

PROJECT SUMMARY AND DEVELOPMENT PROGRAM

Owner (s) and Developer:	Owner: Dougherty Ranch LLC Developer: Braxton Development, LLC
Representative:	IMEG CORP
Subdivision Name:	Icon Apartment Homes at Dougherty Ranch
Number of Lots Proposed:	101
Number of Acres:	44.75

Legal Description: Tract B of Certificate of Survey 6850, records of Missoula County, Located in the NW ¼ of Section 7, Township 13 North, Range 19 West and the NE ¼ of Section 12, Township 13 North, Range 20 West, Principal Meridian Montana, Missoula County, Montana.

Project Summary:

The Icon Apartment Homes at Dougherty Ranch is a major subdivision which proposes 614 Units on 101 lots to be utilized for residential purposes which will offer high-end, multi-family housing options for the greater Missoula area. Please see the Regulation Plan included in the Master Site Plans attached in Section A of this submittal. The project will include the optimization of the T4 and T5 Transects to provide apartment buildings for lease or rent along with high end amenities dispersed throughout the development. The property is located directly adjacent to the West of 3285 Flynn Lane. The site is currently unoccupied and used predominantly for agricultural use. The proposed lots will be connected to the City of Missoula water and sewer systems. The project is set to occur in two phases.

Development Program:

The development program for the proposed subdivision pairs well with the intent of the Sxwtpqyen Neighborhood Master Planned Area by providing a layout that promotes the “center to edge” neighborhood character. The allocation of different multi-family buildings across the various transect zones will include multiplex buildings and mansion apartments in the T4-O, T4-R, and T5 transect zones along with duplexes and villas to include the required building types in each transect zone.

The various multi-family products being proposed by Braxton Development, LLC allows for the stringent planning required by the Form-Based Code to occur at early stages. This can be seen in the Scale and Character Illustration Exhibit included in Section A of this submittal.

Site statistics, conceptual designs, and the multi-family building ethos being proposed for this subdivision are already being discussed to ensure the subdivision not only offers residential housing options in compliance with the Sxwtpqyen Neighborhoods Form-Based Code, but is providing a safe, desirable, and connected place to live.

Please note, the developer is proposing 5, prime frontage, commercial lots that will be used to satisfy the ground floor office or retail shop frontage type requirements stipulated in Table 2-1 of the Form-Based Code, or Title 21. For more information regarding the specifics for transect zone allocation or overall development programming please see the Regulation Plan attached in the Master Site Plans included in Section A of this submittal.

Summary of Roads:

Veterans Way will border the property along the northern edge, requiring half road improvements along the entire northern frontage. Four major entrances are being proposed for the subdivision along with a continuous network of alleys which will provide resident access throughout the subdivision and provide access to the entrances described above. There are alleys proposed throughout the development which will be within Public Roadway Easements. Please see the Master Site Plans attached in Section A of this submittal.

Summary of Non-Motorized Facilities:

There are no existing non-motorized facilities on the proposed subdivision property. The expansion of the non-motorized facilities associated with this project will be in the form of sidewalks and bicycle lanes in accordance with Mullan Traditional Neighborhood Development Form Base Code (MTNDFBC) Section 6.3. Sidewalks are also proposed on both sides of Abner Grier Road, Pine Butte Boulevard, Ella Missoula Avenue, Roper Way, and Dougherty Drive and the creation of the Grant Creek/Flynn Lane extension which will be connected to the East, will run between Abner Grier Road and Pine Butte Boulevard, ultimately creating a connection to any future development to the West. Please note that the non-motorized facilities associated with this subdivision will provide connection to adjacent development. This will provide pedestrian facilities access to the residential lots in accordance with MTNDFBC Section 6.3. The proposed alleys will adhere to all stipulations covered in MTNDFBC Section 6.3.

In addition to providing non-motorized access to the existing facilities, the proposed facilities will provide access throughout the subdivision to both

residences and proposed open spaces. Please see the Street Atlas included in the Master Site Plans attached in Section A of this submittal.

Variance Requests:

There are no variance requests associated with this proposal.

Zoning and Growth Policy:

All of the property is zoned in the Town Center Neighborhood Unit within the Sxwtpqyen Neighborhoods Planned Area which is a residential, commercial, and civic use district. This zoning permits dwelling unit minimums of 6 units/acre (T3), 12 units per/acre (T4-R/T4-O), and 24 units per/acre (T5) with dwelling unit maximums of 8 units/acre (T3), 36 units per/acre (T4-R/T4-O), and 72 units per/acre (T5). These maximum and minimum standards comply with the 2021 Sxwtpqyen Neighborhoods Master Plan and the 2019 Missoula Land Use element by offering high density housing and cost-burdened options for Montana residents.

The applicable regional plan for this property is the Sxwtpqyen Neighborhoods Master Plan, but the project also aligns with the 'Our Missoula' 2035 City Growth Policy and the 2019 Missoula Land Use Element. The current land use for this property is Agricultural. According to the 'Our Missoula' 2035 City Growth Policy, some of the keys to a healthy built environment are "good connectivity, appropriate mixed-uses of land, a range of affordable housing choices, and a variety of active transportation options."