



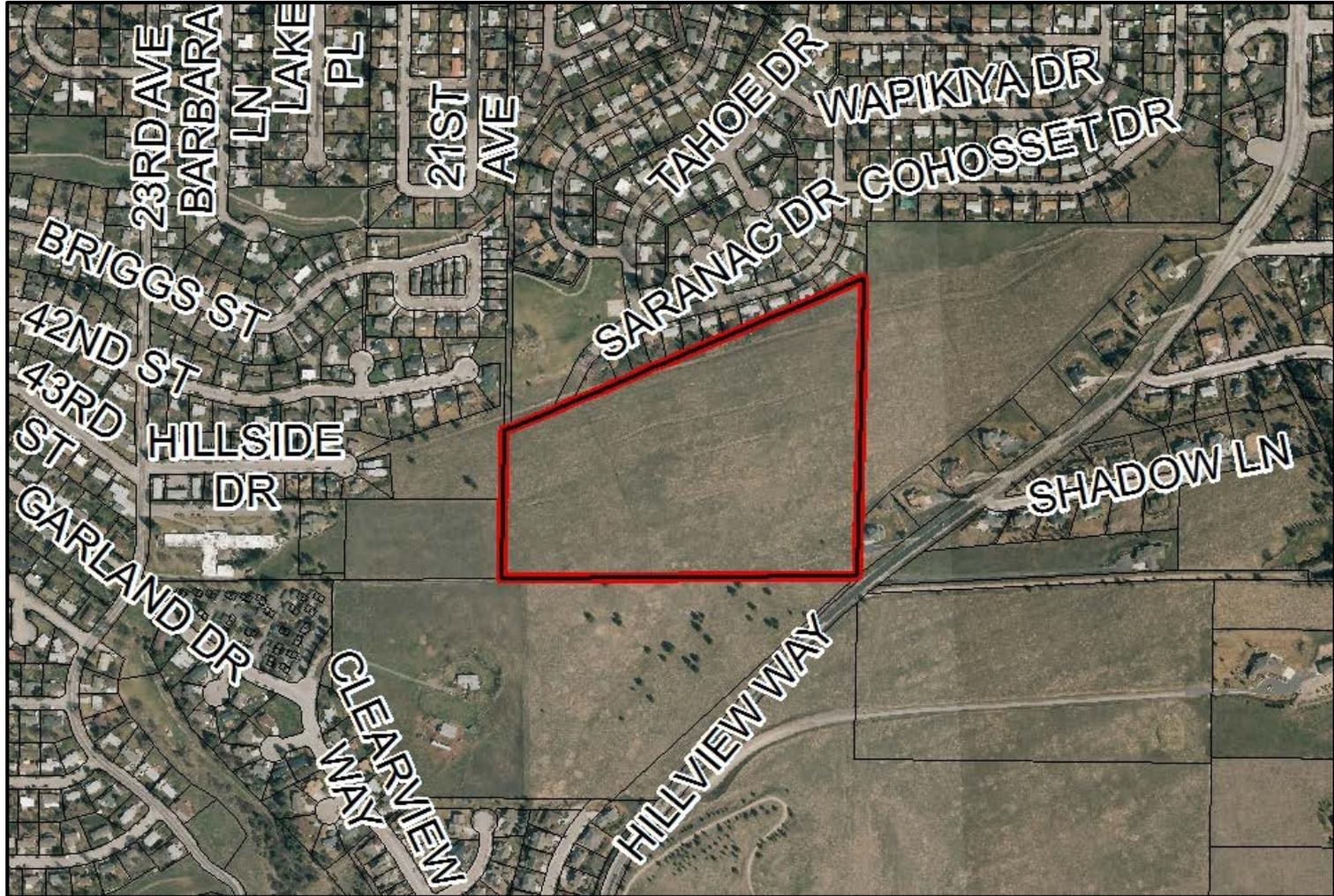
**Hillview Crossing
Townhome Exemption
Development:
Conditional Use
Request**

