

Annexation,  
Rezoning,  
Subdivision, &  
Master Site Plan

—  
City Council  
Public Hearing

# Icon Apartment Homes at Dougherty Ranch



Dave DeGrandpre, AICP  
CPDI  
August 21, 2023

# Property Location



MISSOULA  
AIRPORT



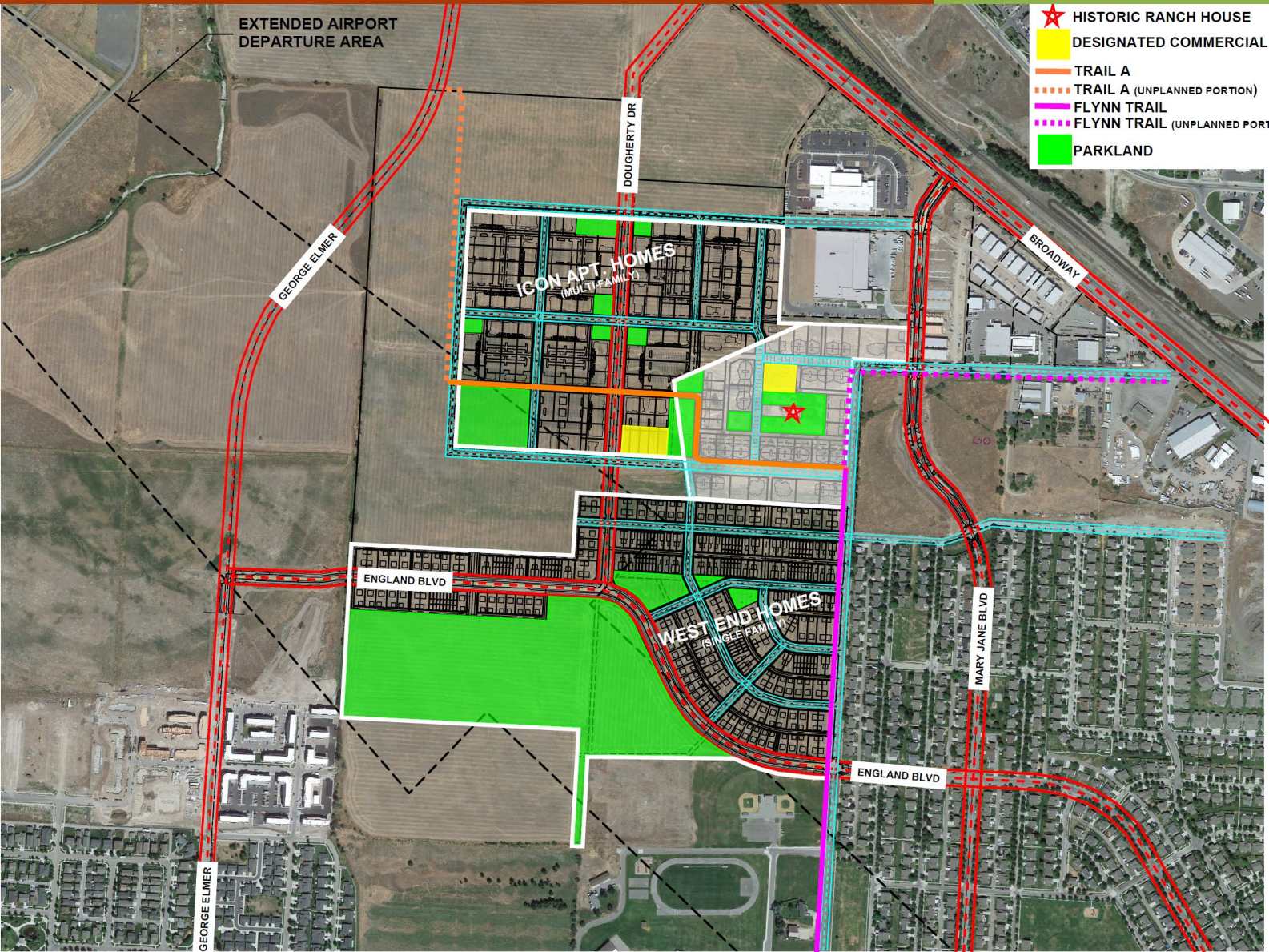
FLYNN LN

HELLGATE  
ELEMENTARY

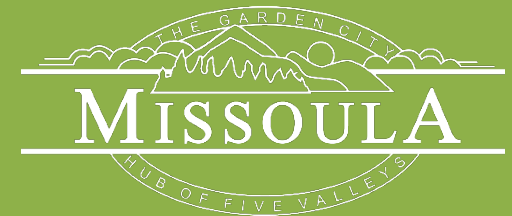
RESERVE ST

