Sapphire Place Annexation, Subdivision, and Master Site Plan City Council Public Hearing

Dave DeGrandpre, AICP Community Planning, Development, & Innovation *June 12, 2023*



Property Location







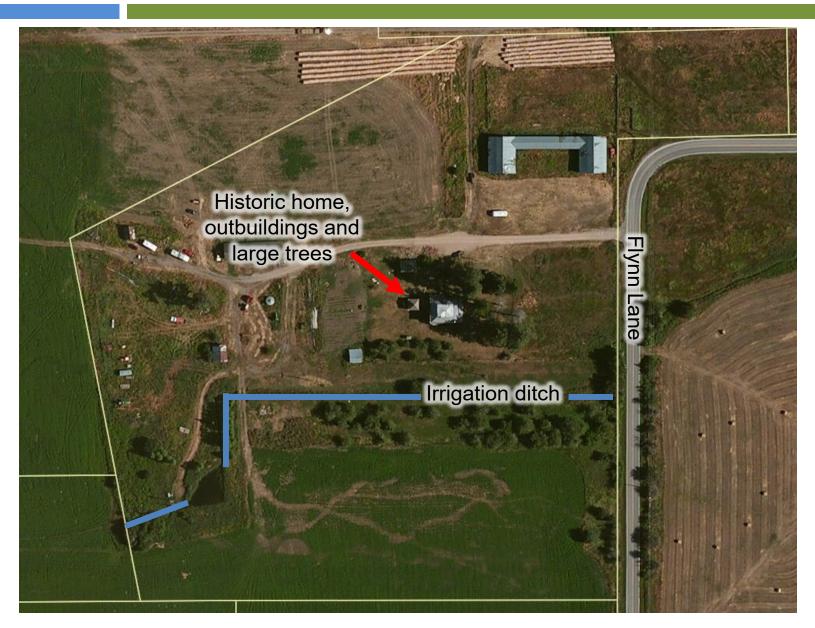
Annexation Policy



- Located in Annexation Area "A" on the City Annexation Policy Map.
- Areas designated as Annexation Area "A" largely meet the guidelines of the City's Annexation Policy and are prioritized for annexation.
- Annexation of this property would fill a gap left by previous annexation and result in orderly development.
- Plans for the property are to extend sewer, water, and transportation infrastructure in accordance with City standards, which the Annexation Policy supports.

Existing Conditions





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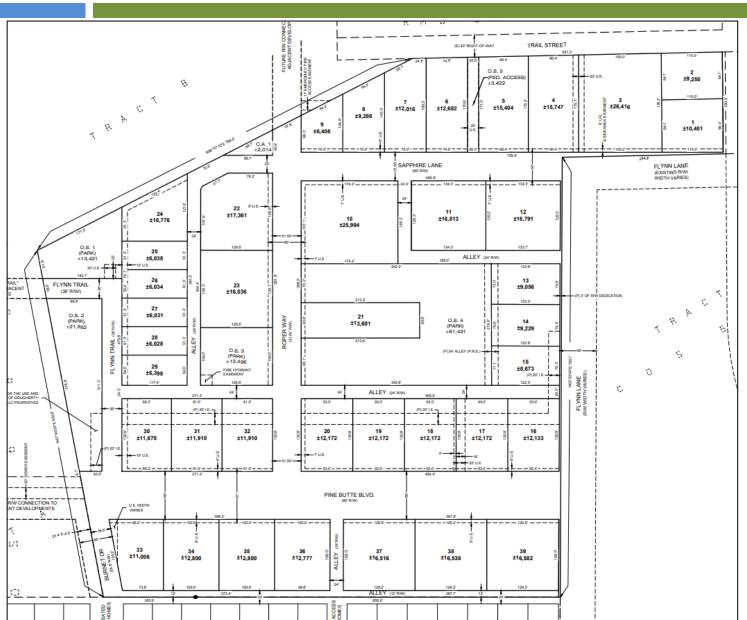






