



Hillview Crossing Townhome Exemption Development: Conditional Use Request

Land Use & Planning Committee

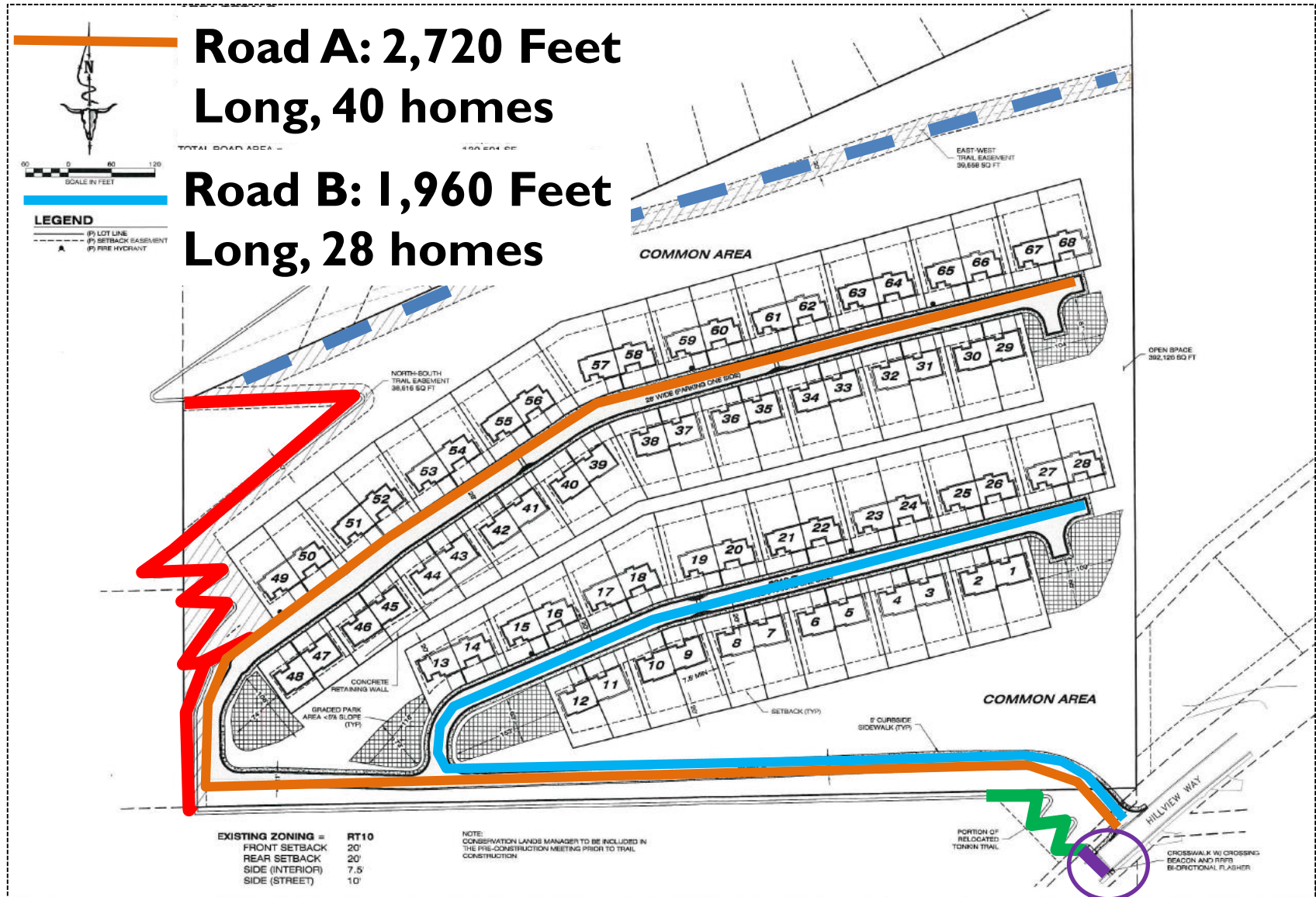
Mary McCrea
Development Services
August 14, 2019



Topics covered in this presentation:

- **Road Width** – Conditions #11, #12 and #13,
- **Mid-block Pedestrian Pathway** – Condition #9,
- **Geotech** - Conditions #2, #24, #25, and #26,
- **Storm Water Plan** – Conditions #2, #3, #23, #24, #26, #27 and #28,
- **Living With Wildlife** – Condition #29, and
- **Fencing** – Condition #30

