



MISSOULA

COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

Development Services Division

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April 29, 2022

Joe Dehnert
IMEG Corp
1817 South Avenue W
Missoula, MT 59801

Re: West End Homes Fourth Element Review

Dear Joe Dehnert,

Development Services received your application packet for the above subdivision for *4th Element Review* on April 22nd, 2022. The element review deadline is April 29th, 2022. **At this time, Development Services cannot certify your application packet as containing all the necessary elements.**

Please address the item listed below. Once this item has been addressed, please submit a third Element Review packet with a new cover page clearly titled as *5th Element Review*, and include the date submitted. In lieu of a CD, please provide the 5th Element Review materials on a USB drive or provide a link for downloading the application materials.

Preliminary Plat / Master Site Plan / Regulating Plan

Provide all applicable information required under City Subdivision regulations Article 5, Section 5-010 and applicable preliminary plat supplements under Article 5, Section 5-020 while addressing all applicable subdivision design standards in Article 3 of the City Subdivision regulations. This subdivision must also comply with Title 21 (Sxwtpqyen Form Based Code). Include the following items:

Division 2, Table 2-1 Neighborhood Unit Type Standards:

During our last meeting I didn't fully understand the disconnect with the transect zone assignment. I thought the bonuses in the form-based code were being utilized and didn't realize that a misinterpretation of the DRT notes was occurring when you added additional T4 lots. DRT did not state that all transect zone assignments could be exceeded.

The master site plan states “*2-1.B.2.b. IF ANY MASTER SITE PLAN CAN CONSIST OF 100 PERCENT T2, OS, OR C TRANSECT ZONES, OR COMBINATION THERE OF. PER CITY DRT MEETING NOTES DATED 4/5/2022, THIS IMPLIES THAT OTHER PERCENTAGES ABOVE THE REQUIREMENT ARE ACCEPTABLE AS WELL.”

This is not true. The DRT notes stated that OS is able make up 100% of the site plan. The code does not state that the master site plan can contain any percentage of T3 or T4. Rather, DRT concluded that the dedication of additional parkland would not affect the transect zone percentages because we would only be looking at the proportions of transect zones in the net lotted area, not including land zoned OS. (Net lotted area of T3 and T4 is the total).

CALCULATION:

Net lotted area of your T3 and T4 lots = 24.89 acres. This is the total you'll take the percentage from. It does not include the OS lots in the total. We're looking at each transect zone proportional to the lots minus park area.

E.g. T3 acreage / (net lotted area – OS acreage) = % of T3

T3 requirement: 50 to 89% of net lotted area. This means with 24.89 acres total, you can have between 12.445 and 22.1521 acres of T3.

T4-O requirement: 0 to 10%. This means with the 24.89 total, you can have between 0 and 2.489 acres of T4-O.

T4-R requirement: 0 to 10%. This means with the 24.89 total, you can have between 0 and 2.489 acres of T4-O.

Lastly, call me before you resubmit if you're intending to use the incentive in Division 2.D.2. It's worded really strangely and I want to make sure it gets applied correctly prior to starting element review, so that next time the packet can be certified for sufficiency.

If you have additional questions, you may reach me at (406) 552-6673 or email me at TripardC@ci.missoula.mt.us.

Sincerely,

Cassie Tripard

Cassie Tripard, Planning Supervisor
Development Services
Community Planning, Development & Innovation

cc: Mary McCrea, CPDI
Dave DeGrandpre, CPDI
Troy Monroe, PW&M
Steve Reichert, PW&M
Walt Banziger, CPDI
Eran Pehan, CPDI