

1. ADMINISTRATIVE BUSINESS

1.1 Roll Call

The meeting was called to order at 9:01 am.

1.2 Approval of the Minutes

No minutes to approve this week.

2. PUBLIC COMMENT

There were no public comments.

3. COMMITTEE BUSINESS

3.1 Rezone property located at 601 W Broadway

Mary McCrea and Kaitlin McCafferty, City Development Services, received a request from Nick Kaufman of WGM Group representing Dennis B. Wise, Mary Conway Wise and the Wise Family Trust to rezone the subject property located at 601 W Broadway and legally described as 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 in Section 21, Township 13 North, Range 19 West, P.M.M. from Special District SD/Riverfront Triangle, Sub-district D to CBD-4 Central Business District / DE-D Outer Core Design Excellence Downtown Overlay. This rezone would result in a standard zoning district in Title 20 and may not be conditioned. Staff reviewed the applicant's rezoning submittal packet and based the recommendation of approval on the findings of fact in the staff report (attached).

Ms. McCafferty reviewed the proposed easement map and the proposed development agreement, which includes:

- a 20 foot wide public non-motorized access easement,

- construction of the riverfront trail along the north shore of the Clark Fork from east to west,
- state developer's responsibility for the cost of a minimum 10-foot wide asphalt trail,
- state the City of Missoula's responsibility for the cost of upsizing the trail,
- design of the riverfront trail and any variation from the standards,
- Reviewed by City Parks, Missoula Redevelopment Agency (MRA) and Development Services, and approved by City Council.

Ms. McCafferty reviewed the benefits and difficulties for development within the Riverfront Triangle Special Zoning District and compared it to the proposed CBD-4 zoning.

Ms. McCafferty exhibited photos showing the current location and preliminary sketches of what could be developed on the parcel, but no plans have been submitted or approved at this time.

Review Criteria were reviewed and included:

- complies with the growth policy
- facilitates public services/transportation
- promotes compatible urban growth
- promotes public health and safety
- considers district character and suitability of uses
- corrects an error or inconsistency in the zoning ordinance or meets the challenge of a changing condition; in the best interests of the city as a whole.

This was a pre-public hearing/informational-only, but Ms. McCafferty reviewed the recommended motions for this item.

A committee member asked about the Fox Triangle potential development and how it would interact with this proposed zoning change. Ellen Buchanan with MRA explained that the reason for the requirement of the trail on the west side of the property is that it can be made ADA accessible. Mary McCrea with Development Services clarified that there are a lot of different reasons why the City did not request a vacation of the right-of-way for Front Street, but that it won't impact the Riverfront Triangle opportunities for development.

The owner's representative, Nick Kaufman of WGM Group, stated that he would like the recommended motion to match the developer agreement. He suggested the motion include the word "asphalt" as in "...the developer's responsibility for the cost of a minimum 10-foot wide asphalt trail with 1 foot shoulders on either side of the path."

Mary McCrea with Development Services clarified that Ms. McCafferty will update the presentation before the Council presentation on September 14th. She further explained that the rezoning request went before the Planning Board and it was voted on

unanimously to approve the rezone and to remove the word "concrete" in the motion because they wanted Parks and the City to look at a variety of surfaces.

There were no public comments.

No Action--Pre-public hearing presentation

3.2 Annexation and Zoning Upon Annexation to RT5.4 (residential two-unit / townhouse). of Tract 9 of COS No. 3176

The committee voted to suspend the rules to take up this item.

Dave DeGrandpre with Development Services presented on the annexation and initial zoning of Tract 9 COS No. 3176. He reviewed the subject property location, and stated that the parcel is located within the city limits on the south and west sides, and that the annexation policy guidelines are largely met. This means that annexation will be strongly considered.

Mr. DeGrandpre reviewed Our Missoula Land Use map and the current zoning, which includes C-RR1 rural residential, one dwelling unit per acre. The proposed annexation includes a request for RT5.4 Residential zoning, which allows for single and two unit dwellings. The real differences between the existing neighborhood zoning and what the applicant is requesting is that the new zoning would include smaller front and interior side setbacks and would allow up to three attached townhomes instead of two.

Mr. DeGrandpre reviewed the subdivision proposal, which includes development of 152 residential lots in a grid road pattern. He showed the phased development plan, which basically includes 24-25 lots per year for the next 7 years, depending on market and other factors. One peculiarity that stands out is the southwest corner of the project. Chuck Wagon Drive, along the 44 Ranch Subdivision to the south, stops 1000 feet short of this project. The developer is proposing to build a portion of the roadway and have the 44 Ranch Developers contribute as well in order to bring Chuck Wagon Drive up to city standards. Mr. DeGrandpre reviewed the Certificate of Survey for the property and the associated right-of-ways.

Conditions of Approval include:

- half street improvements for Chuck Wagon Drive,
- other streets built to city standards,
- contributions for Chuck Wagon Dr/Mullan Road/ George Elmer Drive/ Mullan road intersections,
- connect to city water and sewer,
- cash in lieu of parkland,
- petition into the Missoula Urban Transportation District,
- aviation easement and airport influence area statement.

Mr. DeGrandpre stated that the airport is not supportive of this project because they hope

to one day build a new runway to the southwest. Recommended for mitigation is an aviation easement provided to the airport authority, which provides some legal protection to future residents of the development, alerting them that they're under a potential future airport runway.

Title 20, Section 20.85.040(1)(2), was reviewed in conjunction with the proposed annexation. This annexation complies with the growth policy.

DeGrandpre clarified the aviation easement condition. He stated that there are other properties in Missoula that have aviation easements, including RF-B subdivision at Broadway and Mary Jane Boulevard and a phase in 44 Ranch subdivision. He reviewed the growth policy map adopted in 2015 in relation to the subject property. The airport authority does own land as a sort of buffer around its proposed growth. Certain building codes might be employed near airports in other cities but Mr. DeGrandpre can't be certain. In his opinion, this is an area where the city has planned for development and reminded the committee that it's hard to deny development based on what could potentially happen in future. Mary McCrea with Development Services further explained that an aviation easement exists so that when people purchase lots, they know restrictions for height, antennas, noise, flight path, and that there is some potential for airplane crashes in this area.

This area is part of the Mullan Area Master Plan.

The committee expressed their concern over the cash in lieu of parkland dedication. Mr. DeGrandpre responded that during the intake process, the applicant puts down ideas on paper, City staff look at those ideas and many different departments weigh in on the proposal. Neil Miner of Parks and Recreation (not present) had indicated that the 44 Ranch park is within 1/4 mile of this project and would serve as a regional park for this development. The percentage of park land is dependent on lot size, and would in this case be 1.43 acres. The requirement can be one of three things: land, cash instead of land, or it can be a combination of cash and land. The Parks and Recreation department requested cash instead of land perhaps because they felt the 44 Ranch park met this requirement. Mary McCrea clarified that it was indeed Parks' preference that it be cash because the 44 Ranch park is in need of improvements.

The committee asked why the 44 Ranch park serves as regional park, and how much cash would be received for the 1.43 acres. Mary McCrea responded that the 44 Ranch park is a neighborhood park rather than a regional park. A neighborhood park serves residents within a half mile, which in this case Remington Flats would fall within. The appraisal of the acres has to be done within 6 months of filing the final plat.

The committee asked for clarification of the half street improvements. Mr. DeGrandpre shared the proposed road section of Chuck Wagon Drive along the property. Half of the right of way (ROW) is taken from the subject property and half is taken from adjoining property - in this case it's airport property and the airport hasn't chosen to dedicate that. So the developer has agreed to develop half street improvements. They're proposing to develop two 10 foot driving lanes, a sidewalk and gutter. To the west is airport land so in order to make that a collector street, the airport would have to say that they would build that part of the road. Other options for that part of the roadway would be for the city to

negotiate and purchase the 40 foot of ROW from the airport authority and develop the road themselves. Eminent domain may be an option under the law as well.

There was a question about density. Mr. DeGrandpre stated that 152 lots on 20 acres is a density of 7.6 dwelling units per acre.

In response to continued concern over the cash in lieu of parkland, Mary McCrea reviewed the process for this project. She stated that the rezone and subdivision for this parcel is upcoming at the Land Use and Planning (LUP) meeting on 9/30/20. Typically with annexations and resolutions of intent, staff include conditions of approval, but those will change based on decisions as it moves forward. This is a first step to consider all the other information. She further stated that Parks will be at the LUP meeting on 9/30, as well as at the public hearing, in order to address concerns.

A citizen had difficulty commenting via the Zoom webinar platform and was encouraged to use alternative routes to voice her comment.

Moved by: Bryan von Lossberg

Suspend the City Council rules to allow for consideration and action on a resolution of intent to annex Tract 9 of Certificate of Survey No. 3176 located in the NE ¼ of the SW ¼ of Section 12, Township 13 North, Range 20 West and to set the public hearing for 10/5/20.

AYES: (7): Mirtha Becerra, Gwen Jones, Julie Merritt, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, and Heidi West

ABSENT: (5): Stacie Anderson, John Contos, Heather Harp, Jordan Hess, and Jesse Ramos

Vote results: Approved (7 to 0)

Moved by: Bryan von Lossberg

ADOPT a resolution of intention to annex and incorporate within the boundaries of the City of Missoula, Montana a parcel of land described as Tract 9 of Certificate of Survey No. 3176 located in the NE ¼ of the SW ¼ of Section 12, Township 13 North, Range 20 West, P.M.M.; and zone the property RT5.4 Residential; and set a public hearing for October 5, 2020

AYES: (7): Mirtha Becerra, Gwen Jones, Julie Merritt, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, and Heidi West

ABSENT: (5): Stacie Anderson, John Contos, Heather Harp, Jordan Hess, and Jesse Ramos

Vote results: Approved (7 to 0)

4. ADJOURNMENT

The meeting was adjourned at 10:21 am.



DEVELOPMENT SERVICES

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

CONDITIONAL USE STAFF REPORT & REFERRAL

Agenda item:	Referral – Staff Report for 365-375 Scott Street Group Living Conditional Use	
Report Date(s):	9/10/2020	
Case Planner:	Kaitlin McCafferty, Associate Planner	
Report Reviewed & Approved By:	Mary McCrea, Permits and Land Use Manager	
Public Meetings & Hearings:	Land Use & Planning (LUP) pre-hearing: 9/16/2020 City Council hearing: 9/21/2020	
Applicant & Owner:	1029 W Pine Partnership (Jerry Dimberger) 601 South Ave W Missoula, MT 59801	
Representative:	Jules Landis 2291 W Broadway Suite 4	
Location of request:	The subject property is located at 365-375 Scott Street Neighborhood Council: Northside/Westside Ward: Ward 1	
Legal description:	Lot A in Block 46 of WJ McCormick's Addition located in Section 21, Township 13 North, Range 19 West, P.M.M.	
Legal ad:	The legal ad was published in the <i>Missoulian</i> on 9/6/2020 and 9/13/2020. The site was posted on 9/4/2020. Adjacent property owners within 150 feet of the site were notified by certified mail on 8/17/2020.	
Growth Policy:	The applicable regional plan is the Our Missoula: City Growth Policy 2035 which recommends a land use designation of Urban Center. The applicable vicinity plan is the Joint Northside/ Westside Neighborhood Plan 2000 and the 2006 Update which recommends a land use designation of City Center.	
Zoning:	C1-4 Neighborhood Commercial / DE-D Design Excellence Overlay – Downtown Gateway	
	Surrounding Land Uses	Surrounding Zoning
North:	Single and Two-unit Residential	C1-4 Neighborhood Commercial / DE-D Design Excellence Overlay – Downtown Gateway
South:	Hotel and Restaurant	C1-4 Neighborhood Commercial / DE-D Design Excellence Overlay – Downtown Gateway
East:	Vacant, Parking Lot, and Grocery Store	Broadway Scott Gateway, Sub District A and B
West:	Warehouse	C1-4 Neighborhood Commercial / DE-D Design Excellence Overlay – Downtown Gateway

I. RECOMMENDED MOTION

Approval of the Group Living Conditional Use request located at 365-375 Scott Street, in accordance with Missoula City Zoning Ordinance, Title 20, Sections 20.10.020D, 20.40.110, 20.85.070, and 20.105.020.B.1, based on the findings of fact in the staff report and subject to the conditions of approval.

II. CONDITION(S) OF APPROVAL

1. The Group Living Conditional Use at 365-375 Scott Street shall comply with all applicable portions of Title 20. 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. In order to comply with Title 20 Section 20.40.070.B the applicant shall restrict density to one (1) resident per bedroom suite and shall provide a copy of the lease agreement with the density restriction, subject to review and approval of Development Services, prior to building permit approval.

III. INTRODUCTION

The City of Missoula Development Services has received a conditional use request from Jules Landis of In2itive Architecture on behalf of Jerry Dirnberger of 1029 W Pine Partnership for a Group Living use at 365-375 Scott Street. The applicant proposes two (2) Group Living structures, containing forty-six (46) bedroom suites and shared kitchen and gathering spaces.

The subject property is zoned C1-4 Neighborhood Commercial/DE-D Design Excellence Overlay: Gateway. According to Title 20, Section 20.10.020, a Group Living use requires conditional use approval to operate in the C1-4 zoning district. Title 20 defines Group Living as "Residential occupancy of a dwelling by other than a "household," typically providing communal kitchen/dining facilities".

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 property is located at 365-375 Scott Street, at the corner of Scott and Pine Streets. The property is currently vacant.
2. The project, titled Ponderosa Village, will consist of two buildings with a total of forty-six (46) bedroom suites. Each building has twenty-three (23) bedroom suites, a communal kitchen on the ground floor and communal living/lounging areas on each floor. The project includes a large central outdoor gathering space.
3. The subject property is legally described as Lot A in Block 46 of WJ McCormicks Addition located in Section 21, Township 13 North, Range 19 West, P.M.M.
4. The subject property has frontage on Scott Street, functionally classified as a Major Collector, and also has frontage on Pine Street, classified as a Local Street.
5. There is currently curb, gutter and sidewalk along Scott Street, but no curb, gutter and sidewalk along Pine Street. No designated bike lanes exist on these frontages.
6. 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.
7. The subject property is within an established service area for Missoula hospitals and the City Fire and Police Departments.

Growth Policy and Zoning:

8. The 2035 Missoula City Growth Policy is the applicable regional plan and recommends a Land Use designation of Urban Center, which supports a concentration of high intensity commercial, retail, arts and entertainment, and high density residential.
9. The applicable vicinity plan is the Joint Northside/Westside Neighborhood Plan 2000 and the 2006 Update which recommends a Land Use designation of City Center.
10. The subject property is zoned C1-4 Neighborhood Commercial – DE-D Design Excellence Overlay: Gateway.
11. Pursuant to Table 20.10-1 “Uses Allowed in Business and Commercial Districts” of the Title 20 Zoning Code, a Group Living use requires conditional use approval to operate in the C1-4 zoning district.
12. Surrounding uses to the North are residential, and to the South, East and West are commercial uses.
13. The minimum parcel area in the C1-4 Neighborhood Commercial zoning district is 3,000 square feet per parcel. Allowable density is calculated per Title 20, Section 20.40.070 Use and Specific Building Standards for Group Living uses which allows 2.7 residents per 1,000 square feet of parcel area in the C1-4 zoning district. The subject property is 17,477 square feet, allowing for forty-seven (47) residents. Forty-six (46) bedroom suites are proposed, and one resident would be permitted per bedroom suite.
14. In order to comply with Title 20 Section 20.40.070.B requirements on density, staff recommends a condition of approval requiring the applicant to limit density to one (1) resident per bedroom suite and provide a copy of the lease agreement that includes this restriction prior to building permit approval.
15. The new Group Living structures will be required to meet all Title 20 zoning and Missoula Municipal Code requirements at the time of building permit approval, per condition of approval #1.

Parking and Access

16. Per Title 20.60.020, Table 20.60-1, the required parking for a Group Living use is two (2) spaces per building, this project includes two (2) buildings, thus requiring four (4) parking spaces. The applicant's site development plan indicates eleven (11) off-street vehicular parking spaces.
17. 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.
18. The applicant's site development plan shows the addition of curbside sidewalk along the subject property's frontage along Pine Street. Conformance with engineering standards will be confirmed at the time of building permit approval.
19. Title 20, Table 20.60-2 outlines the bicycle parking requirements, but does not list any requirements for a Group Living use; however, the applicants site development plan indicates forty-eight (48) covered bike parking stalls on the West side of the parcel.

Conditional Use Review

20. 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.
21. The Group Living use will comply with all applicable Title 20 regulations if conditions of approval #1 and #2 are imposed. Compliance with zoning, engineering, fire and building code will be confirmed prior to building permit approval per condition of approval #1.

22. The Group Living use in this location will not compromise the public convenience or the general welfare of the neighborhood or community. Existing roads can accommodate the additional traffic generated by the use. The site is served by City Fire and City Police. Condition of approval #2 restricts the density to the amount allowed by zoning.
23. The Group Living use has compatible operating characteristics as other residential uses in the surrounding area.
24. Any outdoor lighting for this project will be required to meet the Missoula Outdoor Lighting Ordinance standards.
25. Any signage associated with this project will be required to meet all applicable standards as outlined in Title 20, Chapter 20.75.
26. The Group Living use is served by motorized and non-motorized infrastructure that can accommodate the increase in traffic generated by the use.
27. The subject property is adjacent to multiple bus routes and one block away from established bike lanes.

Conclusions of Law:

1. Whether the proposed use complies with all applicable standards of the Title 20 Zoning Ordinance;

1. The Group Living use is permitted as a conditional use in the C1-4 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 and #2.