Preliminary Subdivision Plat





Master Site Plan





Landscape Plan Exhibit





Subdivision Review Criteria



- Growth Policy and Zoning
- II. Agriculture
- III. Agricultural Water User Facilities
- IV. Local Services
- V. Natural Environment, Wildlife & Wildlife Habitat
- VI. Public Health and Safety

Sxwtpqyen Neighborhoods





Proposed Zoning



TRANSECT & DEVELOPMENT TABLE

	# UNITS	BUILDING TYPES	AREA	PROVIDED NET %	REQUIRED % OR AC	PROVIDED DENSITY	REQUIRED DENSITY
0			±2.65 AC		2.20 AC		
ТЗ	6	DUPLEX, MANSION APT, COTTAGE	±1.06 AC	7.6%	5-30%	5.7 UNITS/AC.	6 UNITS/AC. MIN. 8 UNITS/AC. MAX.
T4-O	138	ROW HOUSE, MANSION APT, APARTMENT	±4.56 AC	32.8%	30-60%	30.3 UNITS/AC.	12 UNITS/AC. MIN. 36 UNITS/AC. MAX.
T4-R	53	ROW HOUSE, MANSION APT, APARTMENT	±1.92 AC	13.8%		27.6 UNITS/AC.	12 UNITS/AC. MIN. 36 UNITS/AC. MAX.
T5	104	ROW HOUSE, MANSION APT, APARTMENT	±3.71 AC	26.7%	10-50%	28.0 UNITS/AC.	24 UNITS/AC. MIN. 72 UNITS/AC. MAX.
R/W's			±4.83 AC				
NET TOT.			±13.90 AC				
TOTAL	301		±18.73 AC				



Agriculture & Ag. Water Facilities



- The property was part of a larger ranch of irrigated land
- A portion was recently used for hay production
- Soil types are designated as prime farmland if irrigated
- Within the Sxwtpqyen Neighborhoods Master Plan slated for urban development
- The irrigation ditch is planned to be buried (culverted) within an easement to ensure water delivery to downstream lands
- Water rights will be severed from the property to continue to serve downstream properties

Local Services, Health and Safety



Local services include provisions for:

Water & Sewer: All lots will be served by city sewer and water.

Solid Waste: Solid waste disposal by Republic Services.

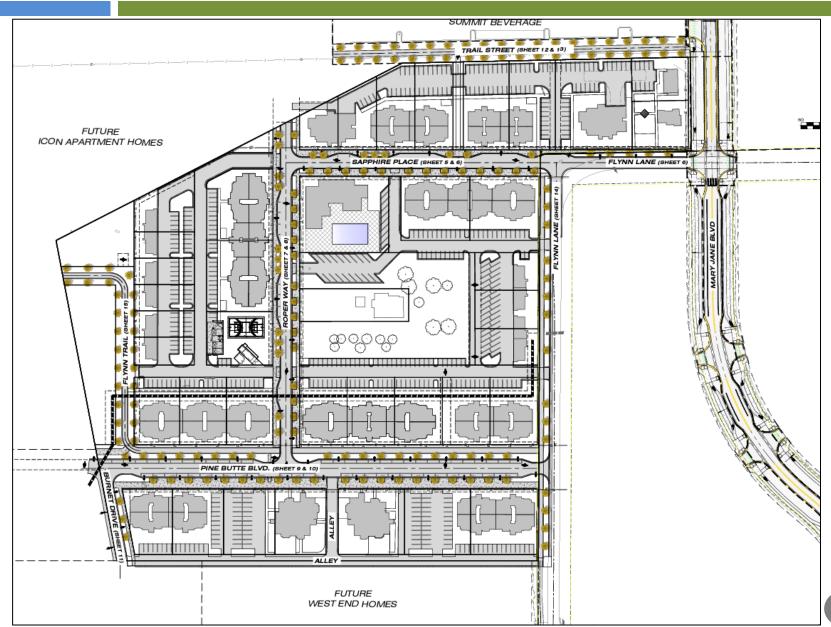
Parks & Recreation: Parkland dedication provided via four open space parcels and preservation / re-use of the historic structures and natural resources.