W BROADWAY

# Neighborhood Context

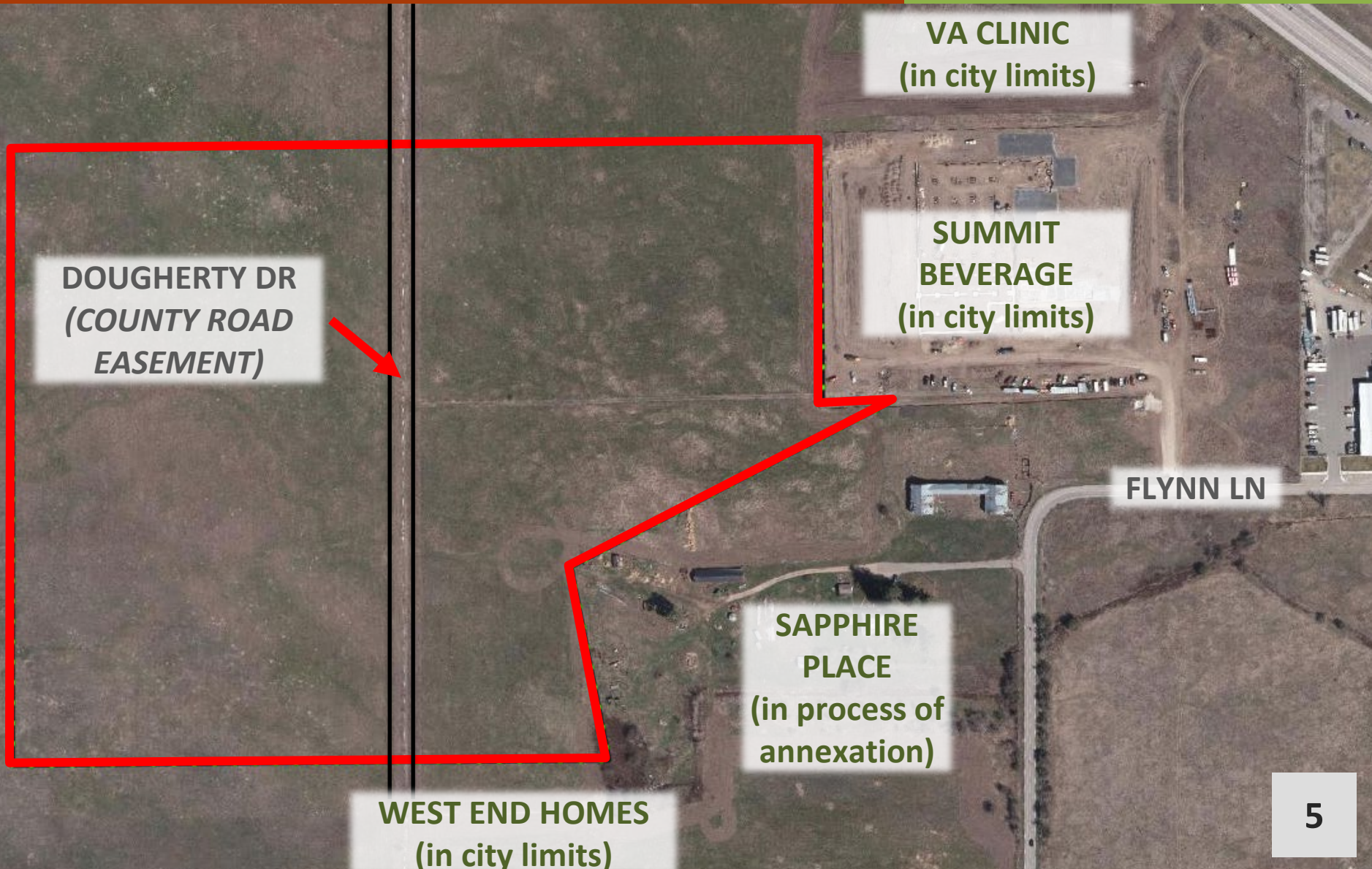


# Annexation Policy



- Located in Annexation Area “A” on the City Annexation Policy Map.  
*Areas designated as Annexation Area “A” are prioritized for annexation.*
- Annexation fills a gap left by previous annexation & results in orderly development.