Road Width – Hillview Crossing



Parking

PARKING TOTALS

ON-SITE PARKING	=	272 SPACES
ON-STREET PARKING	=	47 SPACES
TOTAL	=	319

LEGEND

PEDESTRIAN CIRCULATION
SIDEWALK
PARK AREA
COMMON AREA
NORTH-SOUTH TRAIL EASEMENT
EAST-WEST TRAIL EASEMENT
TRAIL

PEDESTRIAN MOBILITY ROUTE TOTALS:

LINEAR FEET OF ON-SITE SIDEWALK	=	6253'
LINEAR FEET OF ON-SITE TRAILS	=	1122'
TOTAL	=	7326'

AREA TOTALS

	PROVIDED	REQUIRED
TOTAL SITE AREA =	1,116,317 SF	
NET SITE AREA (TOTAL SITE - 25%+ SLOPES) =	801,420 SF	
11% PARKLAND OF 991,429 SQ FT =	116,749 SF	105,057 SF
PARK AREAS (<5% SLOPES) =	38,575 SF	
NORTH-SOUTH TRAIL EASEMENT =	38,616 SF	
EAST-WEST TRAIL EASEMENT =	39,596 SF	
TOTAL LOTTED AREA =	478,041 SF	
TOTAL ROAD AREA =	130,501 SF	
TOTAL COMMON AREA =	508,675 SF	

