

PROJECT SUMMARY AND DEVELOPMENT PROGRAM

Owner (s) and Developer: Owners: Dougherty Ranch, LLC, Fletcher Ray, and Justin Metcalf
Developer: Evergreen Housing Solutions, LLC

Representative: IMEG CORP

Subdivision Name: West End Homes Subdivision

Number of Lots Proposed: Two Hundred and Sixty

Number of Acres: 71.39 Acres

Legal Description: TRACT E-1 OF CERTIFICATE OF SURVEY NO. 6889 AND TRACT D OF CERTIFICATE OF SURVEY NO. 6850, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST AND THE NE1/4 AND SE1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA. CONTAINING A TOTAL OF 71.39 ACRES, MORE OR LESS.

Project Summary:

The West End Homes Subdivision is a major subdivision which proposes 260 lots to be utilized for residential purposes which will offer homes using production building methodology at a significantly discounted price point for cost-burdened residents of Montana. Please see the Regulating Plan included in the Master Site Plans attached in Section A of this submittal. Lots will predominantly be utilized for single family homes. The project will include the optimization of the T4 Transects to provide a variety of housing types. Roughly 65% of the homes will be considered “missing middle” housing. The property is located directly adjacent to the west of the intersection of Flynn Lane and England Boulevard. The site is currently utilized for agricultural use. The proposed lots will be connected to the City of Missoula water and sewer systems. The project is set to occur in nine different phases. There have been two different Boundary Line Relocations (BLRs) associated with the proposed subdivision property. Both approved BLRs are included in Section C along with the recorded Certificates of Survey. The correct legal description for the property has been provided above.

Development Program:

The development program for the proposed subdivision pairs well with Form-Base Code development because production home building for various residential types requires alignment with high standards of quality, design, and planning from the beginning of the process which is not easily achieved in more traditional site design workflows.

The allocation of residential types across transect zones and home specs for the proposed subdivision will include: T4-R/T4-O side yard houses and T3 traditional houses as “Residential Type 1”, T4-R/T4-O mansion apartment homes and T3 side yard houses as “Residential Type 2”, and T4-R/T4-O townhomes (row homes) and T3 mansion apartment homes as “Residential Type 3”. The production home building methodology allows for the stringent planning required by the Form-Based Code to occur at early stages. This can be seen in the Scale and Character Illustration Exhibit included in Section A of this submittal. Site statistics, conceptual designs, and the home building ethos being proposed for this subdivision are already being discussed to ensure the subdivision not only offers housing options, but is providing a safe, desirable, and connected place to live. Lastly, an important factor included with this development is the large dedication of over 26 acres of open space for a City park and the Open Space Lots throughout the subdivision. The proposed Open Space Lots will not be maintained by the City, but will offer recreation spaces for residents in the area. For more information regarding the specifics for transect zone allocation or overall development programming please see the Regulating Plan attached in the Master Site Plans included in Section A of this submittal.

Summary of Roads:

The property is located adjacent to Flynn Lane. Half road improvements are proposed along Flynn Lane for the property’s entire road frontage. The continuation of England Boulevard has been proposed within the subdivision as part of the BUILD Grant. Five different entrances to the subdivision are proposed off of Flynn Lane; Camden Street, Bellflower Way, Mariposa Drive, Burnet Drive, and England Boulevard. Tansy Lane, Dougherty Drive, Bellflower Way, and Barberry Street will connect to England Boulevard. The subdivision will have seven streets that serve resident access throughout the subdivision and provide access to the entrances described above. There are seven proposed alleys/rear lanes within the subdivision to further serve as access to homes for residents. Please see the Street Atlas included in the Master Site Plans attached in Section A of this submittal.

Summary of Non-Motorized Facilities:

There are no existing non-motorized facilities on the proposed subdivision property. There are non-motorized facilities along Flynn Lane and England Boulevard adjacent to the subject property. These non-motorized facilities will be expanded to the proposed subdivision in the form of sidewalks and bicycle lanes in accordance with Mullan Traditional Neighborhood Development Form Base

Code (MTNDFBC) Section 6.3. Sidewalks are also proposed on both sides of the proposed England Boulevard extension as well as the entrance roads from Flynn Lane. This will provide pedestrian facilities for access to the residential lots in accordance with MTNDFBC Section 6.3. The proposed alleys will adhere to all stipulations covered in MTNDFBC Section 6.3.

In addition to providing non-motorized access to the existing facilities, the proposed facilities will provide access throughout the subdivision to both residences and proposed open spaces. Please see the Street Atlas included in the Master Site Plans attached in Section A of this submittal.

Variance Requests:

This project currently includes a two variance requests from Section 3-030.1.C(3) and Section 3-080.8.B(3) of the City of Missoula Subdivision Regulations stating that each lot must abut on and have access to a public or private street or road and that public parks must have 50% perimeter coverage of public streets, respectively.

Zoning and Growth Policy:

All of the property is zoned as a Crossroads Center Neighborhood Unit within the Sxwtpqyen Neighborhoods Planned Area which is a residential, commercial, and civic use district. This zoning permits dwelling unit minimums of 6 units/acre (T3), and 12 units per/acre (T4-R/T4-O) with dwelling unit maximums of 8 units/acre (T3), and 36 units per/acre (T4-R/T4-O). These maximum and minimum standards comply with the 2021 Sxwtpqyen Neighborhoods Master Plan and the 2019 Missoula Land Use element by offering high density housing and cost-burdened options for Montana residents.

The applicable regional plan for this property is the Sxwtpqyen Neighborhoods Master Plan, but the project also aligns with the 'Our Missoula' 2035 City Growth Policy and the 2019 Missoula Land Use Element. The current land use for this property is Agricultural. According to the 'Our Missoula' 2035 City Growth Policy, some of the keys to a healthy built environment are "good connectivity, appropriate mixed-uses of land, a range of affordable housing choices, and a variety of active transportation options."