- Plans to extend sewer, water, & transportation infrastructure are supported by the Annexation Policy.

# Existing Conditions



**DOUGHERTY DR  
(COUNTY ROAD  
EASEMENT)**

**VA CLINIC  
(in city limits)**

**SUMMIT  
BEVERAGE  
(in city limits)**

**FLYNN LN**

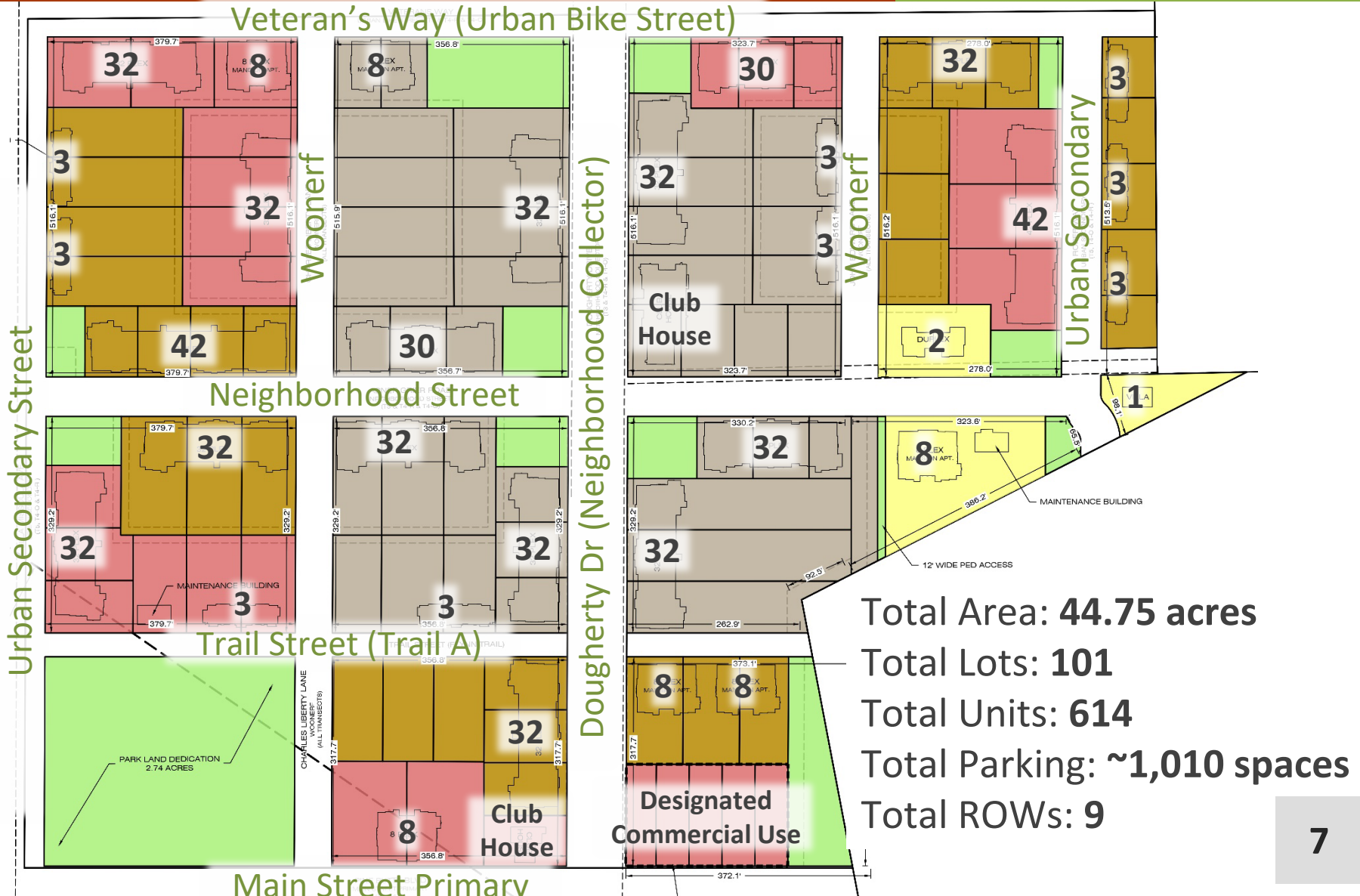
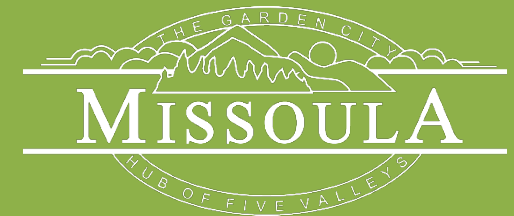
**SAPPHIRE  
PLACE  
(in process of  
annexation)**