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 Group Living use in this location will not compromise either public convenience or the general welfare of the neighborhood or community. Condition of approval #2 restricts the density to the amount allowed by zoning.
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 Scott Street, a collector street. The existing and future sidewalks adjacent to the subject property will meet current ADA standards.
3. The Group Living use is proposed in an area that is already served by City of Missoula police and fire protection.
4. The Group Living use will provide attainable, convenient housing close to public transit.

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 proposed Group Living use is similar in design and scale to the Residential and Multi-Family uses to the North of the property.

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 Group Living use has compatible operating characteristics similar to other residential uses in the surrounding area.
2. The Group Living use will be required to conform to the regulations described in the Missoula Outdoor Lighting and Missoula Noise Ordinances.
3. The surrounding road infrastructure is adequate to handle the additional traffic that will be generated by the Group Living 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).

4. The Group Living will not have adverse impacts on traffic safety or comfort, regardless of the model of transportation.
5. 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 the use.
6. The subject property has existing sidewalk along the Scott Street frontage. The applicant will add sidewalks along the Pine Street frontage, improving safety for pedestrians.
7. The Group Living Use is proposed on a parcel that is served by four (4) bus routes, all available at the Main Transfer Center.
8. Bike routes are established one block from the subject parcel.

VI. AGENCY COMMENT

Missoula Valley Water Quality District: no comment provided

Health Department - Air Quality Division: The Air Program at the Missoula City-County Health Department has no comments on the proposed 365- 375 Scott Street Condition Use application. Benjamin Schmidt, Air Quality Specialist.

Missoula County – Emergency Management: Emergency Management has no comment and will defer to Police and Fire. Adriane Beck, Director, DES Coordinator

Missoula Urban Transportation District: no comment provided

City Parks & Recreation: no comment provided

Office Of Housing & Community Development: Thank you for the opportunity to provide agency comment on the conditional use request at 365-375 Scott Street. The Office of Housing and Community Development met early and often with Mr. Dirnberger and his development team in the formation of this project. As stated in the application, the proposed use meets an urgent need in the City of Missoula (and specifically in the urban core) for diverse housing types that Missoulians can afford. Furthermore, this site is close to transit and a variety of services, allowing tenants the option to forgo the costs of owning a vehicle.

We commend Mr. Dirnberger for bringing a relatively new and creative housing type to the market, a housing type that is naturally more affordable due to size and shared use. This development is in alignment with the recommendations found in our adopted housing policy, A Place to Call Home, and we recommend support of the conditional use request. - Eran Pehan, Director Office of Housing and Community Development

City Attorney: no comment provided

Missoula Redevelopment Agency: The following are MRA's comments to the Conditional Use Permit Application for 365-375 Scott Street:

The site is currently overgrown and vacant. The property, up until a year ago, was a light industrial/commercial property used for large equipment storage in a Quonset hut, and the remainder of the site is largely gravel and overgrown with native and non-native vegetation. The Quonset hut has since been removed from the site. This project will redevelop the entire site (over 17,000 square-feet) with the construction of the two housing complexes and a landscaped plaza area between the buildings, landscaping throughout the remainder of the site, installation of curb/gutter and boulevard sidewalk in the public right of way on Pine Street. The improvements together

eliminate the current visual blight of the site and improve the public right of way on Pine St, which currently lacks curb/gutter and sidewalk.

MRA has promoted higher density living close to the urban core for many years. The investment in this property, through owner equity and available financing, along with TIF assistance for public improvements, allow this project and others like it to be economically or financially feasible. This project is projected to provide the neighborhood with an excellent model of a group living community with the ability to de-emphasize vehicle travel through use of the existing public transportation, trail networks, and TIF funded public improvements associated with this project.

The project fits well with the goals of the URD II Plan and the MRA Sidewalk Program in that it reduces blight, promotes housing of an affordable nature, and completes right of way improvements in Pine Street with the installation of curb/gutter and boulevard sidewalk. – Tod Gass Project Manager, Missoula Redevelopment Agency

City Police: no comment provided

City Fire: Fire has no concerns or comments related to this conditional use request at 365-375 Scott St. Adam Sebastian, MFD-Asst. Fire Marshal

Montana Department of Transportation: I do not have any MDT related comments or concerns at this time. Glen Cameron

City Stormwater Division: no comment provided

City Wastewater Division: no comment provided

City Water Division no comment provided

VII. ATTACHMENTS:



PROJECT: Ponderosa Village

December 6, 2019

City of Missoula
Development Services
435 Ryman Sta
Missoula, MT 59802-4297

Re: Conditional Use Submittal

Thank you for taking the time to review our conditional use submittal. We're excited to present this project which we feel will make a great addition to the westside neighborhood.

Ponderosa Village is a group living project of 46 bedrooms aimed to serve the needs of the single person who works at one of the local service-oriented businesses, including the nearby hospital/medical complex, restaurants, and retail stores.

This project has been a long time in the making with many contributors. A primary focus for design of site and buildings has been place on Quality of life for each resident both individually and as a member of the private community. A communal kitchen in each house and communal living/lounging areas on each floor will make socializing easier and more frequent, ultimately aimed at encouraging friendships and developing a safe collective environment. The large central outdoor gathering space further fosters the community and gives residents convenient access to the outdoors.

The central location of the development will also enable residents to live without owning a car being close to shopping, restaurants and public transportation. The free city bus system is accessible next to the Village that takes riders throughout the urban/suburban area. Bike lanes and pedestrian walkways are adjacent to the property, and a covered bicycle spot is provided for each bedroom. The project exceeds the vehicle and bike parking standards in Title 20 for group living.

In summary, Ponderosa Village will provide much needed housing in a location convenient for accessing the amenities of the city, while at the same time providing a community feel that enhances social opportunities for the residents.

Thanks again for your time and consideration on this request, please let us know if you have any questions or concerns.

Sincerely,



A handwritten signature in green ink, which appears to read "Marie Wilson".

Marie Wilson,
In2itive Architecture
406.926.2326 o
406.579.9092 c
marie@in2itivearch.com



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: **Ponderosa Village Group Living Conditional Use**
4. Name(s) of Applicant: **Jules Landis**
Mailing Address: **2291 W Broadway Suite 4**
Telephone Number: **406-926-2326**
Email Address: **jules@in2itivearch.com**
5. Name(s) of all Owners of Record: **1029 W Pine Partnership (Jerry Dirnberger)**
Mailing Address(es): **601 South Ave W Missoula, MT 59801**
Telephone Number(s): **406-360-5133**
Email Address(es): **dirnberger@aol.com**
6. Name and Company of Representative: **same as applicant**
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.

J A Dirnberger, President 3/12/20
Applicant's Signature Date

J A Dirnberger, President 3/14/20
Owner's Signature Date

Representative's Signature Date

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): 1029 W Pine
Legal Description - complete and unabbreviated: W.J. McCormick's Addition, Block 46, Lot A and Portion of Vacated Pine Street right-of-way (17,477 square feet) in Section 21, Township 13 North, Range 19 West

Township, Range, Section(s): **Section 21, Township 13 North, Range 19 West**

Subdivision, Lot(s), Block(s): **WJ McCormicks Addition Block 46, Lot A**

Tract(s), COS#:

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

Geocode: **Parcel ID: 04220021125040000**

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 / DE-D, Design Excellence Overlay - Downtown Gateway	Single and Two-unit Residential
Adjacent (South)	C1-4, Neighborhood Commercial / DE-D, Design Excellence Overlay - Downtown Gateway	Hotel and Restaurant
Adjacent (East)	Broadway Scott Gateway, Sub District A and B	Vacant, Parking Lot, and Grocery Store
Adjacent (West)	C1-4 Neighborhood Commercial / DE-D Design Excellence Overlay - Downtown Gateway	Warehouse

2. What is the current zoning of the property? **C1-4 Neighborhood Commercial - DE-D Design Excellence Overlay: Gateway**

3. What is the applicable comprehensive plan and land use designation for the property? **The 2035 Missoula City Growth Policy is the applicable regional plan and recommends a Land Use designation of Urban Center. Urban Center land use designation supports a concentration of high intensity commercial, retail, arts and entertainment, and high density residential. The applicable vicinity plan is the Joint Northside/Westside Neighborhood Plan 2000 and the 2006 Update which recommends a land use designation of City Center.**

4. What is the conditional use requested? **Group Living**

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.)

- Whether the conditional use complies with all applicable standards of the zoning ordinance.
The project will meet all setbacks, height, parking and other standards per Title 20.

- 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 proposed use will meet a vital community need for attainable, convenient housing close to the transit center, comprising two Group Living structures with 46 bedrooms and shared kitchen and gathering spaces. The site is located in an area with infrastructure in place to support the use, including bus stops, grocery stores, and bicycle lanes.

- 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 proposed group living use is compatible with the Residential and Multi-Family uses across the street. Design-wise the project is similar in scale to the Verde Condominiums one block down at 1010 Pine St, and the concept is intended to give the look and feel of individual single family residences.

- 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.

Group Living has the same hours of operation as adjacent residential. Outdoor lighting and noise will comply with the City of Missoula lighting and noise ordinances.

- 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).

Routes 11 and 14 travel on West Broadway Street with the nearest stop adjacent to the intersection of West Broadway Street and Scott Street. Routes 2 and 3 travel on Spruce Street and Scott Street with the nearest stop adjacent to the traffic circle where Spruce Street, Scott Street and Toole Avenue intersect. The routes are all available at the Main Transfer Center. There are bike lanes one (1) block north and south of the site along Toole Street and West Broadway Street. The project is providing 46 spaces of covered bicycle parking. Scott Street (which abuts the property on the east side) is functionally classified as Urban Collector Road, and West Pine Street (which abuts the property to the north) is functionally classified as a local street.

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.
- ☐ **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.
- ☐ **A site plan**, including existing and proposed landscaping, parking, streets/access, sidewalks, bike lanes, and any other improvements to the property.
- ☐ **Building elevation drawings** of all proposed structures and/or photos of existing structures.
- ☐ **Floor plans** of all existing and proposed buildings.

Kaitlin McCafferty

From: Daniel Judy <danielirwinjudy@gmail.com>
Sent: Wednesday, September 2, 2020 6:30 PM
To: Kaitlin McCafferty
Subject: 365-375 Scott Street Group Living Public Comment

Hi Kaitlin,

This email is regarding the proposed conditional use request at 365-375 Scott Street. I own and live across the street at 1006 W Pine, and I have some major concerns about the project as proposed, namely a huge parking shortage and impact on the neighborhood.

Let me first say that I fully support more affordable housing in Missoula, and in the Westside neighborhood. I like the idea of more communal living options to keep Missoula accessible to college students and folks in their 20s, and I have no problem with these housing options being built in my neighborhood.

However, this project seems blatantly intended to squeeze as absolutely much profit out of a small lot as possible, with little regard for the surrounding neighborhood. 10 parking spots for 46 units (and presumably overnight guests also) is completely laughable. We already have a major parking problem on the streets encircling this block, with the curbs lined full of trash and broken down vehicles from the nearby Poverallo Center. Again, I fully support the mission of the Pov, and am glad it exists - I knowingly bought a property one block away - but my point is that we already have our hands full. 30 or 40 extra vehicles on this small block is going to be a nightmare, especially for myself and my neighbors who already have limited parking on our own properties. My home is a triplex, and I've gone to some effort to ensure I provide a spot on my property for myself and every tenant who lives here, but I foresee having to endure constant parking complaints and enforce towing if this project goes through.

A bike parking spot for every unit is a nice amenity, but this is Missoula. It drops to well below zero in the winter. The reality is that the vast majority of people that live here own a car, even low income and college kids. This is a conditional use zoning and it is not the developer's right to squeeze as many units in without accommodating for the impact it will have.

I suggest scaling down the number of units in favor of more parking, or even looking in to buying parking rights from across the street at Fresh Market - but the proposal as stands is going to have a daily negative impact on many people, including myself.

A housing complex of this scale and income type (predominantly young people) could also pose noise/party issues. Again, we already have our hands full on this block - the police respond to calls nightly in proximity of the Pov, and I fear that noise complaints in this area will get ignored and superseded by the more important mental health related calls the officers regularly respond to. Again, my suggestion is just a scaled down version. I like the affordable housing aspect, but it's just way too many units.

The project was compared to Verde Condominiums in its description, but this is inaccurate. Verde has substantially more open space, as well as a larger parking lot, and many more spots in the back alley.

Please consider the effect of this proposal on the surrounding neighbors when deciding to approve or not! I'm sure a compromise can be reached.

Thank you,
Daniel Judy



1 NORTH PERSPECTIVE -
AIR/EARTH
A3.00



2 NORTHEAST PERSPECTIVE -
FIRE/AIR/EARTH
A3.00



3 EAST PERSPECTIVE -
FIRE/WATER
A3.00



4 EAST PERSPECTIVE -
FIRE/WATER/AIR
A3.00



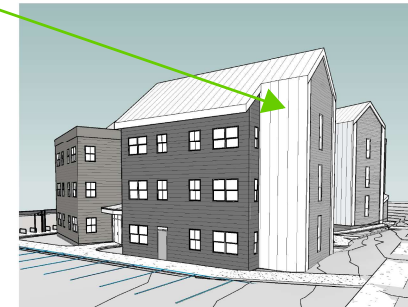
WOOD-LOOK fiber cement siding
-OR-



WOOD-LOOK metal siding



METAL STANDING SEAM roof to wall material
[precedent image]



5 SOUTHEAST PERSPECTIVE -
FIRE/AIR
A3.00



6 SOUTH PERSPECTIVE -
WATER/FIRE
A3.00



7 WEST PERSPECTIVE -
EARTH/WATER
A3.00



8 NORTHWEST PERSPECTIVE -
EARTH/WATER
A3.00

REV	DATE	DESCRIPTION	BY	CHK
1		FINAL		
2		REV		
3		REV		
4		REV		



1 SITE PERSPECTIVE
A3.01

SCHEMATIC DESIGN

EXTERIOR PERSPECTIVES

A3.01

12/9/19

PONDEROSA VILLAGE
PINE AND SCOTT ST. MISSOULA, MT
PROJECT # 18.020

REV	DATE	DESCRIPTION	BY	CHKD	DATE
1					
2					
3					
4					

EXTERIOR MATERIAL LEGEND	
	WOOD-LOOK METAL OR FIBER CEMENT SIDING
	STANDING SEAM METAL SIDING/ROOFING
	METAL OR FIBER CEMENT SIDING



REV	DATE	DESCRIPTION	BY	CHKD
1		FILE		
2		SD		
3		DD		
4		CD		

EXTERIOR MATERIAL LEGEND	
	WOOD-LOOK METAL OR FIBER CEMENT SIDING
	STANDING SEAM METAL SIDING/ROOFING
	METAL OR FIBER CEMENT SIDING



REV	DATE	DESCRIPTION	BY	CHKD
1		PRELIMINARY		
2		REVISED		
3		REVISED		
4		REVISED		



ZONING COMPLIANCE NOTES - TITLE 20		
OVERALL SITE AREA:	17,476.93 SF	.40 ACRES
TITLE 20 ZONING:	C1-4	
ADJACENT PROPERTY ZONING:	C1-4 TO NORTH, WEST AND SOUTH, SO TO EAST (MARKET)	
20.10.020 ALLOWED USES:	GROUP LIVING - CONDITIONAL USE, CU PROCEDURE MUST BE APPLIED AND APPROVED. BUILDING TYPE - DETACHED HOUSE - A PRINCIPAL BUILDING THAT CONTAINS ONLY ONE PRINCIPAL DWELLING UNIT AND THAT IS LOCATED ON A SINGLE PARCEL WITH PRIVATE YARDS ON ALL SIDES OF THE BUILDING.	
20.10.030 PARCEL AND BUILDING STANDARDS		
STANDARD	LIMIT	ACTUAL
MIN PARCEL AREA	3,000 SF	17,477 SF
FRONT SETBACK (PNE)	NONE	
SIDE INTERIOR (ALLEY AND W)	NONE	
SIDE STREET (SCOTT)	NONE	
REAR SETBACK	NONE	
ALLOWED HEIGHT:	125'-0"	
20.25 OVERLAY DISTRICT -	DESIGN EXCELLENCE OVERLAY: GATEWAY	
20.30 HISTORIC DISTRICT - NO	GROUP LIVING USE NOT REQUIRED TO COMPLY	
20.40.070 GROUP LIVING:	DENSITY: 2.7 RESIDENTS PER 1,000 SF OF PARCEL AREA = 47 RESIDENTS ALLOWED. 46 PROPOSED.	
20.60.010 HILLSIDE PROTECTION -	+/-5.0%, NOT REQUIRED.	
20.60.010 AUTOMOBILE PARKING CAN BE REDUCED 1 SPACE FOR EVERY 8 LONG TERM	BI-CYCLE PARKING IN EXCESS OF MINIMUM REQUIRED.	
20.60.020 OFF STREET PARKING REQUIREMENTS	GROUP LIVING: 2 SPACES PER BLDG = 4 TOTAL, 11 SHOWN.	
20.60.090 BI-CYCLE PARKING - NONE REQUIRED. NO GROUP LIVING / COMM RES	DEFINITION: PROPOSED.	
20.65.020 GENERAL SITE LANDSCAPING -	15% SITE TO BE LANDSCAPED (2622 SF), OR MAXIMUM NOT ENCUMBERED BY PAVING. MAXIMUM NOT ENCUMBERED BY PAVING TO BE LANDSCAPED (MULTIFAMILY).	
20.65.020C ACTIVITY AREA NOT REQUIRED (WITHIN MASTER PLAN STUDY AREA, NOT	MULTIFAMILY).	
20.65.030 STREET LANDSCAPING: 10' WITHIN BUILDING AND STREET TO BE LANDSCAPED	LESS THAN 5' SETBACK. LANDSCAPING NOT REQUIRED.	
20.65.040 PARKING LOT LANDSCAPING: MIN 10%		
20.65.050 PERIMETER PARKING LOT LANDSCAPING - (NOT REQ IF FEWER THAN 10	STALLS. NOT REQ IF >50% PARKING NOT ON PRIMARY BUILDING FACADE).	
20.65.060 BUFFER - NOT REQUIRED. NOT BORDERING RESIDENTIAL		
20.65.070 SCREENING LANDSCAPING - NOT REQUIRED		