-0.4 MILES TO RUSSELL ELEMENTARY SCHOOL
BUS STOP AND MOUNTAIN LINE BUS STOP
-0.6 MILES TO MEADOW HILL MIDDLE SCHOOL

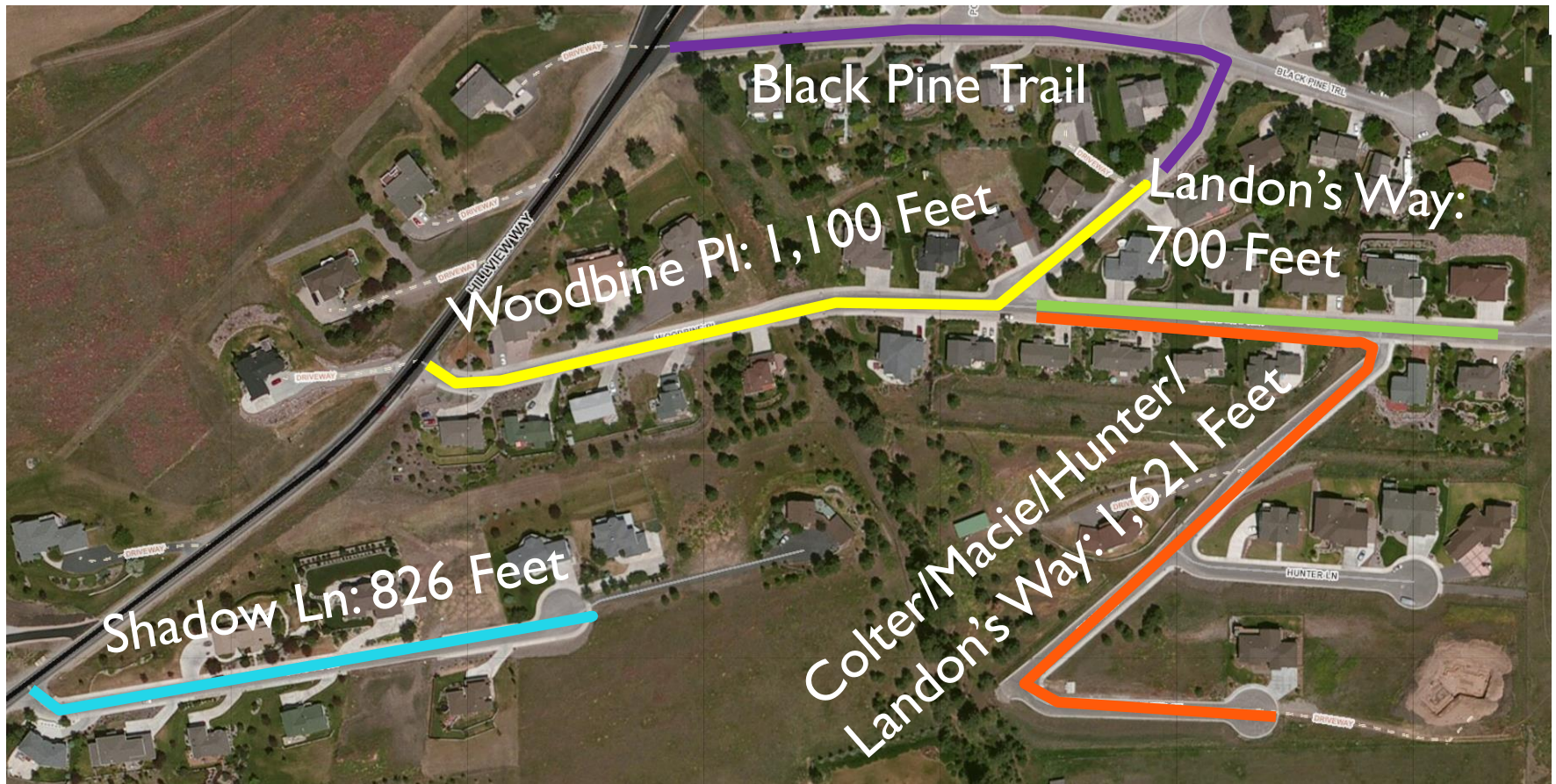


Parking

- Off-street (two in garage, two in driveway): **272** spaces
- On-street: **47** spaces

Total Parking Provided:
319 spaces

Road Width – Surrounding Area



Shadow LN: 826 Feet, 10 homes

Woodbine Pl: 1,100 Feet, 16 homes

Landon's Way: 700 Feet, 11 homes

Colter/Macie/Hunter/Landon's Way: 1,621 Feet, 20 homes

Road Width – Conditions 11 & 13



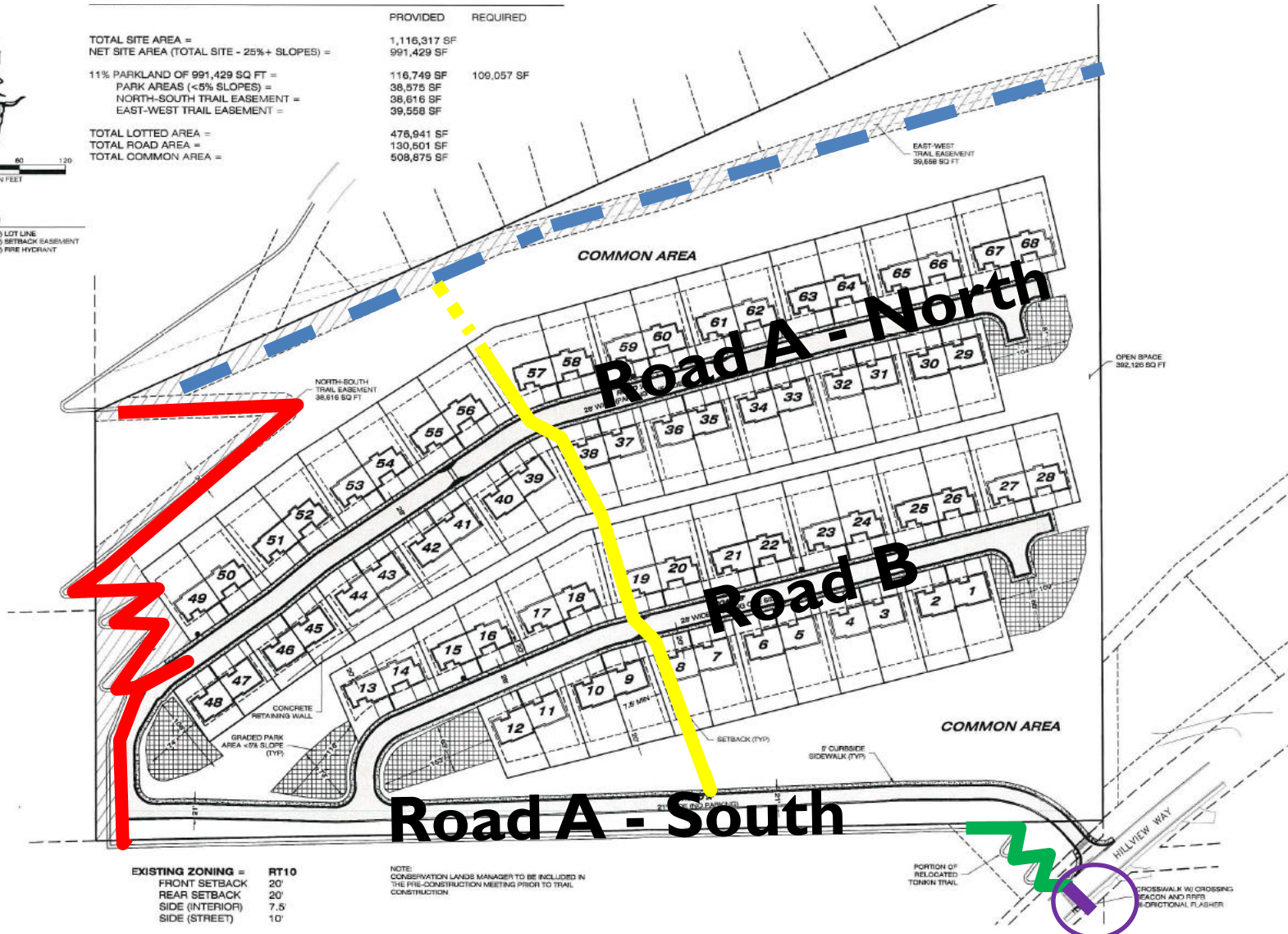
11. The applicant shall prepare plans and install road improvements for the northern segment of Road “A” (Road A – North) and Road “B” resulting in a ~~28-foot~~ 35-foot wide back-of-curb to back-of-curb road section within a ~~52-foot~~ 59-foot wide public access easement including paving, curb and gutter, drainage facilities, ADA improvements and 5-foot wide curbside sidewalk on each side of the road per the Site Development Plan Exhibit in the Conditional Use application packet. Plans for road improvements shall be approved by the City Engineer prior to zoning compliance approval of the townhome exemption declaration. Improvements shall be installed prior to building permit approval of the first structure or included in an Improvements Agreement guaranteed by a security, subject to review and approval of the City Engineer.
13. The Development Covenants shall include a statement that parking is prohibited on ~~one side of the northern segment of Road “A” and Road “B” and~~ both sides of the southern segment of Road “A” subject to review and approval of Development Services, prior to zoning compliance approval of the townhome exemption declaration. The road improvement plans ~~for Road “A” and Road “B”~~ shall include provisions for restricting parking ~~on one side of the northern segment of Road “A” and Road “B” and~~ on both sides of the southern segment of Road “A” in the form of painting the curb yellow and installation of No parking signage, subject to review and approval of the City Engineer, prior to zoning compliance approval of the townhome exemption declaration.