**WEST END HOMES  
(in city limits)**

# Preliminary Subdivision Plat



# Master Site Plan



**Total Area: 44.75 acres**  
**Total Lots: 101**  
**Total Units: 614**  
**Total Parking: ~1,010 spaces**  
**Total ROWs: 9**

# Landscape Plan Exhibit



# Subdivision Review Criteria

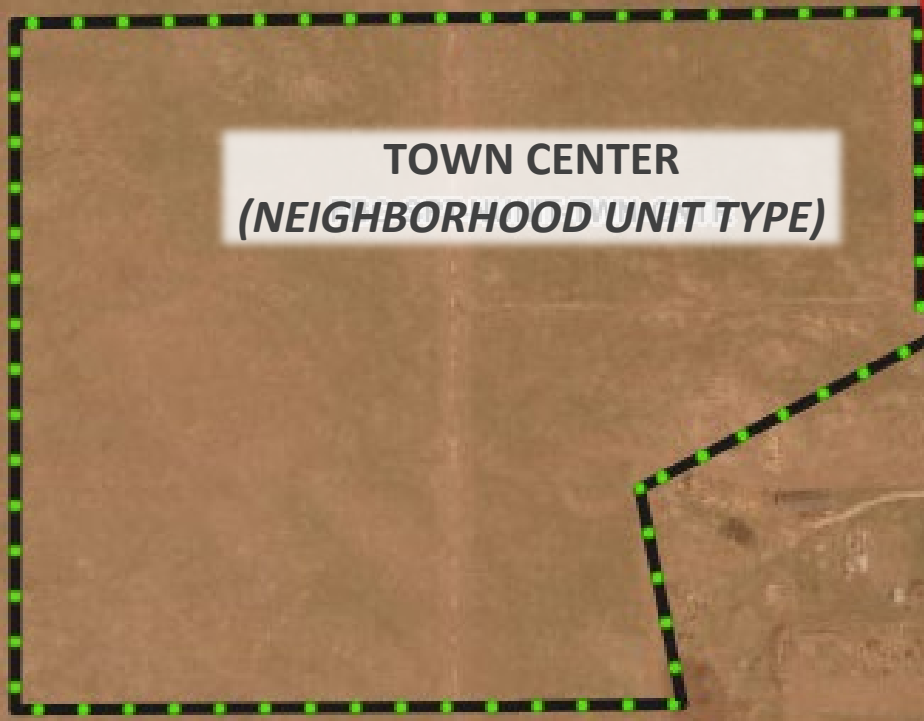


- I. Growth Policy & Zoning
- II. Agriculture
- III. Agricultural Water User Facilities
- IV. Local Services
- V. Natural Environment, Wildlife & Wildlife Habitat
- VI. Public Health and Safety

