



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

**Committee:** Land Use and Planning

**Item:** West End Homes Major Subdivision, Annexation, Zoning Upon Annexation, and Sxwtpqyen Master Site Plan Review

**Date:** November 22, 2022

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

**Prepared by:** IMEG Corp.

**Ward(s) Affected:**

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

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**Action Required:**

The staff report will be uploaded to the record on 11/29/22, one week prior to the Planning Board Public Hearing.

Action must be taken on the following requests:

- Annexation and zoning upon annexation
- Subdivision and Master Site Plan Review

**Recommended Motion:**

I move the City Council:

[Resolution] Set a public hearing on December 19th, 2022 and adopt a resolution of intent to annex the subject property west of Flynn Lane, legally described as Tract E-1 of Certificate of Survey No. 6889 and Tract D of Certificate of Survey No. 6850, located in the Northwest Quarter and Southwest Quarter of Section 7 and the Northeast Quarter and Southeast Quarter of Section 12, Township 13 North, Range 19 West, P.M.M., as shown on Exhibit A, and zone upon annexation to OS Open Space, T3 Neighborhood Edge, T4-O Neighborhood General - Open, and T4-R Neighborhood General - Restricted, and refer this item and the West End Homes Subdivision and Master Site Plan to the Land Use and Planning Committee for presentation and discussion on December 14th 2022.

**Timeline:**

Consent Agenda:	November 28, 2022
Planning Board:	December 6, 2022
Committee Discussion:	December 14, 2022
Public Hearing:	December 19, 2022
Committee Discussion:	December 21, 2022 (tentative)
Final Consideration	January 9, 2023
Deadline:	January 23, 2023

**Background:**

Development Services has received a request from IMEG Corp., on behalf of Evergreen Housing Solutions LLC, for a 260-lot major subdivision and annexation of 71.39 acres located west of Flynn Lane on Tract E-1 of Certificate of Survey No. 6889 and Tract D of Certificate of Survey No. 6850. The subdivision is named West End Homes.

The project is within the Sxwtpqyen Master Plan area and must comply with the Sxwtpqyen Form Based Zoning Code (Title 21) in addition to the Missoula City Subdivision Regulations. The Sxwtpqyen Form Based Code regulates street types, block perimeters, lots sizes, ratio of different zoning districts, uses, design and more.

To comply with the Form Based Zoning Code, the applicant requests zoning upon annexation of OS Open Space (29.45 acres), T3 Neighborhood Edge (15.9 acres), T4-O Neighborhood General – Open (3.04 acres), and T4-R Neighborhood General – Restricted (5.95 acres). The T3 zoning district permits single dwelling residential, duplexes, some civic uses, and some educational uses. The T4-R zoning district permits single dwelling residential, duplexes, apartments, townhouses, some civic, and some educational uses. The T4-O zoning district permits single dwelling residential, mixed use, apartments, duplexes, townhouses, lodging, commercial, some civic, and some educational uses. However, all lots within the subdivision are currently proposed to be used for residential purposes. The Form Based Code requires a minimum of three residential building types per zoning district. In the T3 zoning district the applicant proposes house, villa, and cottage building types. All three are considered single dwelling residential. In the T4-O and T4-R zoning districts the applicant proposes side yard, mansion apartment, and townhouse residential building types. Side yard houses are a single dwelling residential building type. "Mansion apartments" are similar to the multi-dwelling house building type in Title 20 Zoning Code.

The subdivision includes a 26.72 acre park proposed to be dedicated to the City. The parkland, as well as HOA maintained open spaces, would be zoned OS Open Space. The amount of proposed parkland exceeds the parkland dedication requirements of the Form Based Code by 24.12 acres.

Planning Board will provide a recommendation to City Council on the subdivision. City Council will act and make a decision on the annexation, subdivision, and Master Site Plan. City Council may approve, deny, or approve with conditions the annexation and subdivision requests.

Upon annexation, the parcels would be located within City Council Ward 2 and the Captain John Mullan Neighborhood Council.

**Links to external websites:**

Governing Body Review Packet: <https://www.ci.missoula.mt.us/2897/West-End-Homes-Annexation-and-Subdivisio>

Engage Missoula: [www.engagemissoula.com/west-end-homes-annexation-and-subdivision](http://www.engagemissoula.com/west-end-homes-annexation-and-subdivision)