SITE PLAN KEYED NOTES		
○	ROOF OVERHANG, ABOVE	
○	BALCONY, ABOVE	
○	GUARD RAILING	
○	SITE RAMP, SEE CIVIL	
○	SITE STAIRS, SEE CIVIL	
○	COVERED BIKE PARKING	
○	STORAGE SHED	
○	DUMPSTER ENCLOSURE	
○	CONCRETE PAVING	

1 SITE PLAN - TRUE NORTH
A1.10 1" = 10'-0"



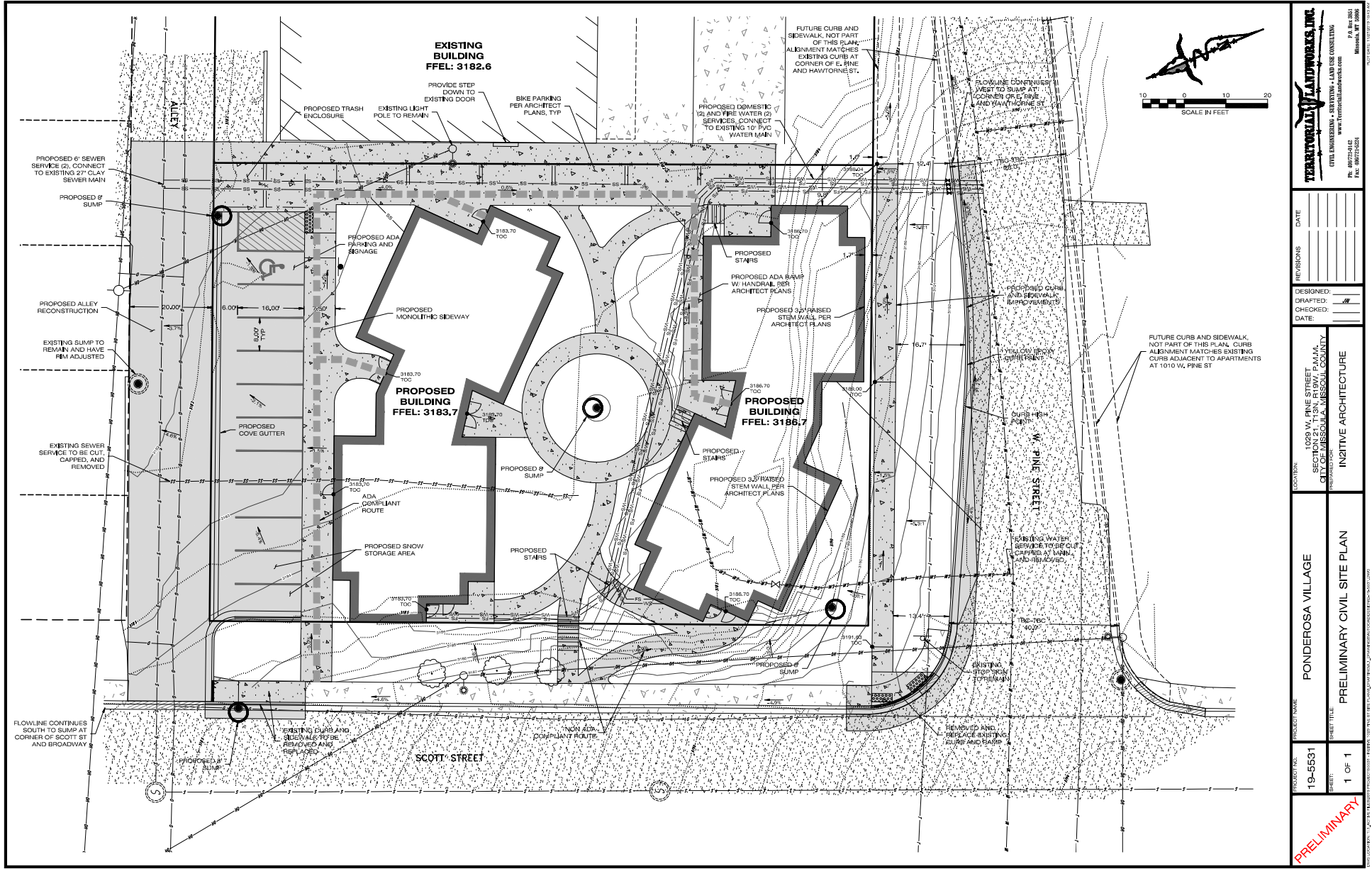
SCHEMATIC DESIGN

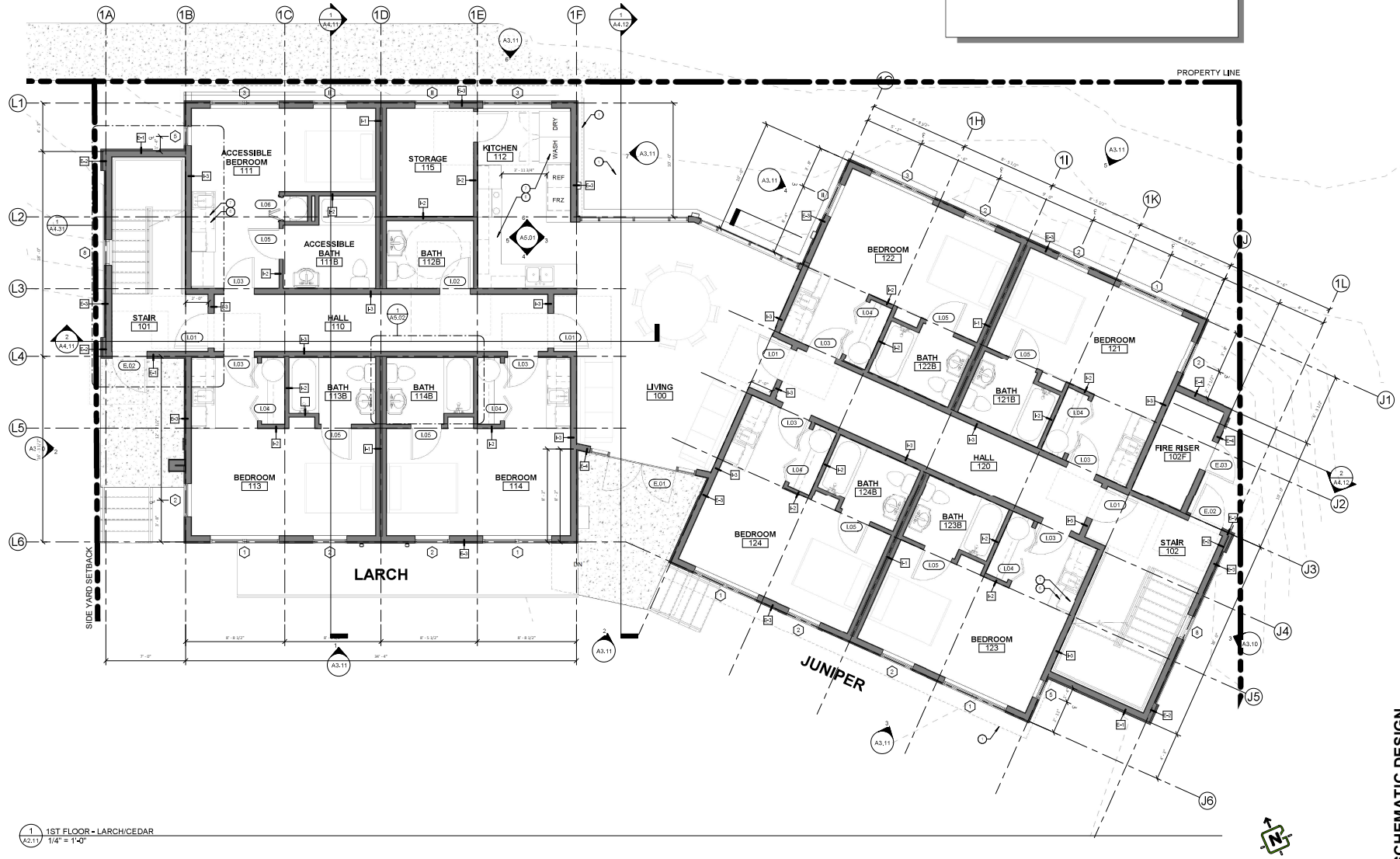


PONDEROSA VILLAGE
PINE AND SCOTT ST. MISSOULA, MT
PROJECT # 18.020

SCHEMATIC SITE PLAN

A1.10
12/9/19





PLAN KEYED NOTES

- ROOF
- R. ABOVE
- R. BELOW
- BALCONY
- R. ABOVE
- GUARD RAILING
- SITE RAMP, SEE CIVIL
- SITE STAIRS, SEE CIVIL
- CASEWORK, SEE INTERIOR ELEVATIONS
- SINK, M/F, FRIDGE, AND MICROWAVE OVEN

2291 W Broadway, Suite 4
Missoula, MT 59808
CONTACT: Marie Wilson
DIRECT: 406-375-5992

PONDEROSA VILLAGE

PINE AND SCOTT ST. MISSOULA, MT

PROJECT #: 18.020

DATE **PHASE** **FILE**

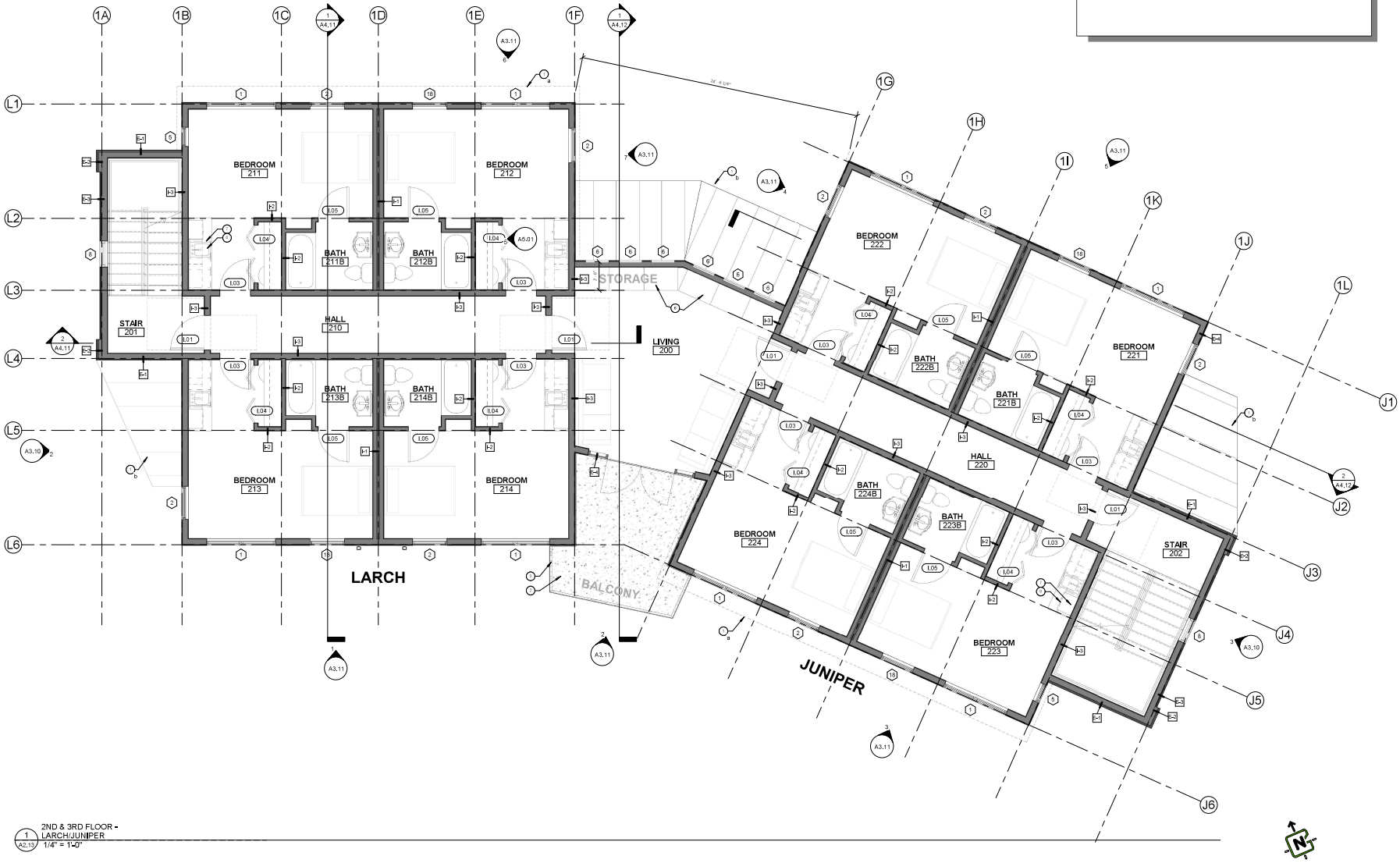
REV	DATE	DESCRIPTION
1		
2		
3		
4		

SCHEMATIC DESIGN

FIRST FLOOR PLAN - LARCH/JUNIPER

A2.11

12/9/19



PLAN KEYED NOTES

- ROOF
1. ABOVE
2. BELOW
- BALCONY
1. ABOVE
- GUARD RAILING
- SITE RAMP, SEE CIVIL
- SITE STAIRS, SEE CIVIL
- CASEWORK, SEE INTERIOR ELEVATIONS
- SINK, MHI-REF, AND MICROWAVE OVEN

2ND & 3RD FLOOR -
LARCH/JUNIPER
1/4" = 1'-0"

SCHEMATIC DESIGN

IN2TIVE
ARCHITECTURE

2391 W Broadway, Suite 4
Missoula, MT 59808
CONTACT: Marie Wilson
DIRECT: 406-575-5992

PONDEROSA VILLAGE

PINE AND SCOTT ST. MISSOULA, MT

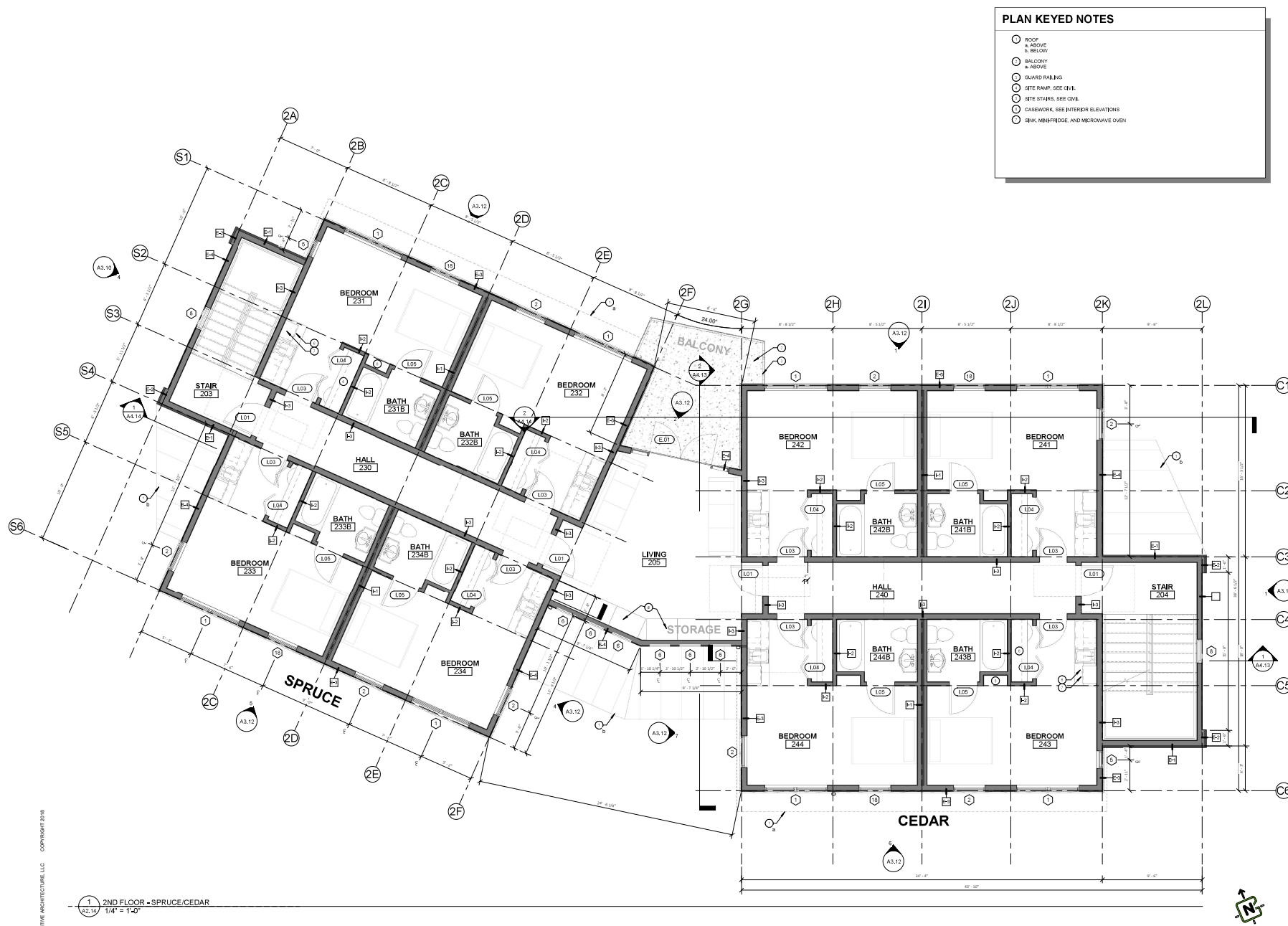
PROJECT #: 18.020

REV	DATE	DESCRIPTION	BY	CHK
1		PRELIMINARY		
2		REVISED		
3		REVISED		
4		REVISED		

SECOND & THIRD FLOOR PLAN
- LARCH/JUNIPER

A2.13

12/9/19



SCHEMATIC DESIGN

PONDEROSA VILLAGE
PINE AND SCOTT ST. MISSOULA, MT
PROJECT # 10.020


SECOND & THIRD FLOOR PLAN
- SPRUCE/CEDAR

A2.14

12/9/19

IN2ITIV
ARCHITECTURE
2291 W Broadway, Suite 4
Missoula, MT 59808
CONTACT: Marie Wilson
DIRECT: 406-575-5992