# Sx<sup>w</sup>tpqyen Neighborhoods



AIRPORT

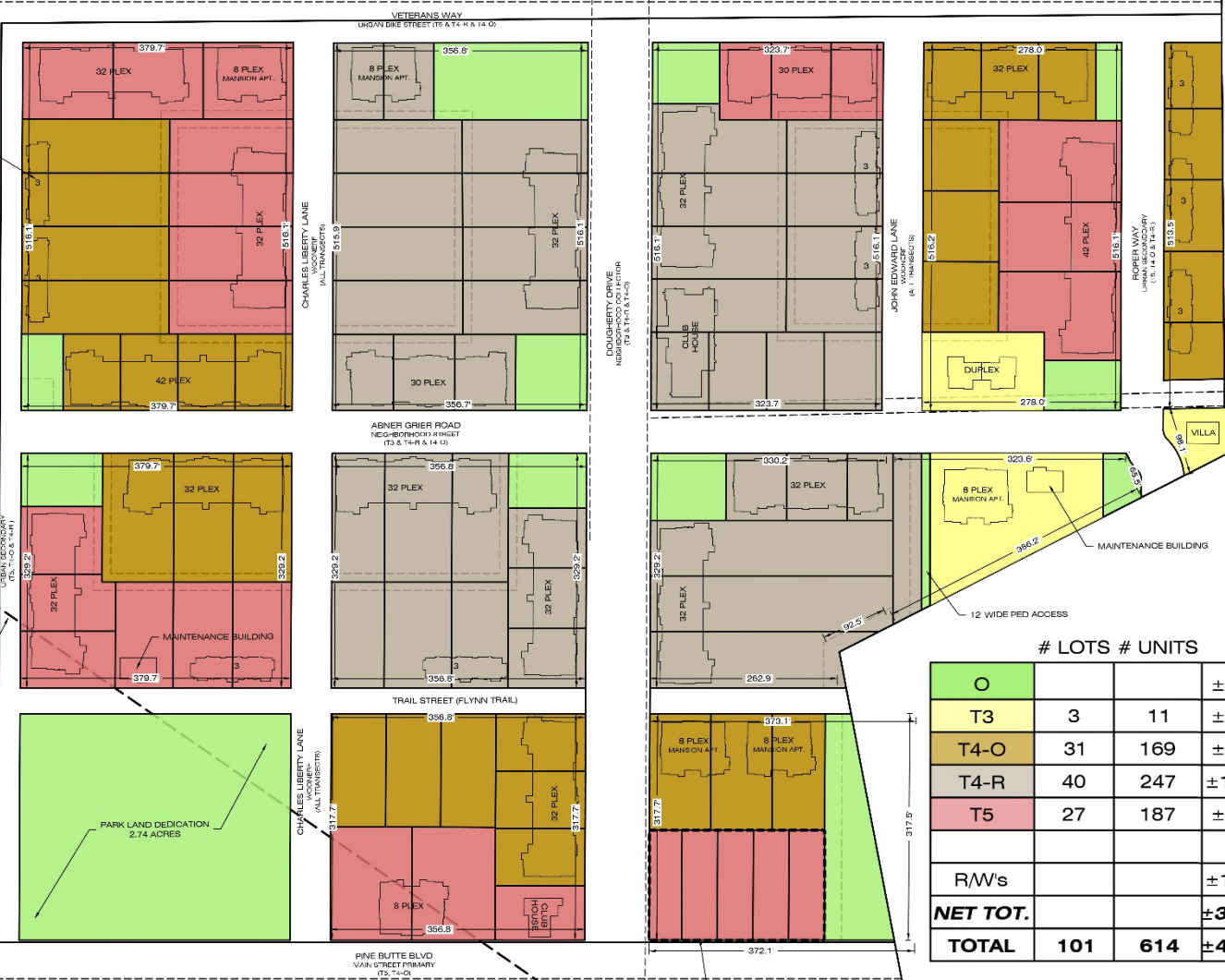
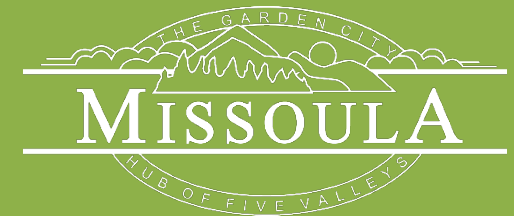


