

CITY HILLSIDE PROPERTY DENSITY REDUCTION CALCULATION WORKSHEET

Applicant Name: Tollefson Properties, LLC. Phone #: (406) 360-4153

Project Name: Riverfront Trails

Property Legal Description and/or Address: Lot 176 of Riverfront Trails

Slope Category Map attached? (required) Yes

Area of Property (sq. ft.): 36,378.72 sq. ft.

Property Zoning Designation: RT5.4 (NC-RT Neighborhood Character Overlay)

Number of units permitted at base zoning: 6.74

Required minimum parcel area (sq. ft.): 5,400 sq. ft.

Area (sq. ft.) in Slope Categories:

0-15%: 17,524.59

15.01-20%: 9,495.89

20.01-25%: 4,462.29

> 25%: 4,895.95

0-15% Slope Category:

$$\begin{aligned} & \underline{17,524.59} \text{ sq. ft.} \\ \div & \underline{5,400} \text{ Minimum parcel area (sq. ft.)} \\ = & \underline{3.24} \text{ Units permitted at base density (to two decimals)} \end{aligned}$$

15.01-20% Slope Category:

$$\begin{aligned} & \underline{9,495.89} \text{ sq. ft.} \\ \div & \underline{5,400} \text{ Minimum parcel area (sq. ft.)} \\ = & \underline{1.76} \text{ Units permitted at base density (to two decimals)} \\ \div & \underline{1.43} \text{ Density adjustment} \\ = & \underline{1.23} \text{ Units permitted at adjusted density (to two decimals)} \end{aligned}$$

20.01-25% Slope Category:

$$\begin{aligned} & \underline{4,462.29} \text{ sq. ft.} \\ \div & \underline{5,400} \text{ Minimum parcel area (sq. ft.)} \\ = & \underline{0.83} \text{ Units permitted at base density (to two decimals)} \\ \div & \underline{2} \text{ Density adjustment} \\ = & \underline{0.41} \text{ Units permitted at adjusted density (to two decimals)} \end{aligned}$$

TOTAL NUMBER OF ADJUSTED UNITS ON HILLSIDE PROPERTY

Add the number of units permitted in each slope category:

$$\begin{aligned} & \underline{3.24} \text{ Units permitted in the 0-15% slope category (without density bonus)} \\ + & \underline{1.23} \text{ Adjusted units permitted in the 15.01-20% slope category} \\ + & \underline{0.41} \text{ Adjusted units permitted in the 20.01-25% slope category} \end{aligned}$$

$= \underline{5} \text{ Total adjusted units permitted (rounded down)}$
