



**City of Missoula, Montana
City Council Committee Agenda item**

Committee: Land Use and Planning

Item: Riverfront Trails Major PUD Subdivision, Targeted Growth Policy Amendment, Annexation, Utility Services Boundary Amendment, and Rezoning

Date: November 9, 2022

Sponsor(s): Cassie Tripard, Land Use Supervisor, CPDI Development Services

Prepared by: Woith Engineering, Inc.

Ward(s) Affected:

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input type="checkbox"/> Ward 2	<input checked="" type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input type="checkbox"/> All Wards	<input type="checkbox"/> N/A

Action Required:

See staff report. Staff report will be added to the record by 11/10/2022.

Action must be taken on the following requests:

- Targeted Growth Policy Amendment
- Annexation and zoning upon annexation
- Rezoning
- Utility Service Area Boundary Amendment
- Planned Unit Development Subdivision

Recommended Motions:

See staff report. Staff report will be added to the record by 11/10/2022.

Timeline:

Consent Agenda:	November 14, 2022
Planning Board:	November 15, 2022
Committee Discussion:	November 30, 2022
Public Hearing:	December 5, 2022
Committee Discussion:	December 7, 2022 (tentative)
Final Consideration:	December 12, 2022
Deadline:	December 19, 2022

Background:

Riverfront Trails Planned Unit Development (PUD) Subdivision is a 176-lot major subdivision of 92.73 acres located at 6525 Miller Creek Road. In addition to the subdivision request, the application packet also requests a targeted growth policy amendment, annexation of the southern portion of the parcel, rezoning, and Utility Services Area Boundary amendment.

The applicant requests a targeted growth policy amendment to change the Growth Policy land use designation on a portion of the property from Residential Low Density (1 to 2 dwelling units per acre) to Residential Medium Density (3 to 11 dwelling units per acre) to allow for more

housing. The portion of the property designated as Open and Resource along the river and in the floodplain will remain Open and Resource.

The northern portion of the subject property is already within city limits. The applicant is requesting annexation of the southern portion of the property which is currently not within city limits. The applicant requests to apply RT5.4 Residential (two-unit/townhouse) zoning upon annexation.

The applicant requests rezoning the northern portion of the property which is currently in city limits from R215 Residential to RT5.4 Residential (two-unit/townhouse) / NC-RT Riverfront Trails Neighborhood Character Overlay and OP2 Open and Resource. The OP2 Open and Resource zoning is proposed to be applied to the land area within the floodplain. The subdivider proposes to protect the floodplain along the Bitterroot River by preserving it as City parkland and Common Area open space. The applicant requests rezoning the southern portion of the property from RT5.4 Residential (two-unit/townhouse) to RT5.4 / NC-RT Riverfront Trails Neighborhood Character Overlay.

The neighborhood character overlay proposes to modify the RT5.4 base zoning in terms of setbacks, building height, permitted uses on specific lots, and permitted residential building types on specific lots. The goal is to provide a mix of housing types while clustering housing to preserve open space within the floodplain. For more information, see appendix S in the application packet.

The City Utility Services Area Boundary does not include the last phase of the proposed subdivision. To gain subdivision approval, the Utility Services Area Boundary must be amended to include all lots intended for development so that they may be served by sewer and water.

Lastly, the subdivision is proposed as a planned unit development (PUD) subdivision. Article 2, Section 2-020.85 of the City Subdivision Regulations defines a PUD as “A subdivision that is creatively designed to provide identified public benefits or to address the unique development challenges posed by a particular parcel”. A public benefit listed in the subdivision regulations is enhanced protection of natural resource areas. The parcel contains 43.44 acres of floodplain which is 46.8% of the gross acreage. The subdivider is proposing to protect the 43.44 acres of floodplain, including riparian areas, by designating it as parkland and open space which offers enhanced protection of natural resources. Developing adjacent to a river and preserving floodplain creates constraints when designing a subdivision in terms of street patterns, block configurations, and limited developable area. The subdivision proposes 24.49 acres of City parkland providing public access to the Bitterroot River.

Planning Board will provide a recommendation to City Council on the targeted growth policy amendment, rezoning, and PUD subdivision. City Council will act and make a decision on the targeted growth policy amendment, annexation, rezoning, Utility Services Area Boundary amendment, and PUD subdivision preliminary plat. City Council may approve or deny the targeted growth policy amendment, the rezoning to OP2 and RT5.4, and the Utility Services Area Boundary amendment. City Council may approve, deny, or approve with conditions the annexation, rezoning to /NC-RT Overlay, and PUD subdivision request.

The northern portion of the parcel is already within city limits and is currently zoned R215 Residential. The southern portion of the parcel is currently under county jurisdiction and is zoned RM Residential, Medium.

The portion of the parcel within city limits is within City Council Ward 5 and the Miller Creek Neighborhood Council. If the southern portion of the parcel is annexed into city limits, it will also be within City Council Ward 5 and the Miller Creek Neighborhood Council.

Links to external websites:

Governing Body Review Packet: <https://www.ci.missoula.mt.us/2901/Riverfront-Trails-Annexation-Growth-Poli>

Engage Missoula: <https://www.engagemissoula.com/riverfront-trails-subdivision>