TOWN CENTER  
*(NEIGHBORHOOD UNIT TYPE)*

**C2-4**  
CITY ZONING  
*(TITLE 20)*

CROSSROADS CENTER  
*(NEIGHBORHOOD UNIT TYPE)*

# Proposed Zoning



### BUILDING TYPES

O	
T3	VILLA, MANSION APT, DUPLEX
T4-O	APARTMENT, MANSION APT, DUPLEX, ROW
T4-R	APARTMENT, MANSION APT, DUPLEX, ROW
T5	APARTMENT, MANSION APT, ROW

	# LOTS	# UNITS	AREA	NET %	ALLOWED	DENSITY	ALLOWED
O			±5.40 AC	X.X%			
T3	3	11	±1.52 AC	4.5%	5-30%	7.2 UNITS/AC.	6-8 UNITS/AC.
T4-O	31	169	±8.01 AC	57.4%	30-60%	21.1 UNITS/AC.	12-36 UNITS/AC.
T4-R	40	247	±11.46 AC			21.6 UNITS/AC.	12-36 UNITS/AC.
T5	27	187	±7.48 AC	22.1%	10-50%	25.0 UNITS/AC.	24-72 UNITS/AC.
R/W's			±10.88 AC				
<b>NET TOT.</b>			<b>±33.87 AC</b>				
<b>TOTAL</b>	<b>101</b>	<b>614</b>	<b>±44.75 AC</b>				