CONDITIONAL USE STAFF REPORT & REFERRAL

Agenda item:	Referral – Staff Report for 2275 N Reserve Street Tavern and Casino Conditional Use	
Report Date(s):	9/10/2020	
Case Planner:	Cassie Tripard, Associate Planner	
Report Reviewed & Approved By:	Mary McCrea, Permits and Land Use Manager	
Public Meetings & Hearings:	Land Use & Planning (LUP) pre-hearing: 9/16/2020 City Council hearing: 9/21/2020	
Applicant & Owner:	Jeff Maphis 319 W Pine St. Suite A Missoula, MT 59802 Bob Powell & Nick Alonzo – Club Properties LLC 3101 S Russell St. Missoula, MT 59801	
Representative:	Jeff Maphis JCM Architecture 319 W Pine St. Suite A Missoula, MT 59802	
Location of request:	The subject property is located at 2275 N Reserve Street. Neighborhood Council: Capt. John Mullan Ward: Ward 2	
Legal description:	Tract 2 of Certificate of Survey Number 4590, located in the Southeast ¼, Northeast ¼ of Section 18, Township 13 North, Range 19 West, P.M.M.	
Legal ad:	The legal ad was published in the <i>Missoulian</i> on 9/6/2020 and 9/13/2020. The site was posted on 9/4/2020. Adjacent property owners within 150 feet of the site were notified by certified mail on 8/19/2020.	
Growth Policy:	The applicable regional plan is the Our Missoula: City Growth Policy 2035 which recommends a land use designation of Regional Commercial and Services	
Zoning:	C2-4 Community Commercial / DE-C Design Excellence Corridor Typology 4	
	Surrounding Land Uses	Surrounding Zoning
North:	C2-4 Community Commercial / DE-C Design Excellence Corridor Typology 4	Retail
South:	C2-4 Community Commercial / DE-C Design Excellence Corridor Typology 4	Fuel sales, retail, casino
East:	M1R-2 Limited Industrial – Residential / DE-C Design Excellence Corridor Typology 4	Fuel sales, retail, restaurant
West:	C2-4 Community Commercial / DE-C Design Excellence Corridor Typology 4	Fuel sales, retail, casino

I. RECOMMENDED MOTION

Approval of the tavern and casino conditional use request located at 2275 North Reserve Street, in accordance with Missoula City Zoning Ordinance, Title 20, Sections 20.10.020.D, 20.40.040, 20.85.070, and 20.105.040.I.2 and X.1, based on the findings of fact in the staff report and subject to the condition of approval.

II. CONDITION(S) OF APPROVAL

1. The tavern and casino conditional uses at 2275 North Reserve Street shall comply with all applicable portions of Title 20 and Design Excellence Review 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.

III. INTRODUCTION

The City of Missoula Development Services has received a conditional use request from Jeff Maphis of JCM Architecture on behalf of Club Properties LLC for a tavern and casino conditional use at 2275 North Reserve Street. The existing building which was previously used as a restaurant will be remodeled to accommodate tavern, casino, and restaurant uses. The building façade will be updated in compliance with Design Excellence as well.

The subject property is zoned C2-4 Community Commercial / DE-C Design Excellence Corridor Typology 4. According to Title 20, Section 20.10.020, both tavern and casino uses require conditional use approval to operate in the C2-4 Community Commercial zoning district. Title 20 defines a tavern as “an establishment that is primarily engaged in serving alcoholic liquor for consumption on the premises and in which the serving of prepared food and meals constitutes less than 65% of the establishment's gross income...”. Title 20 defines a casino as “any establishment that offers legalized gambling authorized under MCA Title 23, Chapter 5, Part 1 et seq.,...”. The proposed restaurant use is permitted as-of-right in the C2-4 Community Commercial zoning district.

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 property is located at 2275 North Reserve Street.
2. The subject property is legally described as Tract 2 of Certificate of Survey 4590, located in the Southeast ¼ Northeast ¼ of Section 18, Township 13 North, Range 19 West, P.M.M.
3. The subject property has frontage on North Reserve Street which is functionally classified as a major arterial street.
4. The subject property is within the Missoula Urban Transportation District, the Urban Growth Area, the Wastewater Facilities Service Area, and Air Stagnation Zone. The building is connected to City Water and Sewer.
5. The subject property is within an established service area for Missoula hospitals and the City Fire and Police Departments.
6. The building is existing. The applicant is proposing to remodel the building to update the façade and to accommodate the new tavern and casino uses.
7. The proposed casino will be located in a separate room within the existing building and will have a separate entrance from the restaurant and bar.
8. There is a proposed pedestrian path from the main entry to the public sidewalk on North Reserve Street. Aside from the new pedestrian path and voluntary landscaping improvements, no other site work is proposed.

Growth Policy and Zoning:

9. The applicable regional plan is the Our Missoula 2035 City Growth Policy. The subject property has a land use designation of Regional Commercial and Services.
10. Areas designated as Regional Commercial and Services are for commercial uses that serve the needs of the broader region and often require larger land areas. High density residential development (up to 43

dwelling units per acre) is also permitted in most zoning districts corresponding to this land use designation. The corresponding zoning districts for lands designated as Regional and Commercial Services are: C2 Community Commercial, M1R-2 Limited Industrial-Residential, OP3 Public Lands and Institutions, and C1 Neighborhood Commercial.

11. The subject property is zoned C2-4 Community Commercial / DE-C Design Excellence Corridor Typology 4.
12. Pursuant to Table 20.10-1 "Uses Allowed in Business and Commercial Districts" of the Title 20 Zoning Code, tavern and casino uses require conditional use approval to operate in the C2-4 Community Commercial zoning district.
13. Parcels to the north, south, and west of the subject property are zoned C2-4 Community Commercial / DE-C Design Excellence Corridor Typology 4. The parcel to the east of the subject property is zoned M1R-2 Limited Industrial – Residential / DE-C Design Excellence Corridor Typology 4.
14. Surrounding uses include retail, fuel sales, restaurant, and casino. There are no abutting residential uses.
15. There is no minimum parcel area or building setback requirements for commercial use buildings in the C2-4 zoning district unless the property abuts a residential zoning district, which is not the case for this parcel.
16. The new tavern and casino uses will be required to meet all Missoula Municipal Code requirements at the time of building permit approval, per condition of approval #1.

Design Excellence Review

17. The project was reviewed and approved under Missoula's Design Excellence Review. Design Excellence Review includes site and building design standards that are intended to shape development to be consistent with community character. The project meets all applicable standards required by Design Excellence.

Parking and Access

18. Per Title 20.60.020, Table 20.60-1, the parking requirement for both the tavern and casino uses is one (1) space per four (4) seats plus one (1) space per two (2) employees plus one (1) space per billiard table plus one (1) space per two (2) gambling machines. The required parking for a restaurant use is one (1) space per four (4) seats plus one (1) space per two (2) employees.
19. A total of fifty-five (55) parking spaces are required for all three uses. The existing parking lot contains fifty-eight (58) parking spaces. The parking requirement for the project is met.
20. There will not be an increase in parking requirements from the previous restaurant use.
21. According to Title 12, Section 12.22.060.B, a parking lot containing fifty-one (51) to seventy-five (75) parking spaces must have three (3) ADA accessible spaces, one (1) of which must be ADA van-accessible. Three (3) ADA space will be provided to meet this requirement, per the provided site plan. 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.
22. There is an existing two-way access drive from North Reserve Street. The site will continue to be accessed by the existing drive. The parcel can also be accessed through the parking lot of the adjacent parcel to the south and to the west. No right-of-way improvements are required.
23. Design Excellence required that a pedestrian route be provided from the main entry to the public sidewalk. The applicant is proposing to meet this requirement by providing a new five-foot wide pedestrian route along the drive access to the main entry. The pedestrian route will be highlighted by a change in paving material.
24. Title 12, Section 12.22.060 I & M requires accessible routes to maintain five (5) feet clear width. All accessible routes are in compliance with the accessible route width standards.
25. 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. Six (6) short term bike parking spaces are required.

26. Six (6) short term bike parking spaces are proposed near the main entry to the building in compliance with the short term bike parking location and design standards of Title 20, Section 20.60.090.C.
27. One (1) long term bicycle parking space is required per five (5) employees. The applicant has indicated there will be fifteen (15) employees. Three (3) long term bike parking spaces are required.
28. Three (3) long term bike parking spaces are proposed on the north side of the site near the trash enclosure in compliance with the long term bike parking location and design standards of Title 20, Section 20.60.090.D.
29. Compliance with the minimum required provision of bicycle parking will be confirmed at the time of building permit review per condition of approval #1.

Conditional Use Review

30. 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.
31. The tavern and casino uses 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.
32. The proposed design for the façade upgrade has received Design Excellence Review approval and will be compatible with the character of the surrounding area.
33. There are no abutting residential uses. Abutting parcels contain retail, fuel sales, casino, and restaurant uses. The tavern and casino uses are compatible with adjacent uses and the character of the surrounding area.
34. Adverse impacts on the general welfare of the neighborhood or community are not anticipated. The tavern and casino are located in a commercial business area that includes similar uses. Motorized and non-motorized transportation options are available to serve the tavern and casino and the property is served by City Police and City Fire.
35. The tavern and casino uses in this location are in the interest of public convenience by providing more services adjacent to a major arterial street. The new proposed pedestrian path will make accessing the building safer and more convenient for pedestrians.
36. The total parking requirement for the new project will not increase from the previous restaurant use. No additional traffic will be generated by the proposed project.
37. The hours of operation for the tavern and conditional uses are 8:00 am to 2:00 am. Abutting parcels containing fuel sales and casino uses have similar hours of operation.
38. No new site lighting was proposed at the time Design Excellence Review. The existing parking lot lighting will remain. The project will not increase the amount of outdoor lighting. If new site or building lighting is installed it must be reviewed by Development Services as a condition of the Design Excellence approval and must meet the Missoula Outdoor Lighting Ordinance.
39. Any signage associated with this project will be required to meet all applicable standards as outlined in Title 20, Chapter 20.75.

Conclusions of Law:

1. **Whether the proposed use complies with all applicable standards of the Title 20 Zoning Ordinance;**
 1. Both tavern and casino uses are permitted as conditional uses in the C2-4 Community Commercial zoning district. The project has been approved for compliance with Design Excellence. 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 tavern and casino uses in this location will not compromise public convenience or the general welfare of the neighborhood or community. There are no abutting residential uses and the project is similar to adjacent commercial businesses.
 2. The Tavern use is in an area that is already served by City Police and City Fire.
- 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 existing building and parking lot will remain.
 2. The façade improvements were approved for Design Excellence and will be compatible with the character of the surrounding area in terms of building scale and project design.
 3. The site will be improved by a new pedestrian route from the public sidewalk to the main entry, and expanded plaza area, and revitalized landscaping.
- 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 proposed tavern and casino uses will have similar operating hours to adjacent properties.
 2. No new site or building lighting is being proposed. If new site or building lighting is installed it must be reviewed by Development Services as a condition of the Design Excellence approval and must meet 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 parking requirement for the project will not increase from the previous restaurant use. The project will not generate additional traffic.
- 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. North Reserve Street adjacent to the subject property has existing pedestrian, bicycle, and vehicular infrastructure.
 2. Additional traffic will not be generated by the project.
 3. A new pedestrian route from the public sidewalk to the main entry will be installed to increase pedestrian safety. The route will be ADA accessible.
 4. Short term and long term bike racks will be installed in compliance with Title 20.
 5. The tavern and casino conditional uses will not have adverse impacts on traffic safety or comfort, regardless of the mode of transportation.

VI. AGENCY COMMENT

Missoula Valley Water Quality District: No comment.

Health Department - Air Quality Division: No comment.

Missoula County Emergency Management: No comment.

Missoula Urban Transportation District: No comment received at the time of this report.

City Parks & Recreation: No comment.

Office Of Housing & Community Development: No comment.

Missoula Redevelopment Agency: No comment.

City Police: No comment.

City Fire: No comment received at the time of this report.

Montana Department of Transportation: “It does not appear there are any proposed changes to the Reserve St access that serves both this parcel and the corner parcel. If there are to be any proposed changes to the access MDT will require a new approach application submittal to be reviewed and approved.

Any additional amenities within the Reserve St right of way such as trees, shrubs, irrigation system, new or widened sidewalk will require a HSSRA maintenance agreement with the City of Missoula.” – Glen Cameron 8/14/20

City Stormwater Division: No comment.

City Wastewater Division: No comment.

City Water Division: No comment received at the time of this report.

Neighborhood Council (NC): No comment received at the time of this report.



319 West Pine, Suite A
Missoula, MT 59802
T: (406)543.9659
F: (406)543.1464

Monday June 1, 2020

City of Missoula
435 Ryman Street
Missoula, MT 59801

RE: Tap Club Conditional Use Permit, 2275 N. Reserve Street, Missoula.

To Whom it may concern,

On behalf of the ownership of Club Properties, I am writing this regarding the proposed Tap Club, located at the old Perkins Diner at 2275 N. Reserve Street. We are looking forward to transforming the existing blighted property, which will include modernizing the existing street facing facades with new architectural elements, materials, textures, enhance pedestrian access to the site, and provide a social and entertainment establishment for the adjacent North Reserve Neighborhoods. We have completed the Design Excellence Overlay – Typology 4 review, and the project meets all City of Missoula Title 20 Zoning requirements.

The proposed establishment will be classified as a Tavern or Night Club / Casino Use that will primarily center around food and beer. It will be compatible with the surrounding neighborhood and offer community benefits in the following ways:

- The establishment will include a full kitchen, dining room, and casino.
- The establishment will offer a full menu of mid to high end food.
- The establishment will offer beers from both local and regional breweries. Will offer approximately 40 beers on taps.
- The conditional use is compatible with the 2035 Missoula City Growth Policy.
- The conditional use will restore the employment opportunities in the City of Missoula that were lost when the previous establishment went out of business.
- The conditional use is compatible with the character of the surrounding area. The renovated design enhances the exterior, improves building scale, and adds colors and textures.
- The existing site and previous use fell under Eating and Drinking Establishment – Restaurant and has 62 parking spaces with four ADA accessible spaces. The new Tavern or Night Club / Casino Use requires 55 spaces thus reducing vehicular traffic load.
- The New Design reconfigures and improves the ADA parking and ADA accessible route into the building.
- The New Design improves all on-site and boulevard landscaping.
- The New Design will provide a new accessible route from the public right of way which will enhance pedestrian and bicycle activity and safety along Reserve Street.

In addition to the benefits listed above, the new design also includes added glazing to capture more natural daylight as well as views of the surrounding mountains and natural landscape. It is compatible with the character of the surrounding area by complimenting building massing, scale, materials, and colors. We feel that this conditional use offers many social, eating and gathering benefits to both nearby neighborhoods and the community, as well as, economic benefits brought to the city of Missoula.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff C. Maphis', written over a circular stamp or seal.

Jeff C. Maphis
Principal Architect



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: **Tap Club**
4. Name(s) of Applicant: **Jeff Maphis**
Mailing Address: **319 W. Pine ST Suite A.**
Telephone Number: **406-543-9659**
Email Address: **jeff@jcmarchitecture.com**
5. Name(s) of all Owners of Record: **Bob Powell & Nick Alonzo - Club Properties LLC.**
Mailing Address(es): **3101 S. Russell ST, Missoula MT. 59801-6872**
Telephone Number(s): **(406) 728-0558**
Email Address(es): **bpowell@foodfuninc.com, nick@foodfuninc.com**
6. Name and Company of Representative: **Jeff Maphis, JCM Architecture.**
Mailing Address: **319 W. Pine ST Suite A.**
Telephone Number: **(406) 543-9659**
Email Address: **jeff@jcmarchitecture.com**
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

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): 2275 N. Reserve ST.

Legal Description - complete and unabbreviated: S18, T13 N, R19 W, COS 4590 TRACT 2 IN NE4.