Land Use and Planning

Anita McNamara, AICP, CFM
Development Services
December 12, 2018



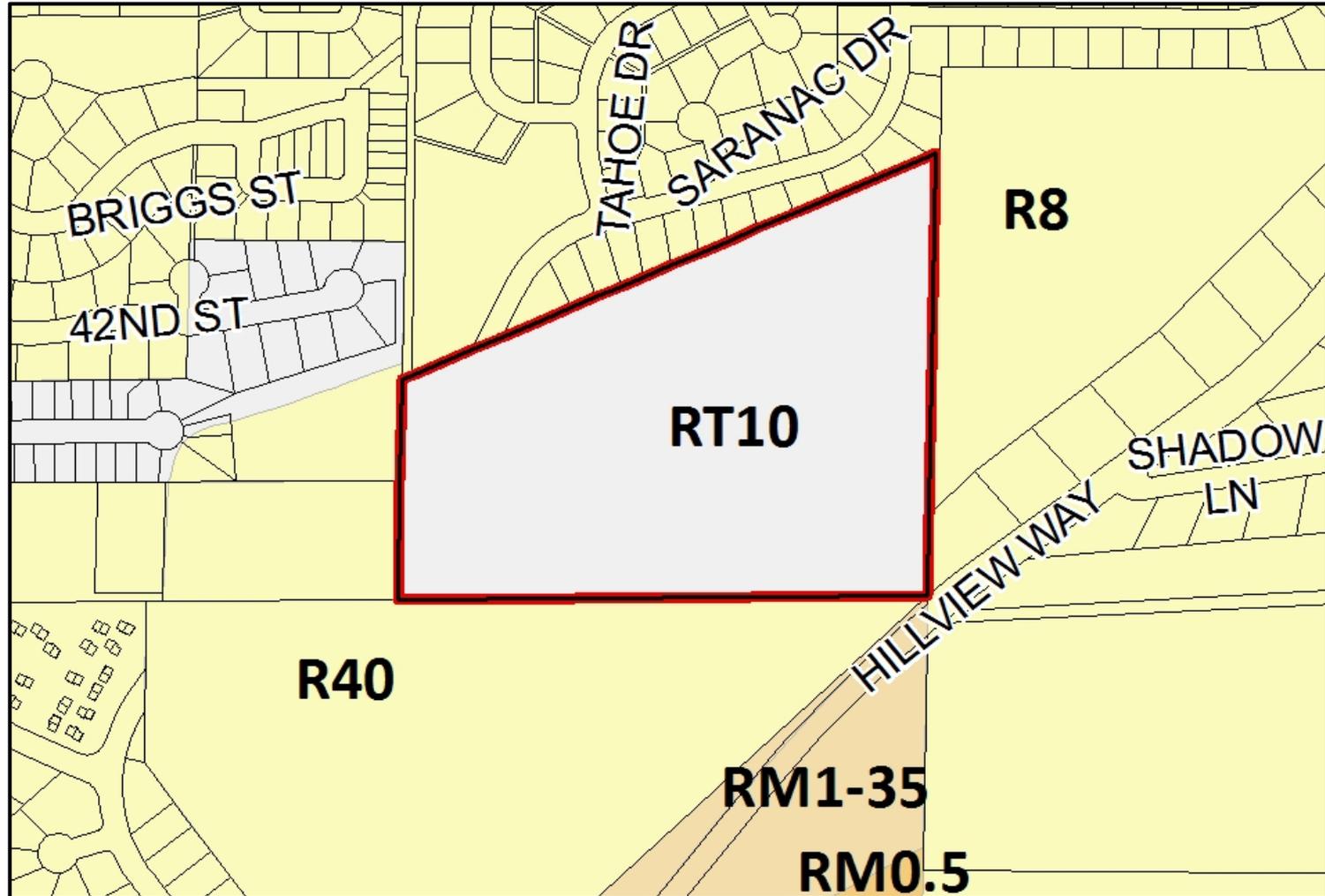
Location /Aerial Map



Growth Policy Land Use Map



Area Zoning Map



View from Hillview Way



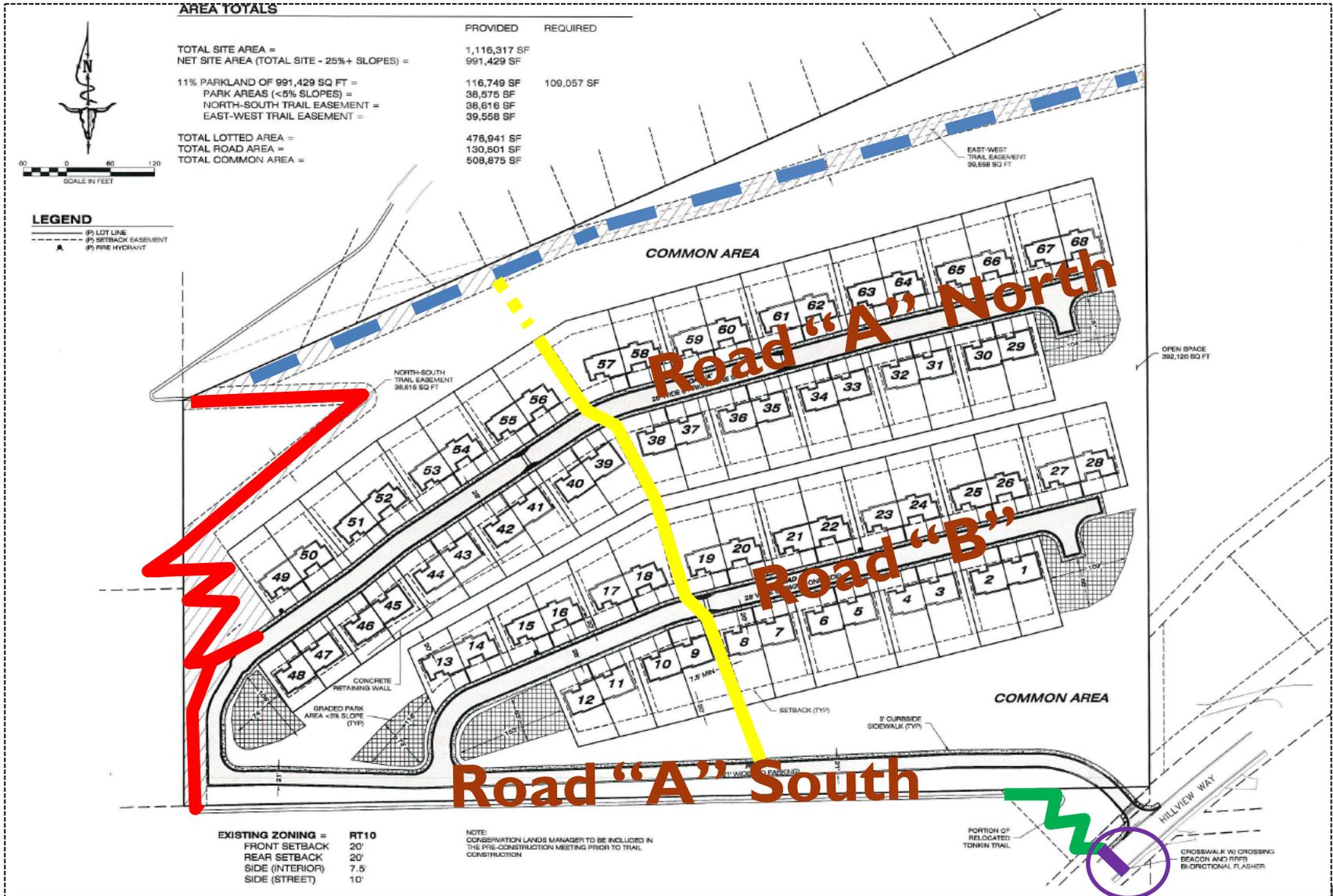
What it is:

- **Compliance with applicable federal, state & local regulations**
- **Title 20, section 20.40.180, must comply with zoning:**
 - **Density**
 - **Setbacks**
 - **Infrastructure**
 - **Maximum Block Lengths**
 - **Parks, Trails, Open Space**
 - **Title 12 TED Road and Access Standards**

What it is not:

- **A subdivision, because it is an exemption from subdivision**

Proposed Site Plan



Parking and Ped Circulation Plan



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	=	6003'
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) =	901,420 SF	
11% PARKLAND OF 991,429 SQ FT =	110,749 SF	109,057 SF
PARK AREAS (<5% SLOPES) =	38,076 SF	
NORTH-SOUTH TRAIL EASEMENT =	38,618 SF	
EAST-WEST TRAIL EASEMENT =	39,056 SF	
TOTAL LOTTED AREA =	479,641 SF	
TOTAL ROAD AREA =	190,563 SF	
TOTAL COMMON AREA =	508,875 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



Renderings



Renderings



With staff recommended conditions, will meet TED standards regarding:

- **Density**
- **Setbacks**
- **Infrastructure**
- **Maximum Block Lengths**
- **Parks & Trails and Open Space**

- **Compliance with Zoning standards and other applicable regulations;**
- **Compatible with the character – site and building design;**
- **Compatible operating characteristics; and**
- **Traffic safety – all modes of transportation.**

APPROVAL of the townhome exemption development (TED) conditional use request, in accordance with Missoula City Zoning Ordinance, Title 20, Sections 20.01.060.B, 20.05.040D, 20.05.050, 20.40.180 and 20.85.070 based on the findings of fact in the staff report and subject to the conditions of approval.