

PROJECT SUMMARY

Owner: HEH LLC

Developer: Missoula Homes LLC

Representative: IMEG CORP

Subdivision Name: Missoula Loft Homes on Mary Jane Major Subdivision

Number of Lots Proposed: 54 Lots

Number of Acres: 16.74 Acres

Legal Description: Tract 2 and 5 of Certificate of Survey 6817 being located in the northwest one-quarter (NW1/4) of Section 18, Township 13 North, Range 19 West, Principal Meridian Montana, Missoula County, Montana.

Project Summary:

The Missoula Loft Homes on Mary Jane Major Subdivision within the City of Missoula proposes a 54-lot development, for residential mixed-uses, on two tracts of land totaling in 16.74 acres. The general location of the subdivision is both east and west of Mary Jane Boulevard and south of the Hellgate Village Subdivision. Approximately, 400 ft south of the Hellgate Elementary School. The property consists of Tracts 2 and 5 of COS 6817 which are vacant and are currently utilized for agricultural uses. The proposal is comprised of 42 Single Family Detached Homes and 120 Multi-Dwelling Units which are entirely within city limits. Therefore, the total housing units proposed is 162 units. This development will be connected to the City of Missoula water and sewer systems. The applicant has elected to proceed with the Expedited Review process per MCA 76-3-623. Furthermore, sections throughout the enclosed Subdivision Application, related to the Environmental Assessment criteria, are not applicable and have been called out throughout the submittal packet as such.

Summary of Roads:

The proposed subdivision includes full improvements to Flanagan Lane, Killarney Way, Geary Lane, and Road 'A' which include non-motorized trails throughout the subdivision. Killarney Way, Flanagan Lane, Road 'A', and Geary Lane are all Local Residential Streets per the Development Agreement for this area. Killarney and Geary will be extended into this development to provide additional access from the north and east, respectively. The property has access from Mary Jane Boulevard right-of-way for both Tracts 2 and 5 of COS 6817. Mary Jane Boulevard will include secondary improvements only as the primary street improvements were completed per the BUILD grant connecting through to the southern boundary of the project along O'Leary Street. There are no approaches onto Mary Jane Boulevard that would provide direct access to the proposed residential units. Instead, access to these units will be provided through internal road network options. Many of the interior roads will be proposed to meet alley standards and built to include a minimum 20' wide ROW.

Half-street improvements on Urban Local Streets, O'Leary Street and Flynn Lane, will occur as part of this project and will meet the City Subdivision Regulations and Public Works and Mobility Standards. All of the proposed improvements outlined above can be reviewed in the Grading, Drainage, and Road Construction Plans within Section D of this submittal packet.

Summary of Non-Motorized Facilities:

Flynn Lane Trail, running north to south, is directly to the west of this proposed development and adjacent to Tract 5 of COS 6817. This existing trail will be utilized to further the non-motorized connections to Hellgate Elementary School which crosses the County-City jurisdictional boundary. This proposal includes design improvements for sidewalks and pedestrian crossings that will allow for cross-access to neighboring sites and amenities. Mary Jane Boulevard will include bike facilities and follow the guidelines required in Ordinance 3677 Section 15.70.040.5. Therefore, the proposed subdivision will serve to provide adequate, safe, alternative transportation options that will connect to neighboring non-motorized infrastructure in the area.

Variance Requests:

This proposal does not include any variance requests.

Zoning and Growth Policy:

The Sxwtpqyen Neighborhood Master Planned Area designates the property as a Neighborhood Unit Type of Community Center, but the applicant is not submitting a rezone to adhere to the Mullan Form Based Code standards. As a result of this, the property is designated as Neighborhood Mixed-Use and is zoned Community Business (B2-1). The minimum parcel size within the B2-1 district is 3,000 square feet. However, the subject property will be further limited by Development Agreement A-7800, formalized with the City of Missoula, which regulates the density and height of buildings within this proposal. Overall, the intention of this development is to establish a residential neighborhood which acknowledges the neighborhood character of the already existing single-family dwelling and mixed-use building types in the surrounding areas with the potential for accessory buildings. The proposed density falls within the recommendations and visions of the City Growth Policy to align with the "Build Inward" concept with walkability and connectivity to adjoining neighborhoods.