Township, Range, Section(s): **13 N**

Subdivision, Lot(s), Block(s):

Tract(s), COS#: **4590**

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

Geocode: **04-2200-18-1-04-14-0000**

C. ZONING AND GROWTH POLICY INFORMATION

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

	Zoning	Current Land Use
Adjacent (North)	C2-4/DE-C, Community Commercial Design Excellence Overlay Corridor Typology 4.	Retail
Adjacent (South)	C2-4/DE-C, Community Commercial Design Excellence Overlay Corridor Typology 4.	Fuel sales, Retail, Casino
Adjacent (East)	M1R-2/DE-C, Limited Industrial-Residential Design Excellence Overlay Corridor Typology 4.	Fuel sales, Retail, Restaurant
Adjacent (West)	C2-4/DE-C, Community Commercial Design Excellence Overlay Corridor Typology 4.	Retail, Office.

2. What is the current zoning of the property? **C2-4 /DE-C Community Commercial Design Excellence Overlay Corridor Typology 4.**

3. What is the applicable comprehensive plan and land use designation for the property? **The 2035 Missoula City Growth Policy is the applicable regional plan and recommends a land use designation of Regional Commercial and Services. The Growth Policy indicates that the following zoning districts are most closely aligned with the Regional Commercial and Services Land Use Designation: C1-4, C2-4, M1R-2, and OP3.**

4. What is the conditional use requested? **TAVERN AND CASINO CONDITIONAL USES.**

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.)

- Whether the conditional use complies with all applicable standards of the zoning ordinance.
Yes, the project has received Design Excellence Review approval and complies with Title 20 standards.
- 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.

Yes, the project is in interest of public convenience - the proposed use is an eating and gathering establishment. The parcel is surrounded by highway heavy commercial uses. There are no surrounding residential uses and there will not be any adverse impact on general welfare of neighborhood or community.

- c. Whether the conditional use is compatible with the character of the surrounding area in terms of site planning, building scale, and project design.

Yes, this project received Design Excellence Review approval. The proposed project is for a remodel of the existing structure and should not impact the neighborhood in terms of site planning, building scale, and project design. The new design enhances the exterior street frontages, improves building scale, colors, and textures.

- 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.

Project is replacing a previous restaurant use, no additional traffic will be generated on streets or parking lot. The new project / use will operate with a Beer and Wine with Gambling License and hours of operation will be between the hours of 8am - 2am.

- 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).

No, significant adverse impact on safety or comfort. New design will improve pedestrian and bicycle access with new accessible route from public right-a-way to main building entry.

2. Factors to be Considered.

Section 20.85.070(I) 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. **X**
- ☐ **A vicinity map** showing the subject property and the area within 300 feet of the subject property. **X**
- ☐ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. **X**
- ☐ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries. **X**

- ☐ **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. **X**
- ☐ **The current plat** of the subject property. **X**
- ☐ **A site plan**, including existing and proposed landscaping, parking, streets/access, sidewalks, bike lanes, and any other improvements to the property. **X**
- ☐ **Building elevation drawings** of all proposed structures and/or photos of existing structures. **X**
- ☐ **Floor plans** of all existing and proposed buildings. **X**

TAP CLUB

2275 N. RESERVE STREET
MISSOULA, MONTANA
FEBRUARY 2020

LEGAL DESCRIPTION

LOT: -
COS: 4590
TRACT: 2 IN NE4
SUBDIVISION: -
TOWNSHIP: 13 N
RANGE: 19 W
SECTION: 18
GEOCODE: 04-2200-18-1-04-14-0000

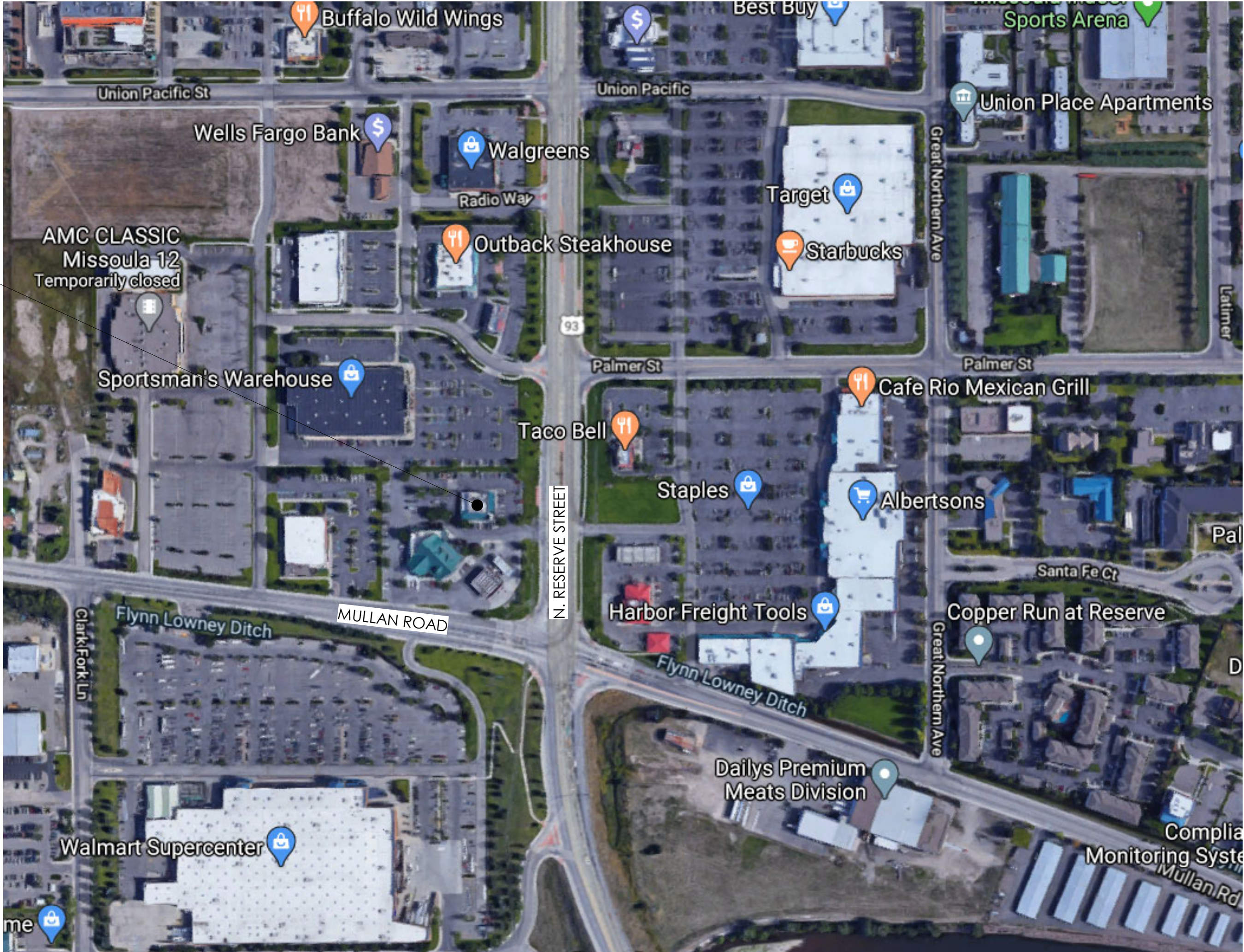
SHEET LIST

	COVER SHEET
	ARCHITECTURAL
A.1.0	SITE PLAN
A.2.1	FLOOR PLAN
A.2.2	ENLARGED PLANS & EQUIPMENT SCHEDULE
A.5.0	BUILDING ELEVATIONS
A.5.1	BUILDING ELEVATIONS
A.5.3	3D PERSPECTIVES

CODE REVIEW

CODICES	INTERNATIONAL BUILDING CODE, 2012 EDITION (IBC) UNIFORM PLUMBING CODE, 2012 EDITION (UPC) INTERNATIONAL MECHANICAL CODE, 2012 EDITION (IMC) NATIONAL ELECTRICAL CODE, 2014 EDITION (NEC) INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION (IECC) ICC/ANSI A117.1, 2003 EDITION LOCAL ZONING ORDINANCES AMERICANS WITH DISABILITIES ACT (ADA) OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) MONTANA OCCUPATIONAL SAFETY AND HEALTH ACT (MONT OSHA)												
OCCUPANCY	ASSEMBLY: GROUP A-2 RESTAURANT / TAVERN / CASINO												
CONSTRUCTION TYPE	TYPE VB - NON RATED, NON-SPRINKLED												
SEISMIC DESIGN CATEGORY	D												
OCCUPANT LOAD	<table><tr><td>TOTAL BUILDING OCCUPANTS</td><td>= 206</td></tr><tr><td>RESTAURANT</td><td></td></tr><tr><td>- FIXED SEATS (1 PER 24" BOOTH SEAT LENGTH)</td><td>= 53</td></tr><tr><td>- 0 FIXED SEATS UNCONCENTRATED 1,500 SF (15 NET)</td><td>= 100</td></tr><tr><td>KITCHEN 1,586 SF (200 GROSS)</td><td>= 8</td></tr><tr><td>CASINO 492 SF (11 GROSS)</td><td>= 45</td></tr></table>	TOTAL BUILDING OCCUPANTS	= 206	RESTAURANT		- FIXED SEATS (1 PER 24" BOOTH SEAT LENGTH)	= 53	- 0 FIXED SEATS UNCONCENTRATED 1,500 SF (15 NET)	= 100	KITCHEN 1,586 SF (200 GROSS)	= 8	CASINO 492 SF (11 GROSS)	= 45
TOTAL BUILDING OCCUPANTS	= 206												
RESTAURANT													
- FIXED SEATS (1 PER 24" BOOTH SEAT LENGTH)	= 53												
- 0 FIXED SEATS UNCONCENTRATED 1,500 SF (15 NET)	= 100												
KITCHEN 1,586 SF (200 GROSS)	= 8												
CASINO 492 SF (11 GROSS)	= 45												
BUILDING AREA	5,627 S.F. (EXISTING STRUCTURE) 57 S.F. (ADDITION - CASINO VESTIBULE)												

PROJECT AREA



VINICITY MAP
SCALE: NTS

19025 - TAP CLUB
D.E.R. REV. - DRAFT - 04.27.20



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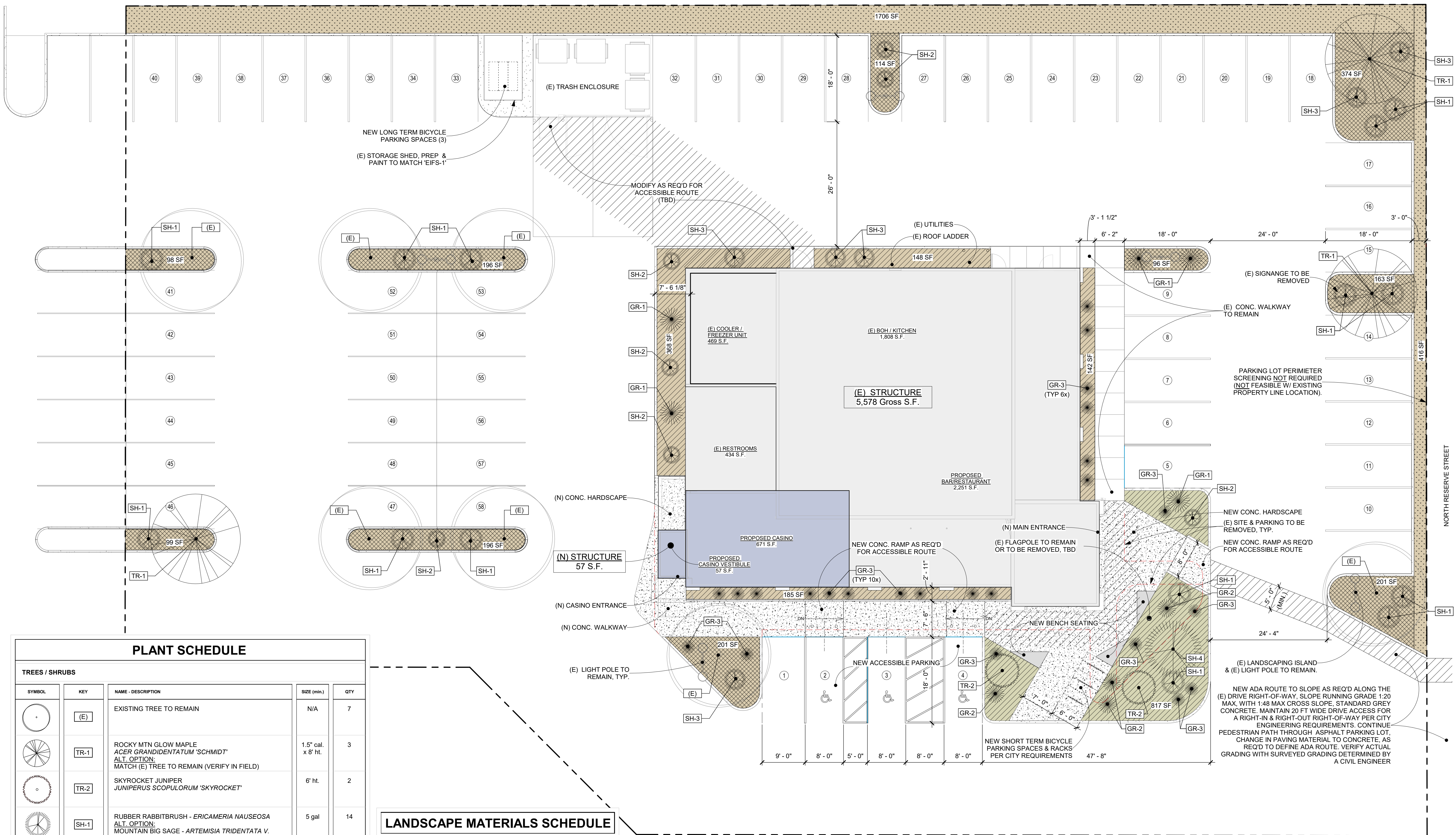
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DESIGN: JCM
PROJ. ARCH: JCM
DRAW: KIW

SHEET NO.

A.1.0



PLANT SCHEDULE

TREES / SHRUBS				
SYMBOL	KEY	NAME - DESCRIPTION	SIZE (min.)	QTY
	(E)	EXISTING TREE TO REMAIN	N/A	7
	TR-1	ROCKY MTN GLOW MAPLE ACER GRANDIDENTATUM 'SCHMIDT' ALT. OPTION: MATCH (E) TREE TO REMAIN (VERIFY IN FIELD)	1.5" cal. x 8' ht.	3
	TR-2	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'	6' ht.	2
	SH-1	RUBBER RABBITBRUSH - ERICAMERIA NAUSEOSA ALT. OPTION: MOUNTAIN BIG SAGE - ARTEMISIA TRIDENTATA V. VASEYANA	5 gal	14
	SH-2	HELMOND PILLAR BARBERRY BERBERIS THUNBERGII 'HELMOND PILLAR'	5 gal	7
	SH-3	LILLA SMOKE BUSH CONTINUS COGGYGRIA 'LILLA'	5 gal	6
	SH-4	JELENA WITCH HAZEL HAMAMELIS x INTERMEDIA 'JELENA'	5 gal	1

GRASSES				
SYMBOL	KEY	NAME - DESCRIPTION	SIZE (gal.)	QTY
	GR-1	FOERSTER'S FEATHER REED GRASS CALAMAGROSIS x ACUTIFLORA 'KARL FOERSTER'	1 gal	5
	GR-2	BLUE GRAMA GRASS BOULETLOUA GRACILIS	1 gal	4
	GR-3	IDAHO FESCUE FESTUCA IDAHOENSIS	1 gal	24

LANDSCAPE MATERIALS SCHEDULE

SYMBOL	MATERIAL	AREA
	(EXISTING) SOD TO REMAIN	2,122 S.F.
	GRAVEL, BLACK ANGULAR	1,660 S.F.
	WOOD MULCH, FULLY SHREDDED 3" MIN. TO 5" MAX. CONT. SOIL COVER	1,738 S.F.

LANDSCAPED AREA LEGEND

SYMBOL	MATERIAL	LOCATION	AREA	TOTAL AREA
	EXISTING LANDSCAPED AREA TO REMAIN "OWNER WILL VOLUNTARILY IMPROVE EXISTING LANDSCAPING AREAS TO MEET TITLE 20 (20.65.080) REQUIREMENTS"	BUILDING PERIMETER.....843 S.F. INTERIOR PARKING LOT.....1,738 S.F. PARKING LOT PERIMETER.....2,122 S.F.		4,703 S.F.
	NEW LANDSCAPED AREA (ALTERED AREA)	BLDG PERIMETER.....817 S.F.		817 S.F.
LANDSCAPED AREA TOTAL				(12.55%) 5,520 S.F.
SITE AREA TOTAL				44,000 S.F.