# Agriculture & Ag. Water Facilities



**Prior Land Use:** Leased for fallow crop production

**Soil Type:** Prime farmland if irrigated

**Applicable Plan:** Sx<sup>w</sup>tpqyen Neighborhoods Master Plan  
*(planned urban development)*

**Irrigation:** Existing wheel line to be removed

**Water Rights:** To be transferred to developer



**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 open space parcels and cash in lieu of parkland.

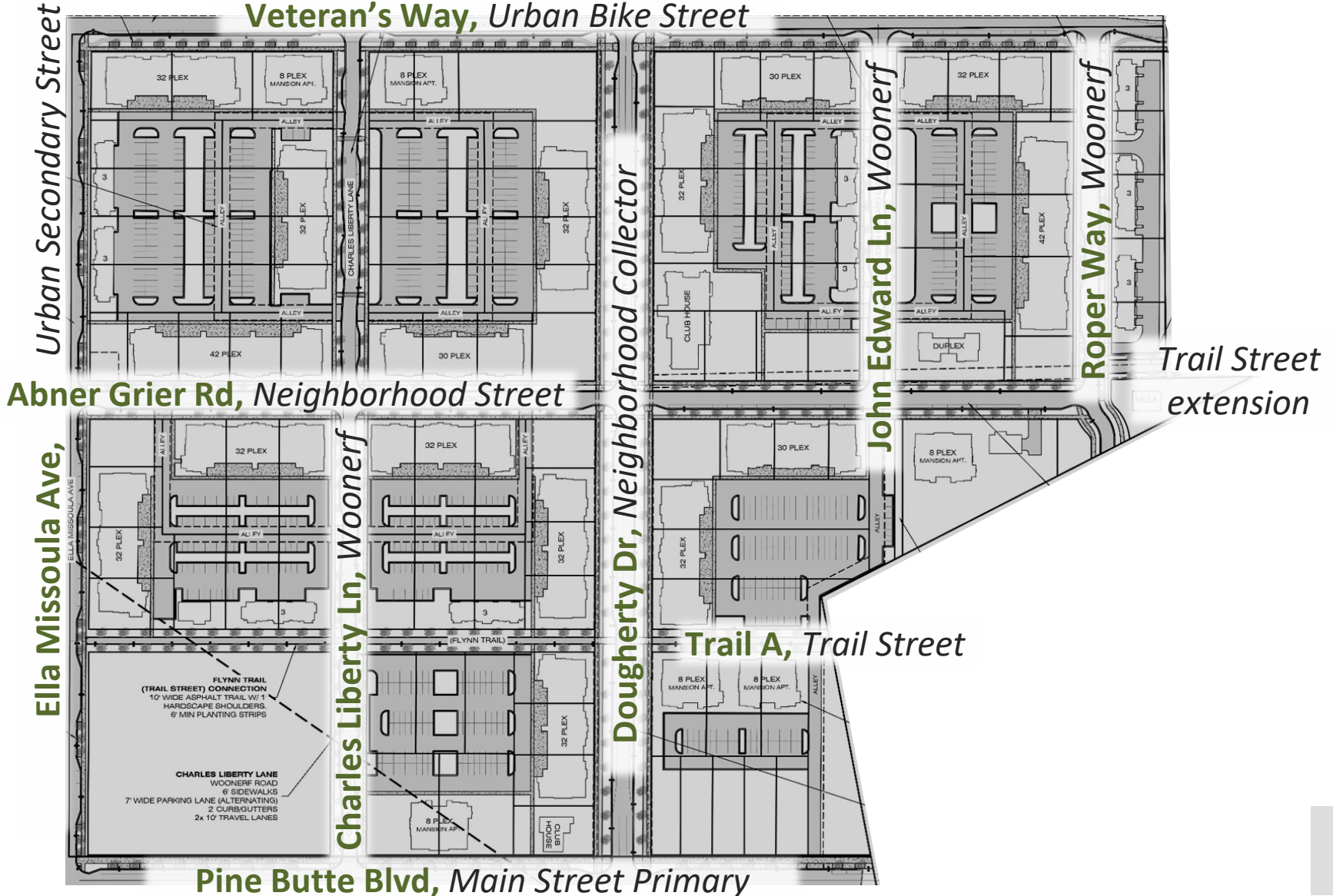
**Impacts to Schools:** Impacts to schools expected over time in this and neighboring developments.

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

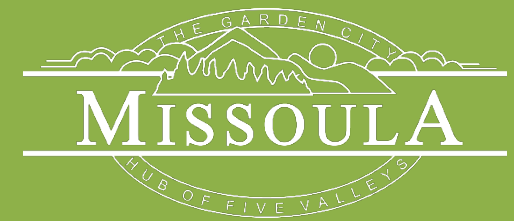
# Local Services, Transportation



**Veteran's Way, Urban Bike Street**



# Nat. Env., Wildlife, & Health & Safety



- Biological assessment of area completed with Mullan BUILD project
- Potential for high ground water – no basements
- Weed management and revegetation plan provided
- Airport influence area – aviation easement and notification on the plat
- Fire hydrants throughout

## No presence of:

- Floodplain
- Steep slopes
- Natural hazards
- Manmade hazards
- Natural surface water
- Riparian vegetation
- Critical/unique wildlife habitat



# Conditions of Approval



## Summary:

1. Dougherty Lane improvements (on and off-site)
2. Installation of sewer, water, stormwater, all street and alley improvements (including Trail A/Trail Street)
3. Multiple accesses to all lots
4. Parkland dedication required per phase
5. Fire hydrant installation
6. No basements due to high ground water
7. Irrigation easement
8. Avigation easement and airport influence area statement on the plat

# Recommended Motion



## ANNEXATION

**Adopt/deny** a resolution to annex the subject property legally described as Tract B of Certificate of Survey 6850 located in the E ½ of Section 12, Township 13 North, Range 20 West and the W ½ of Section 7, Township 13 North, Range 19 West, P.M.M, as shown on Exhibit A, and zone upon annexation to Title 21 Form Based Zoning Code transect zones: OS Open Space, T3 Neighborhood Edge, T4-O Neighborhood General – Open, T4-R Neighborhood General – Restricted, and T5 Mixed-Use Center, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in the staff report.

# Recommended Motion



## **SUBDIVISION & MASTER SITE PLAN**

**Approve/deny** the Icon Apartment Homes at Dougherty Ranch 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.