Impacts to Schools: No adverse impacts to schools identified.

Fire & Law Enforcement Services: Provided by City Police and Fire. Installation of fire hydrants required prior to final plat approval or combustible construction.

Local Services - Transportation





Nat. Env., Wildlife, and Health & Safety



- No floodplain, steep slopes, or natural or manmade hazards
- No natural surface water or riparian vegetation
- Potential for high ground water no basements
- Not critical or unique wildlife habitat
- Weed management and revegetation plan provided

Biological assessment of area completed with Mullan

BUILD project



Variance Request



Article 3, Section 3-030.1.C.3 "Each lot must abut on and have access to a public or private street or road."



Review Criteria



- 1. The granting of this variance does not result in a threat to the public health, safety, or welfare, and is not injurious to other persons or property.
- 2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;
- 3. Because of the physical surroundings, particular shape, or topographical conditions of the specified property involved, undue hardship to the owner would result if the strict requirements of these regulations are enforced;
- 4. The variance will not in any manner violate the provisions of the zoning ordinance or any variance granted to those regulations or the Growth Policy (Sxwtpqyen Neighborhoods Master Plan);

Review Criteria



- 5. The variance will not cause an increase in public costs;
- 6. The hardship has not been created by the applicant or the applicant's agent or assigns.

Conditions of Approval Summary



- 1. Dedicate ROW for Flynn Lane & install half-street improvements
- 2. Installation of sewer, water, stormwater, all other street and alley improvements, Flynn Lane Trail, and Trail Street
- 3. Multiple accesses to all lots
- 4. Parkland dedication and historic preservation
- 5. Install mid-block crossing in Open Space #5 and trail in Open Space #1
- 6. Fire hydrant installation
- 7. No basements due to high ground water
- 8. Irrigation line and easement, sever water rights

Recommended Motions



ANNEXATION

Adopt a resolution to annex the subject property legally described as Tract 2-A of Certificate of Survey No. 6689 located in the NW1/4 of Section 7, Township 13 North, Range 19 West, P.M.M. Missoula County, Montana as shown on Exhibit A, and zone upon annexation to Sxwptqyen Area Form Based Zoning Code transects OS Open Space, T3 Neighborhood Edge, T4-O Neighborhood General - Open, T4-R Neighborhood General - Restricted, and T5 Mixed-Use Center, subject to the conditions of approval, based on the findings of fact and conclusions of law in the staff report.

The annexation will become effective upon satisfactory completion of all conditions of annexation and approval of the final subdivision plat.

Recommended Motions



SUBDIVISON

Approve the variance request from Article 3, Section 3-030.1.C.3 of the City Subdivision Regulations, which requires each lot to abut and have access to a public or private street or road, to allow 3 lots to be provided access via an alley and public access easement containing a pedestrian path, based on the findings of fact and conclusions of law in the staff report.

Approve the Sapphire Place Subdivision Preliminary Plat Application and Master Site Plan, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in the staff report.

Planning Board



- Planning Board voted unanimously (8-0) to recommend approval of the variance request.
- A motion to approve the subdivision and master site plan resulted in a tie vote (4-4), meaning the matter moves onto City Council with no recommendation.
 - Board members lamented the lack of a mixture of uses
 - They expressed concern and uncertainty as to how this development blends in with surrounding developments.
 - Board members asked that City Council review the historic preservation conditions to determine if they are sufficient to meet the City's policies.
 - They recognized the need for rental housing so while this proposal may be imperfect, some members thought that outweighed the downside.
 - Board members also recognized this proposal complies with the review criteria.

Neighborhood Context