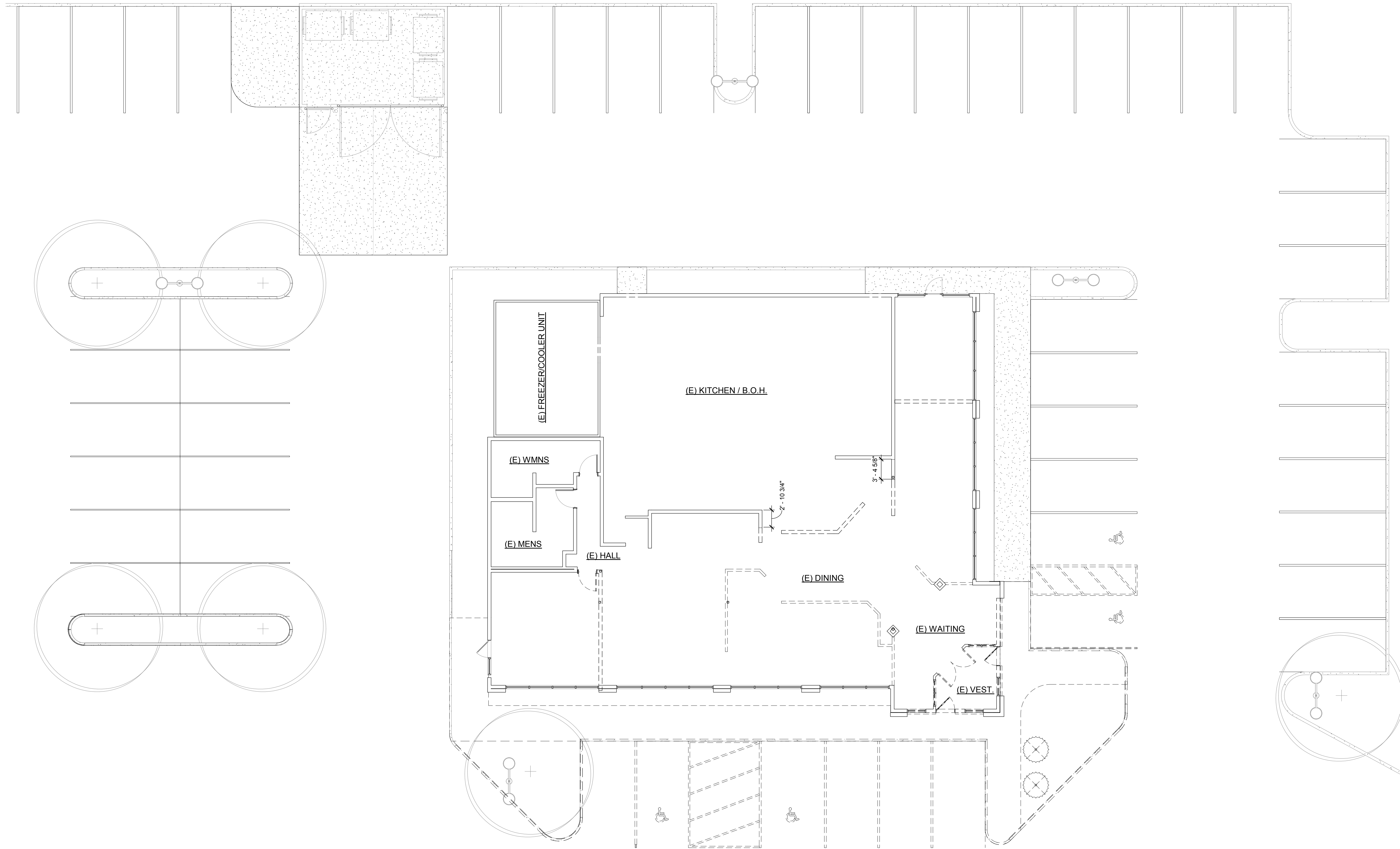
1
A.1.0
SITE PLAN
SCALE: 1" = 10'-0"

PARKING CALCULATONS

CASINO		
20 MACHINES	= 10 SPACES	
4 SEATS	= 1 SPACE	
2 EMPLOYEES	= 1 SPACE	
RESTAURANT / TAVERN		
145 SEATS	= 36 SPACES	
14 EMPLOYEES	= 7 SPACES	
TOTAL PARKING SPACES REQUIRED	= 55 SPACES	
TOTAL SPACES PROVIDED	= 58 SPACES	
BICYCLE PARKING SPACES REQUIRED		
SHORT TERM (1 PER 10 MOTOR SPACES)	= 6 SPACES	
LONG TERM (1 PER 5 EMPLOYEES)	= 3 SPACES	

GENERAL NOTES

- FIELD VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- G.C. TO ENSURE THAT ALL PAVED AREAS, GARAGE SLAB, LANDSCAPED AREAS, ETC. HAVE A POSITIVE SLOPE AWAY FROM THE BUILDING.
- PROVIDE ELECTRICAL PROVISIONS FOR EXTERIOR LANDSCAPE AND ACCENT LIGHTING. VERIFY FIXTURE PLACEMENT AND TYPE. WITH ARCHITECT AND OWNER. ALL NEW FIXTURES TO COMPLY WITH MISSOULA DESIGN EXCELLENCE - BUILDING ILLUMINATION REQUIREMENTS (BD15-19).
- ALL NEW BUILDING/SITE LIGHT FIXTURES TO BE SHIELDED & DOWNWARD FOCUSED (BD18).
- NO COLOR EXPOSED TUBE LIGHTING TO BE USED, TYPICAL FOR ALL BUILDING/SITE LIGHT FIXTURES (BD19).



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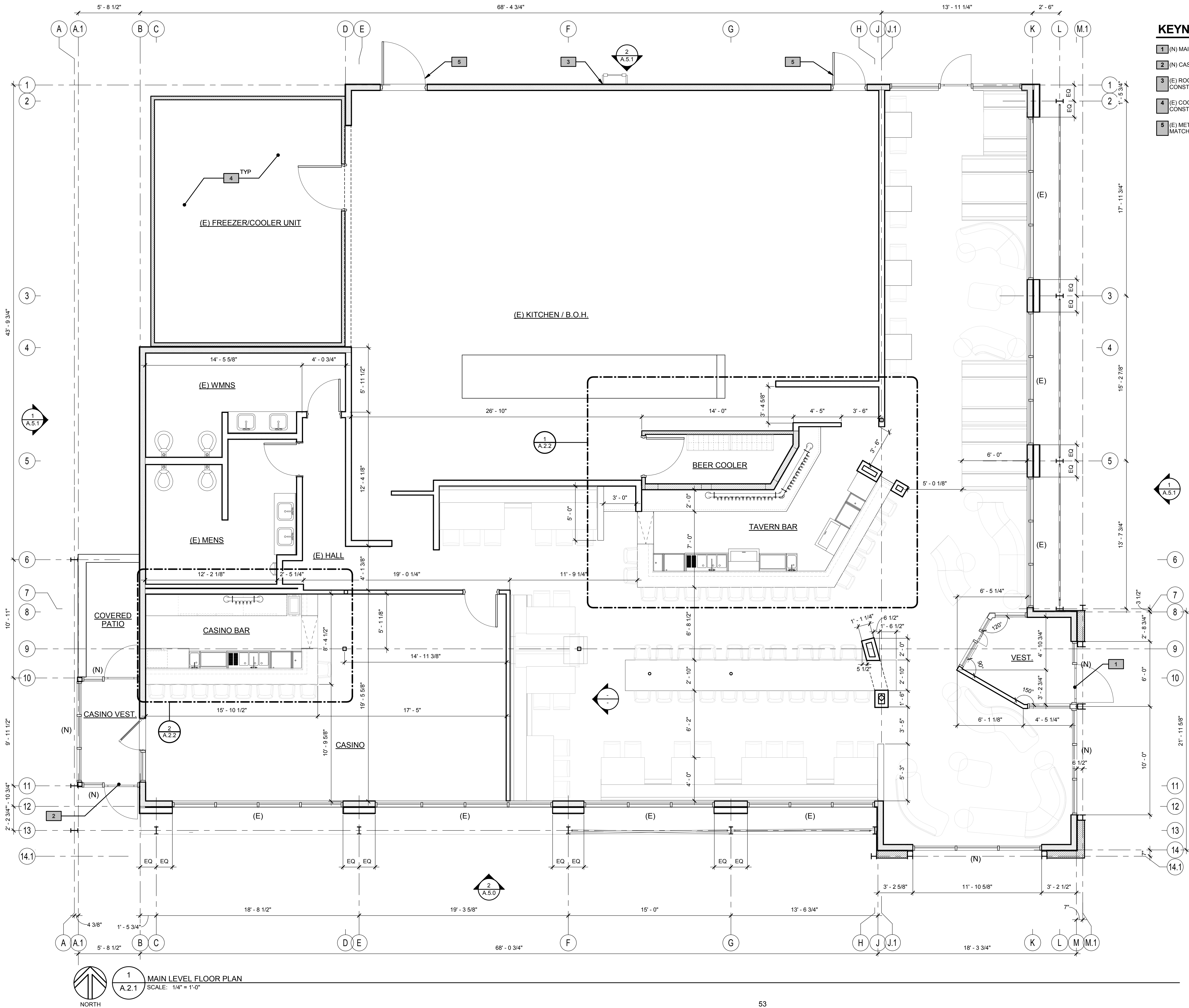
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PROJ. ARCH.: JCM
DRAFT: KLW

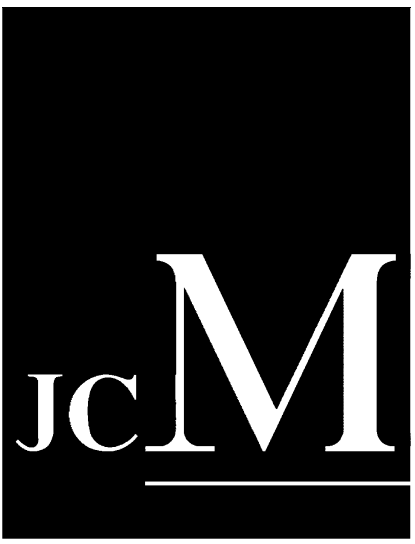
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A.2.0



KEYNOTES

- (N) MAIN ENTRANCE
- (N) CASINO ENTRANCE
- (E) ROOF ACCESS LADDER TO REMAIN, PROTECT AS REQ'D DURING CONSTRUCTION, VERIFY CONDITION IN FIELD.
- (E) COOLER / FREEZER UNIT TO REMAIN, PROTECT AS REQ'D DURING CONSTRUCTION.
- (E) METAL DOOR, FRAME & HARDWARE TO REMAIN, PREP & PAINT TO MATCH ADJACENT WALLS, TYPICAL.



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WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW CONC. WALL
- WALL FINISH

EQUIPMENT SCHEDULE					
KEY	DESCRIPTION	MANUFACTURER	MODEL	NOTES	QTY
EQ01	UNDERBAR DUMP SINK (NSF CERTIFIED)	JOHN BOOS	EUBD-1221	ADD SIDE SPLASH?	3
EQ02	UNDERBAR GLASS RACK STORAGE UNIT W/ DRAINBOARD TOP	JOHN BOOS	EUBGRS-24	2 OR 3 SHELVES?	3
EQ03	UNDERBAR SINK, 48" TRIPLE SINK, RIGHT DRAIN BOARD	JOHN BOOS	EUB3S48-1RD		2
EQ04	GLASS FROSTER	BEVERAGE-AIR	GF34L-S		2
EQ05	10-CIRCUIT UNDERBAR INSULATED ICE BIN W/COLD PLATE (NSF CERTIFIED)	JOHN BOOS	EUBIB-3021CP10		2
EQ06	UNDERBAR HANDSINK, 12"	Advance Tabco	CR-HS-12		2
EQ07	UNDERCOUNTER GLASSWASHER	CMA	GL-X		1
EQ08	BACK BAR REFRIGERATOR	Beverage Air	BB72HC-1-GS-S-27		1
EQ09	BACK BAR REFRIGERATOR	Beverage Air	BB48HC-1-GS-S-27		1
EQ10	CUSTOM DRAFT TOWER - 4" DIA. PIPE STYLE - 37 FAUCETS MIN.	MICRO-MATIC	CUSTOM	37 KEG LINES - CUSTOM FINISH TO MATCH YELLOW STEEL ACCENTS?	1
EQ11	DRAFT TOWER - 4" DIA. PIPE STYLE - 5 FAUCETS MIN.	MICRO-MATIC	TBD - CUSTOM?	5 KEG LINES - CUSTOM FINISH TO MATCH YELLOW STEEL ACCENTS?	1
EQ13	DROP SAFE - 22"	-	-		1

KEYNOTES



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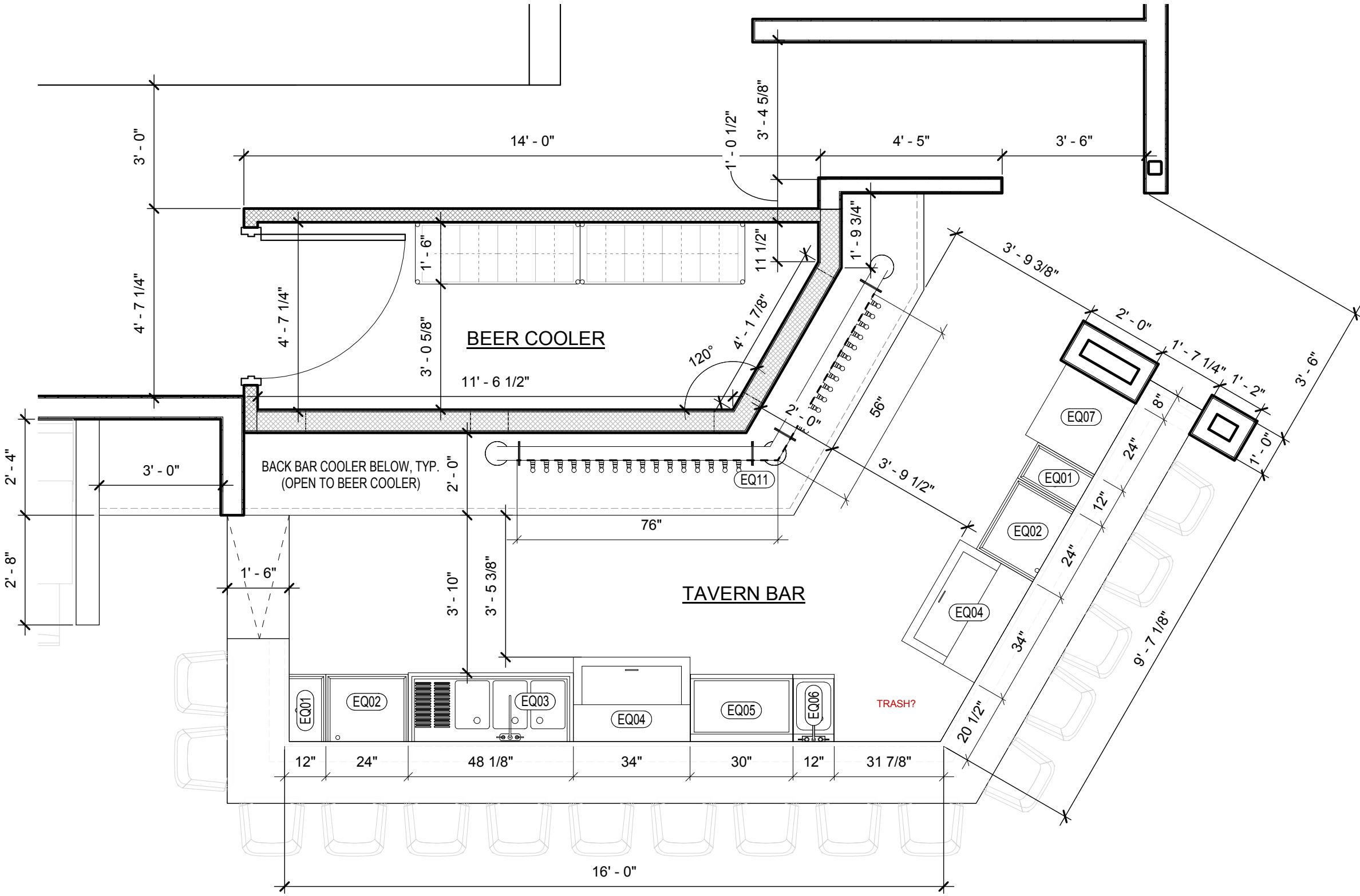
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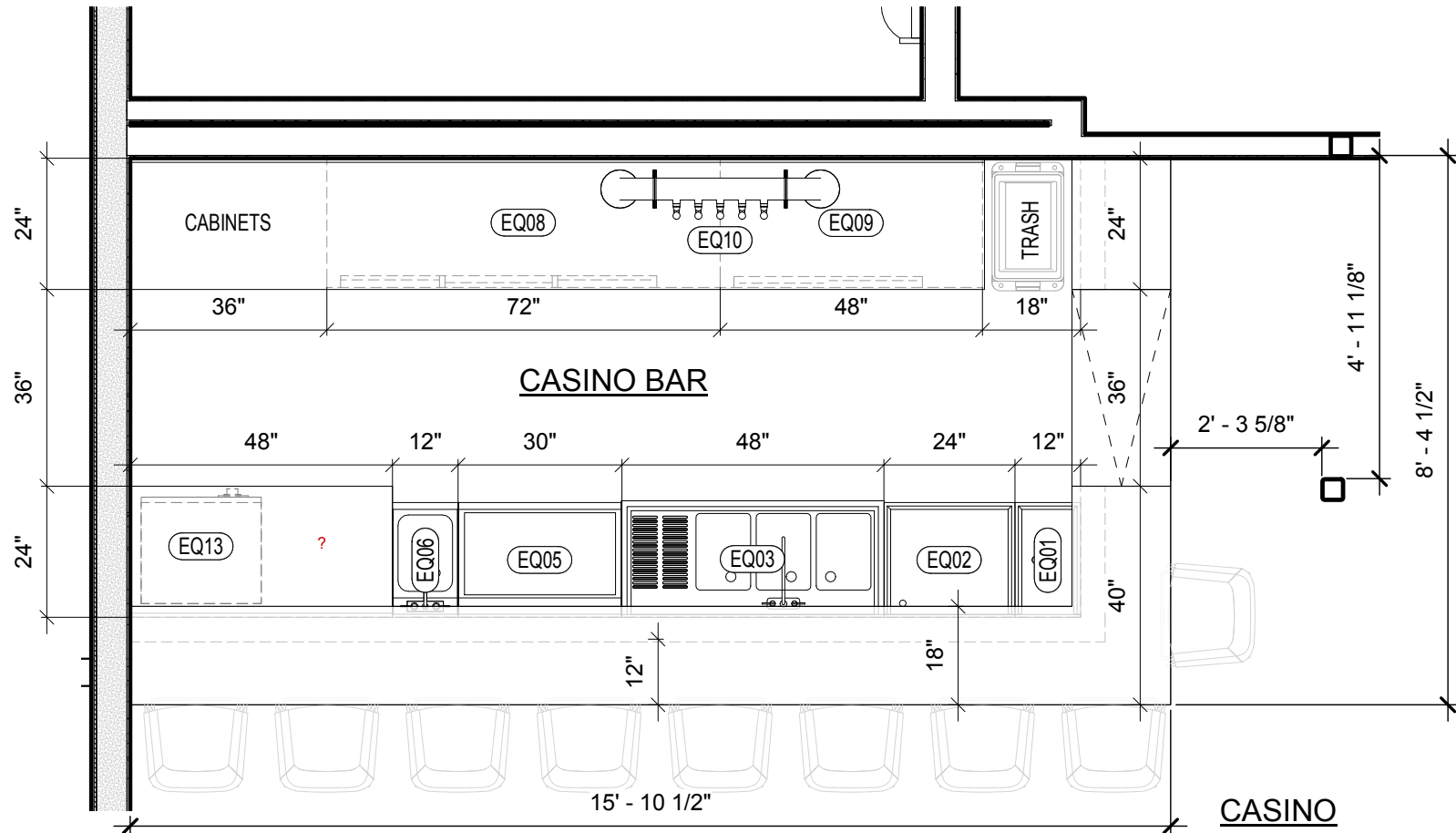
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A.2.2