Condition of Approval #9 from the Staff Report:

9. The applicant shall dedicate a minimum 20-foot wide easement and construct a paved pedestrian pathway/stairs from southern segment of Road “A” through the common area extending between unit ownership parcel numbers 8 and 9, crossing Road “B” then continuing between unit ownership parcel number 18 and 19, crossing the common area and extending between unit ownership parcels 38 and 39, crossing the northern segment of Road “A” then continuing between unit ownership parcel number 56 and 57. An easement for future trail improvements shall be dedicated from northern parcel boundaries of unit ownership parcel numbers 56 & 57 northward through the common area and connecting to the east-west trail easement near the northern property line of the TED. Plans for the pedestrian pathway/stairs shall be reviewed and approved by Development Services prior to zoning compliance approval of the townhome exemption declaration. Improvements shall be installed prior to building permit approval of the first structure or included in an Improvements Agreement guaranteed by a security, subject to review and approval by Development Services.

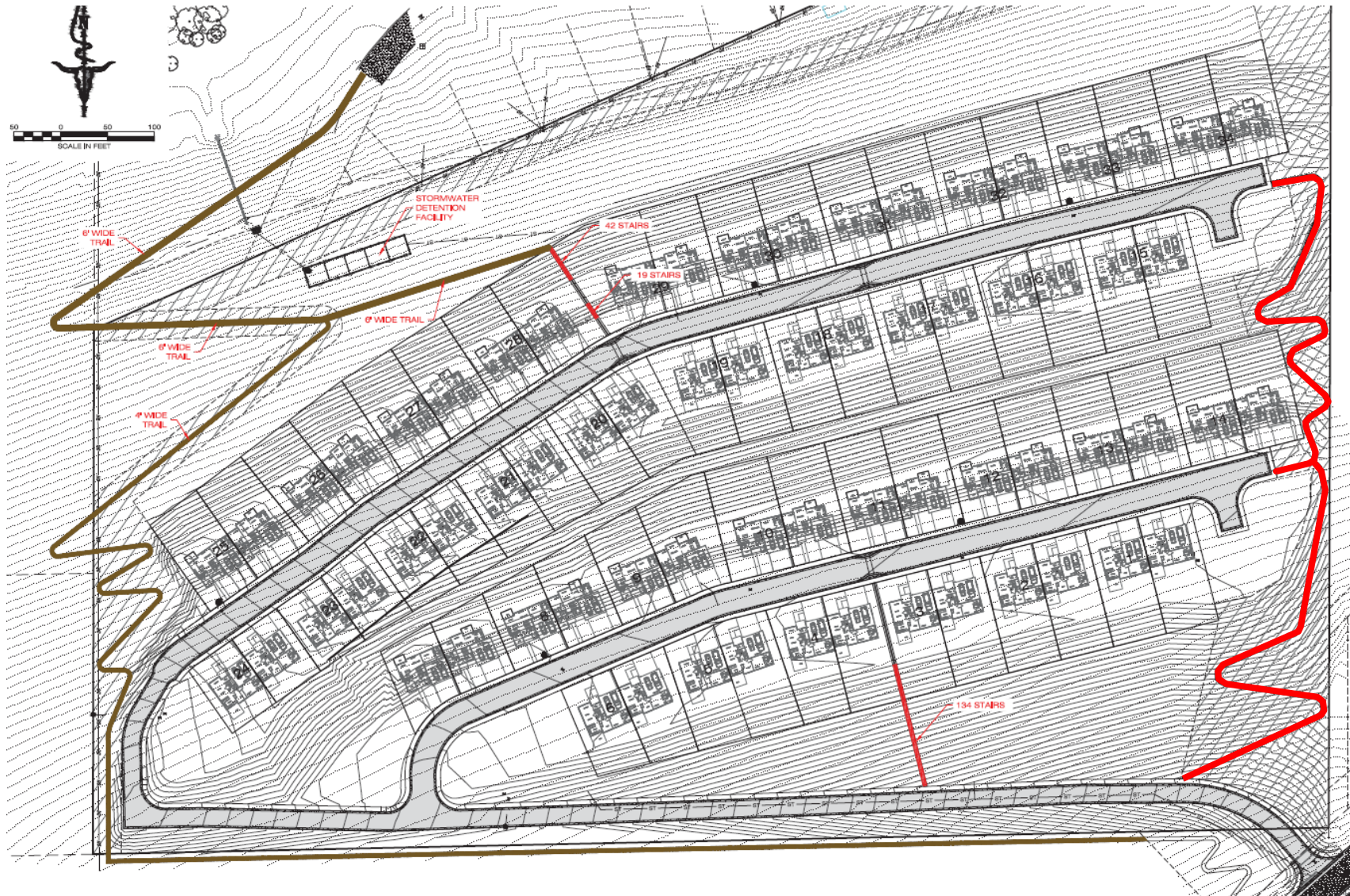
	PROVIDED	REQUIRED
TOTAL SITE AREA =	1,116,317 SF	
NET SITE AREA (TOTAL SITE - 25%+ SLOPES) =	991,429 SF	
11% PARKLAND OF 991,429 SQ FT =	116,749 SF	109,057 SF
PARK AREAS (<5% SLOPES) =	38,875 SF	
NORTH-SOUTH TRAIL EASEMENT =	38,616 SF	
EAST-WEST TRAIL EASEMENT =	39,558 SF	
TOTAL LOTTED AREA =	476,941 SF	
TOTAL ROAD AREA =	130,501 SF	
TOTAL COMMON AREA =	508,875 SF	

_____ (P) LOT LINE
 - - - - - (P) SETBACK EASEMENT
 (P) FIRE HYDRANT



Trail at Eastern Edge

Condition of Approval #9 from Applicant's April 3rd Handout:



New Condition of Approval #9 Prepared by the Applicant:

9. The applicant shall dedicate a trail easement and prepare plans for and install a trail meeting recreational trail standards of City Parks and Recreation along the eastern edge of the property per the handout from the applicant received at the April 3, 2019 Land Use and Planning Committee meeting, subject to review and approval by City Parks and Recreation prior to zoning compliance approval of the townhome exemption declaration. The trail at the eastern edge of the property shall be maintained by the developer and/or the Homeowner's Association. The applicant shall also prepare plans for and install a pedestrian pathway/stairs from southern segment of Road "A" through the common area extending between unit ownership parcel numbers 6 and 7, crossing Road "B" per the handout from the applicant received at the April 3, 2019 Land Use and Planning Committee meeting. The exact route to be determined in coordination with City Parks and Recreation. The applicant shall also prepare plans for and install a pedestrian pathway/stairs crossing the northern segment of Road "A" then continuing between unit ownership parcel number 56 and 57 and continuing as a 6 foot wide trail to meet the western trail per the handout from the applicant received at the April 3, 2019 Land Use and Planning Committee meeting. The exact route to be determined in coordination with City Parks and Recreation. Plans for the pedestrian pathway/stairs shall be reviewed and approved by Development Services prior to zoning compliance approval of the townhome exemption declaration. Improvements shall be installed prior to building permit approval of the first structure or included in an Improvements Agreement guaranteed by a security, subject to review and approval by Development Services.

Amended Condition of Approval #9 in August 5th Draft:

9. The applicant shall dedicate a trail easement and prepare plans for and install a trail meeting recreational trail standards of City Parks and recreation along the eastern edge of the property per the handout from the applicant received at the April 3, 2019 Land Use and Planning Committee meeting, subject to review and approval by City Parks and Recreation prior to zoning compliance approval of the townhome exemption declaration. The trail at the eastern edge of the property shall be maintained by the developer and/or the Homeowner's Association. If the trail plans for the trail at the eastern edge of the property do not meet City Parks and Recreation recreational trail standards of slopes of 10% - 15% with limited areas not exceeding 20% slope, the applicant shall dedicate a minimum 20-foot wide easement and construct a paved pedestrian pathway/stairs from southern segment of Road “A” through the common area extending between unit ownership parcel numbers 8 and 9, crossing Road “B” then continuing between unit ownership parcel number 18 and 19, crossing the common area and extending between unit ownership parcels 38 and 39, crossing the northern segment of Road “A” then continuing between unit ownership parcel number 56 and 57. An easement for future trail improvements shall be dedicated from northern parcel boundaries of unit ownership parcel numbers 56 & 57 northward through the common area and connecting to the east-west trail easement near the northern property line of the TED. Plans for the pedestrian pathway/stairs shall be reviewed and approved by Development Services prior to zoning compliance approval of the townhome exemption declaration. Improvements shall be installed prior to building permit approval of the first structure or included in an Improvements Agreement guaranteed by a security, subject to review and approval by Development Services.

Geotech Report :

- August 5th Draft of Conditions includes Option B from Memo #4.
- Condition #2: Geotech Engineer to approve locations for Storm Water detention/retention basins and facilities.
- Condition #24: Requires all units, infrastructure and conditions of approval met in one TED declaration and all infrastructure constructed within 5 years of approval of Geotech Report.
- Condition #25: Requires a Geotech Report for each two-unit townhome at building permit review.
- Condition #26: Outlines scope and requirements for the Geotech Report.

Storm Water Plan:

- August 5th Draft of Conditions includes Option B from Memo #4.
- Condition #2: Requires final Storm Water Plan approval by Geotechnical Engineer.
- Condition #23: Adds several sections to the Amendments section of the Development Covenants that require City Council approval to amend or delete the sections.
- Condition #24: Includes storm water facilities in the list of infrastructure that is required to be constructed within 5 years of approval of the Geotech Report.
- Condition #26: Requires a grading and drainage plan, storm water facilities locations, etc. to be considered in the scope of the updated Geotech Report.
- Condition #27: Requires a Storm Water Management System As-built and Maintenance Manual be provided to the HOA and City of Missoula Storm Water utility. Also all Storm Water infrastructure is required to be placed within a public Storm Water Drainage Easement.
- Condition #28: Requires a “Private Maintenance Acknowledgement of Infrastructure and Facilities” statement placed on the TED Ownership Unit Site Plan and in the Development Covenants filed with the TED Declaration.

Living With Wildlife and Fences:

- Condition #29: Requires the Living With Wildlife Covenants recommended by Fish, Wildlife and Parks be included in the Hillview Crossing TED Development Covenants.
- Condition #30: Requires fences be excluded from the front and side yard areas of the TED Ownership Units in response to public concerns that the long stretch of buildings would block movement of wildlife from Miller Creek to the valley floor.