1 TAVERN BAR FLOOR PLAN
A.2.2 SCALE: 3/8" = 1'-0"



2 CASINO BAR
A.2.2 SCALE: 3/8" = 1'-0"

EXT. MATERIALS LEGEND

EIFS CLADDING

PATCH & REPAIR AS REQ'D, PREP & PAINT

COLOR: SW 7048 URBANE BRONZE

EIFS CLADDING

PATCH & REPAIR AS REQ'D, PREP & PAINT

COLOR: SW 7045 INTELLECTUAL GRAY

METAL ROOFING PANELS

EPIC STEEL - 1" SNAPLOCK 20" WIDTH - 26 ga

FINISH: PEBBLE GRAY

METAL WALL PANEL

PERFORATED CORRUGATED PROFILE

FINISH: BLACK - MATTE OR SATIN

PLATE STEEL - 1/4"

POWDER COAT FINISH: RAL 8004

METAL SHEET FLASHING & PARAPET CAP

FINISH: DARK BRONZE

METAL FLASHING & PARAPET CAP - 20 ga

FINISH: DARK BRONZE (MATCH EXISTING), VERIFY IN FIELD.

THINSET STONE MASONRY VENEER

PREP & PAINT

COLOR: SW 7048 URBANE BRONZE

ALUM. CLAD STOREFRONT SYSTEM

FRAME FINISH: DARK BRONZE

ALUM. CLAD STOREFRONT SYSTEM

FRAME FINISH: DARK BRONZE (MATCH EXISTING), VERIFY IN FIELD.

ALUM. CLAD STOREFRONT SYSTEM

POWDER COAT FRAME FINISH: RAL 1016

EXPOSED STEEL FRAMING

RAW / WEATHERED HEAVY STEEL FRAMING

CLEAR COAT FINISH: PERMALAC ORIGINAL - MATTE

EXPOSED STEEL CROSS BRACING

POWDER COAT FINISH: RAL 1016

EXPOSED TUBE STEEL FRAMING

POWDER COAT FINISH: RAL 8001

EXPOSED STEEL FRAMING

POWDER COAT FINISH: RAL 8004

KEYNOTES

1

(N) CASINO ENTRANCE

2

(N) MAIN ENTRANCE

3

APPROX. SIGNAGE LOCATION, WALL SIGN TYPE, 50 SF MAX AREA, (DESIGN TBD.)

4

(E) ROOF ACCESS LADDER TO REMAIN, PROTECT AS REQ'D DURING CONSTRUCTION, VERIFY CONDITION IN FIELD.

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









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


MATERIAL COVERAGE			
STREET FACING FACADE - 1/A.5.0			
MATERIAL		COVERAGE	
CATEGORY	TYPE	AREA	%
GLAZING (EXISTING)	ALUM. STOREFRONT	182 SF	18%
GLAZING (NEW)	ALUM. STOREFRONT	191 SF	18%
NATURAL MATERIAL	STONE (EXISTING)	106 SF	10%
SYNTHETIC STUCCO	EIFS (EXISTING)	556 SF	54%

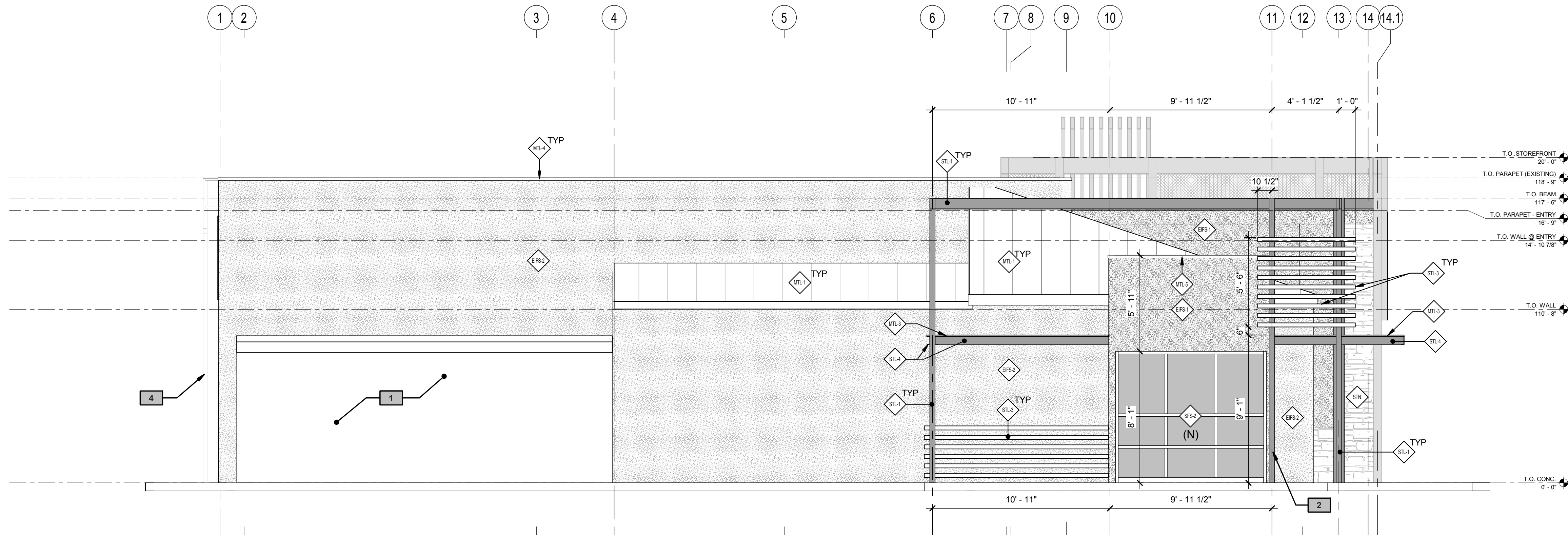
1 EAST ELEVATION
A.5.0 SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION
A.5.0 SCALE: 1/4" = 1'-0"

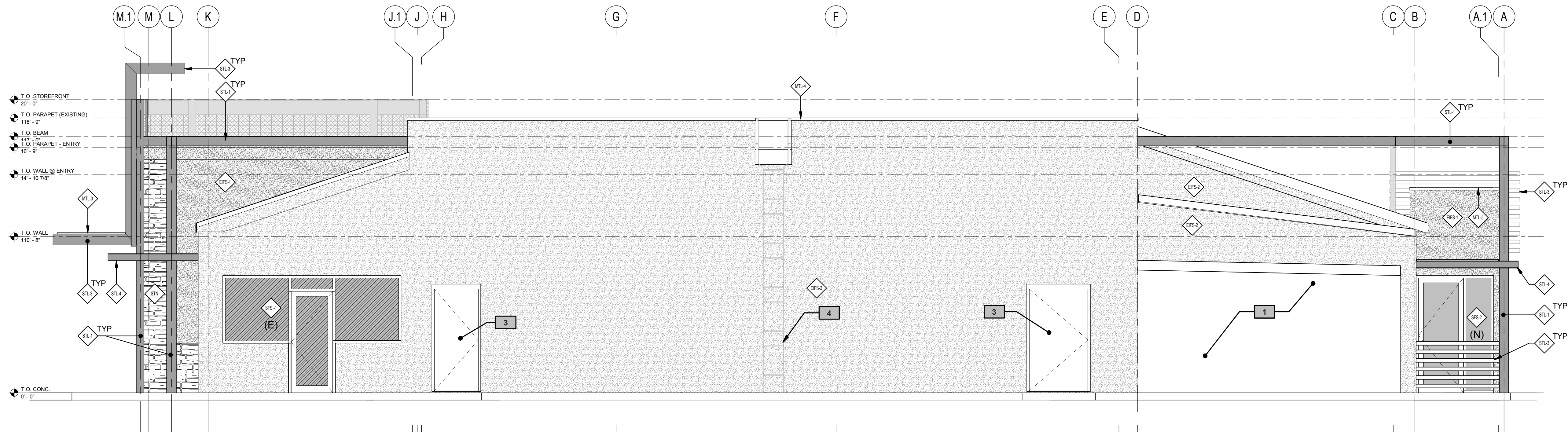
55

EXT. MATERIALS LEGEND		
<div></div> <div>(E) EIFS CLADDING PATCH & REPAIR AS REQ'D, PREP & PAINT COLOR: SW 7048 URBANE BRONZE</div>	<div></div> <div>(E) METAL SHEET FLASHING & PARAPET CAP FINISH: DARK BRONZE</div>	<div></div> <div>(N) EXPOSED STEEL FRAMING RAW / WEATHERED HEAVY STEEL FRAMING CLEAR COAT FINISH: PERMALAC ORIGINAL - MATTE</div>
<div></div> <div>(E) EIFS CLADDING PATCH & REPAIR AS REQ'D, PREP & PAINT COLOR: SW 7045 INTELLECTUAL GRAY</div>	<div></div> <div>(N) METAL FLASHING & PARAPET CAP - 20 ga FINISH: DARK BRONZE (MATCH EXISTING), VERIFY IN FIELD.</div>	<div></div> <div>(N) EXPOSED STEEL CROSS BRACING POWDER COAT FINISH: RAL 1016</div>
<div></div> <div>(N) METAL ROOFING PANELS EPC STEEL - 1" SNAPLOCK 20" WIDTH - 26 ga FINISH: PEBBLE GRAY</div>	<div></div> <div>(E) THINSET STONE MASONRY VENEER PREP & PAINT COLOR: SW 7046 URBANE BRONZE</div>	<div></div> <div>(N) EXPOSED TUBE STEEL FRAMING POWDER COAT FINISH: RAL 8001</div>
<div></div> <div>(N) METAL WALL PANEL PERFORATED CORRUGATED PROFILE FINISH: BLACK - MATTE OR SATIN</div>	<div></div> <div>(E) ALUM. CLAD STOREFRONT SYSTEM FRAME FINISH: DARK BRONZE</div>	<div></div> <div>(N) EXPOSED STEEL FRAMING POWDER COAT FINISH: RAL 8004</div>
<div></div> <div>(N) PLATE STEEL - 1/4" POWDER COAT FINISH: RAL 8004</div>	<div></div> <div>(N) ALUM. CLAD STOREFRONT SYSTEM FRAME FINISH: DARK BRONZE (MATCH EXISTING), VERIFY IN FIELD.</div>	
	<div></div> <div>(N) ALUM. CLAD STOREFRONT SYSTEM POWDER COAT FRAME FINISH: RAL 1016</div>	

KEYNOTES	
 1	(E) COOLER / FREEZER UNIT TO REMAIN, PROTECT AS REQ'D DURING CONSTRUCTION.
 2	(N) CASINO ENTRANCE
 3	(E) METAL DOOR, FRAME & HARDWARE TO REMAIN, PREP & PAINT TO MATCH ADJACENT WALLS, TYPICAL.
 4	(E) ROOF ACCESS LADDER TO REMAIN, PROTECT AS REQ'D DURING CONSTRUCTION, VERIFY CONDITION IN FIELD.



1
A.5.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2
A.5.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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DRAFT: KLW

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MAIN ENTRY - E
SCALE: NTS



MAIN ENTRY - SE
SCALE: NTS



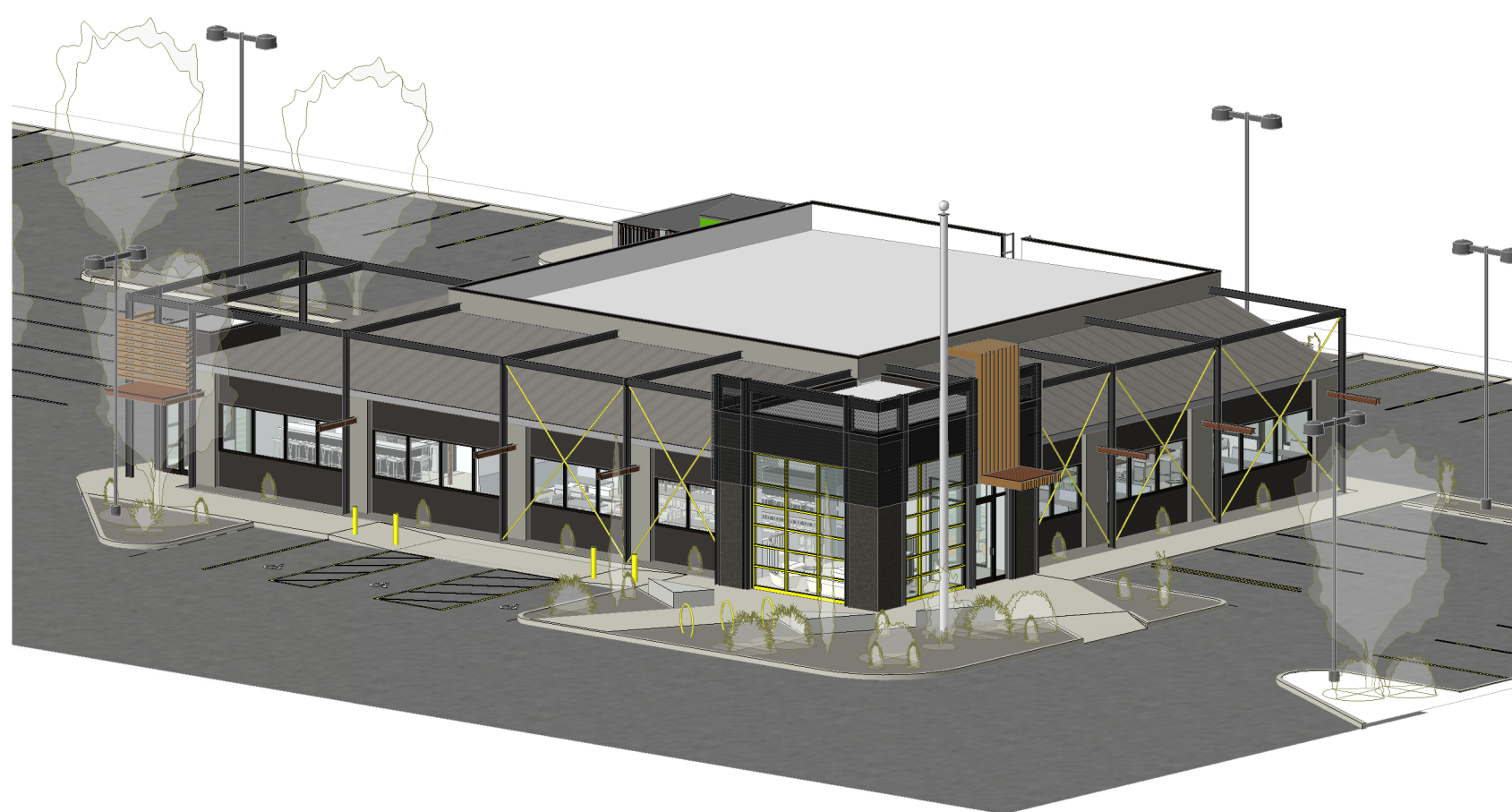
MAIN ENTRY - NE
SCALE: NTS



CASINO ENTRY - SE
SCALE: NTS



CASINO ENTRY - SW
SCALE: NTS



AERIAL - SE
SCALE: NTS



AERIAL - SW
SCALE: NTS



AERIAL - NE
SCALE: NTS



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REVISION		

■ Copyright Reserved. All parts of this drawing are the exclusive property of the JCM ARCHITECTURE and shall not be used without the Architect's permission.

■ All work shall conform to applicable codes, ordinances, and regulations including, but not limited to the following codes:

International Building Code, 2012 edition
National Electric Code, 2014 edition
International Mechanical Code, 2012 edition
Uniform Plumbing Code, 2012 edition
ICC/ANSI A117.1, 2009 edition
International Energy Conservation Code, 2012 ed.
Local Zoning Ordinances
Americans with Disabilities Act
Occupational Safety and Health Act
Montana Occupational Safety and Health Act

■ The Contractor shall verify all levels, datums, and dimensions prior to commencement of the work. All errors and omissions must be reported to the Architect immediately.

■ This drawing must not be used for construction purposes unless marked ISSUED FOR CONSTRUCTION.

■ This drawing must not be scaled.

- ☐ Preliminary Design
- ☒ Final Design
- ☐ Issued for Pricing
- ☐ Issued for Permit
- ☐ Issued for Construction

DATE: 04.10.20
PROJ. NO.: 19025
DESIGN: JCM
PROJ. ARCH.: JCM
DRAFT: KLW

SHEET NO.

A.5.3



2275 North Reserve Street Tap Club

Casino & Tavern Conditional Use

Land Use and Planning Committee

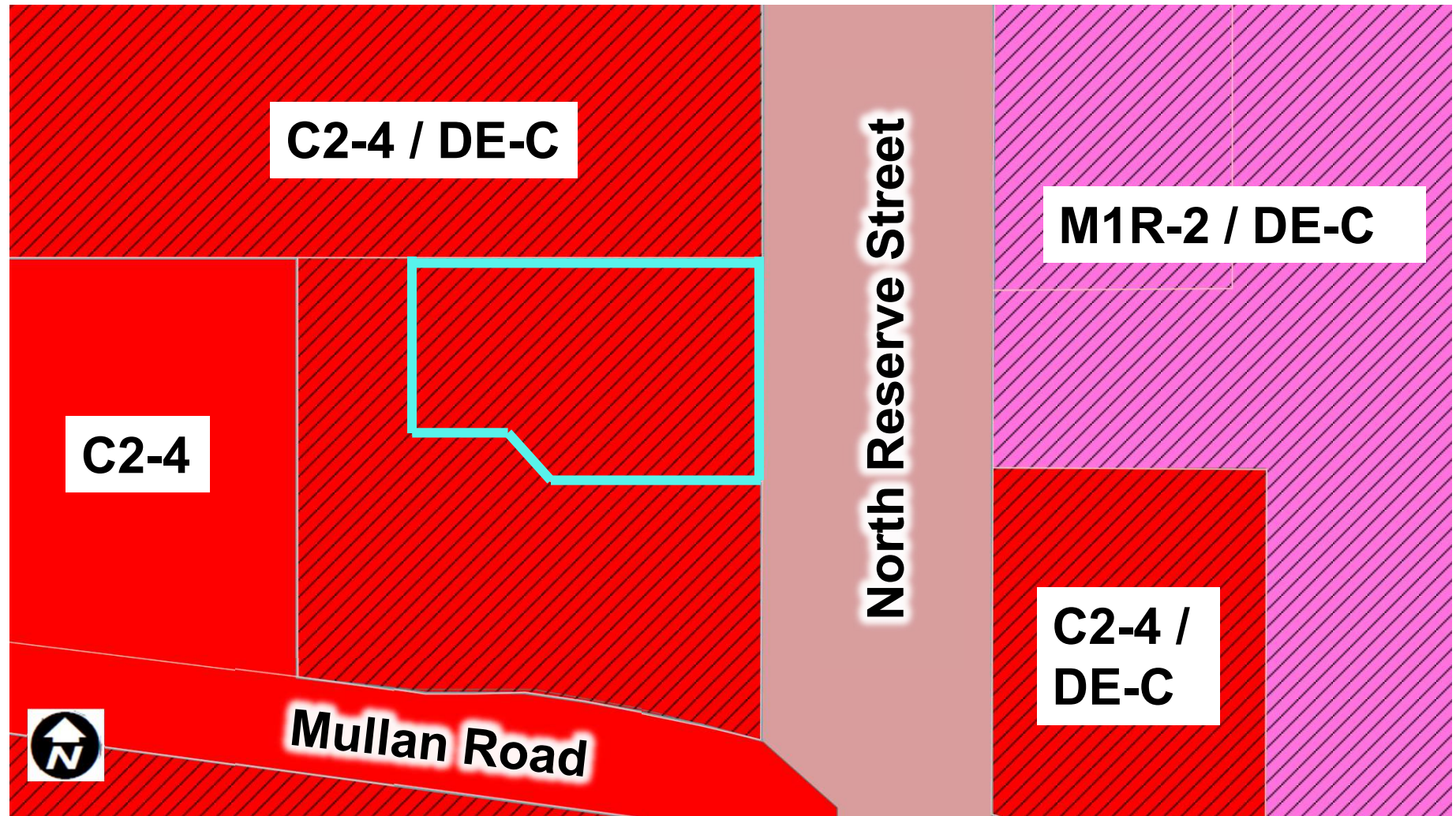
Cassie Tripard
Development Services
September 16, 2020



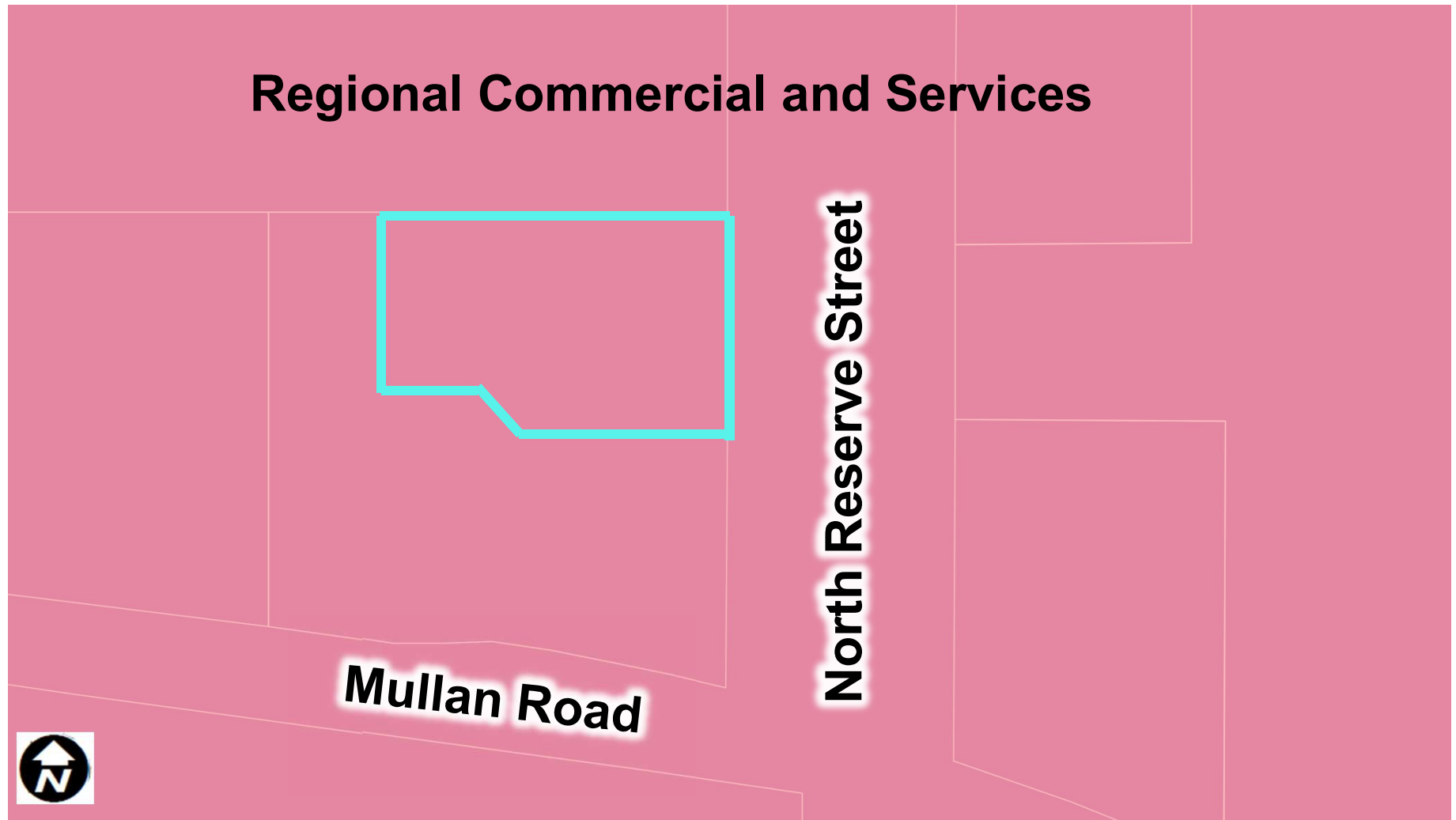
Location



Zoning Map



Our Missoula Growth Policy



Current Conditions



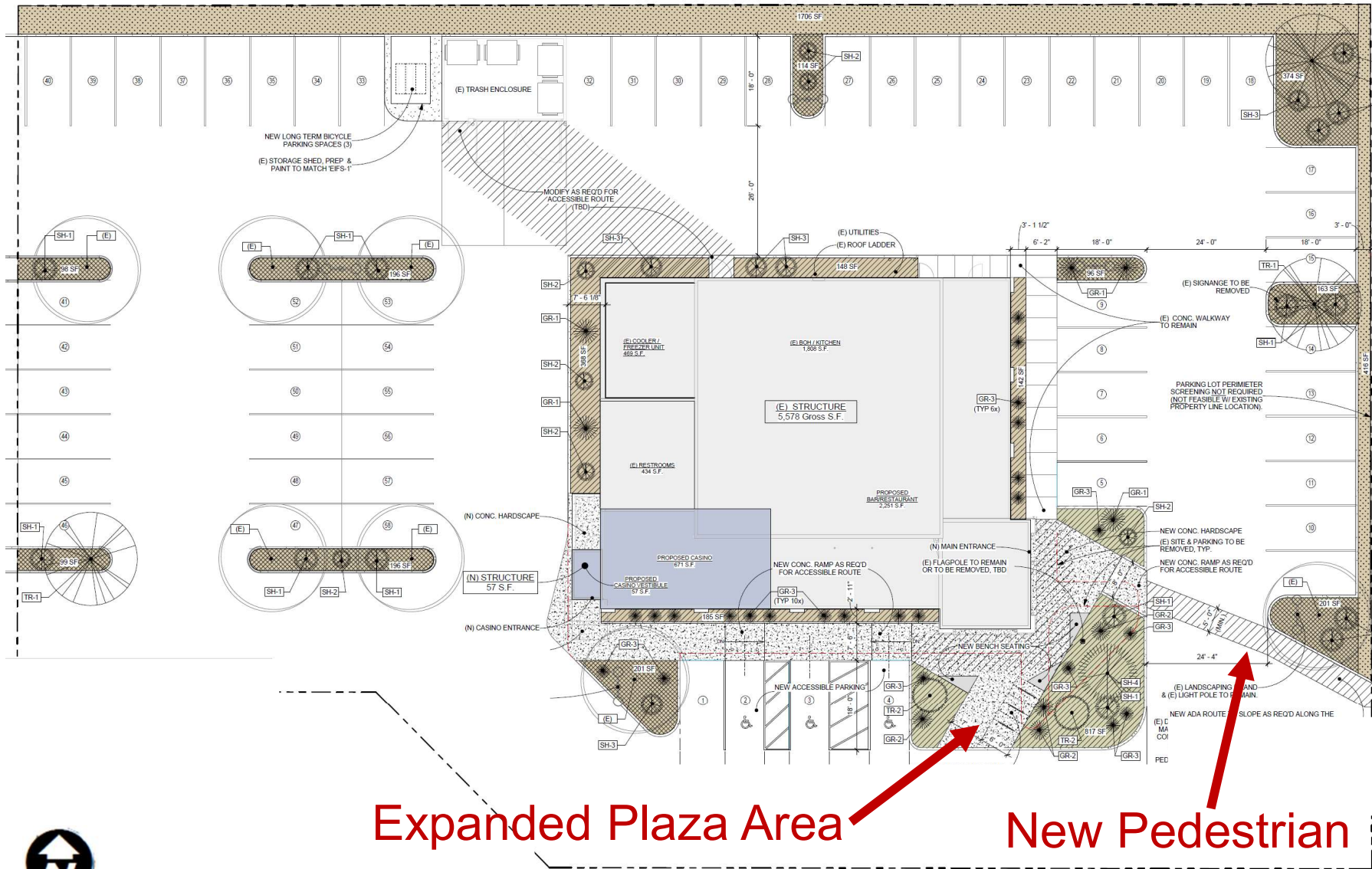
Current Conditions



Current Conditions



Site Plan



N Reserve Street



Expanded Plaza Area

New Pedestrian Route

Parking Calculations



CASINO

20 MACHINES	= 10 SPACES
4 SEATS	= 1 SPACE
2 EMPLOYEES	= 1 SPACE

RESTAURANT / TAVERN

145 SEATS	= 36 SPACES
14 EMPLOYEES	= 7 SPACES

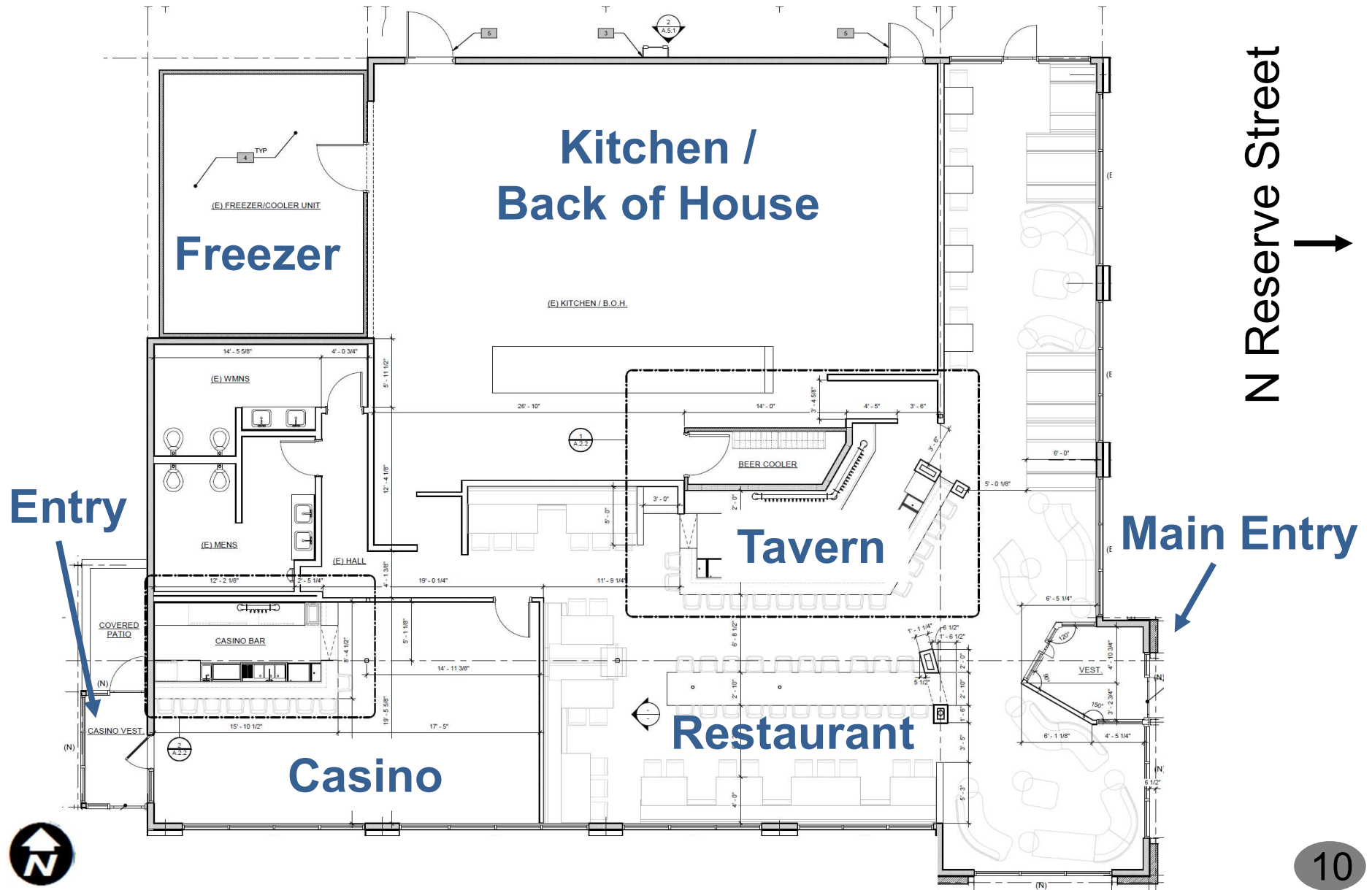
<u>TOTAL PARKING SPACES REQUIRED</u>	= 55 SPACES
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<u>TOTAL SPACES PROVIDED</u>	= 58 SPACES
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BICYCLE PARKING SPACES REQUIRED

SHORT TERM (1 PER 10 MOTOR SPACES)	= 6 SPACES
LONG TERM (1 PER 5 EMPLOYEES)	= 3 SPACES

Floor Plan



Elevations



Elevations



Conditional Use Review Criteria



- Compliance with Title 20 zoning standards;
- Compatible with the character of the surrounding area – site and building design;
- In the interest of public convenience;
- No adverse impact on general welfare of the neighborhood or community;
- Compatible operating characteristics;
- Traffic safety – all modes of transportation.

Conditions of Approval (1)



The tavern and casino conditional uses at 2275 North Reserve Street shall comply with all applicable portions of Title 20 and Design Excellence Review 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.

Approval of the tavern and casino conditional use request located at 2275 North Reserve Street, in accordance with Missoula City Zoning Ordinance, Title 20, Sections 20.10.020.D, 20.40.040, 20.85.070, and 20.105.040.I.2 and X.1, based on the findings of fact in the staff report and subject to the condition of approval