



COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

Development Services Division

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April 13, 2023

Joe Dehnert
IMEG Corp.
1817 South Avenue W
Missoula, MT 59801

Re: Icon Apartment Homes at Dougherty Ranch Annexation, Zoning, and Subdivision 3rd Sufficiency Review

Dear Joe Dehnert,

City of Missoula Development Services received the requested materials for 3rd Sufficiency Review on March 17, 2023 and sent out requests for agency comment on March 23, 2023. The 3rd Sufficiency Review deadline is today, April 13, 2023. **Development Services cannot certify your application packet as sufficient for governing body review.**

Below is a list of the deficiencies. Please address the items listed below, then submit only the updated sections of the application packet with a new cover page clearly titled as 4th Sufficiency Review, and include the date submitted. Please submit the amended sections as PDFs and provide a replacement paper copy of only sections that are amended. The amended materials will only need to be provided to the agencies indicated in the agency mailing list to be provided by this office.

Preliminary Plat

- Some of the open space lots are labeled O.P. and some are labeled OS. Please use consistent labelling and please see the Parks & Recreation Department Comments below.
- There is no Lot 37. The lot on the east side of Dougherty Drive labeled O.P. 9 appears to be Lot 37, but please clarify / correct.
- City of Missoula Subdivision Regulations Section 5-010.4.B requires the preliminary plat to show the location of all section corners, townships, ranges, and other specific land survey information. In this case, the parcel overlaps Section 7 in Township 13 North, Range 19 West and Section 12 in Township 13 North, Range 20 West. Please amend the plat to show where the section and township line is located.

Project Summary and Water and Sanitation Report

- Please correct the legal description to say NE $\frac{1}{4}$ of Section 12 instead of the NW $\frac{1}{4}$. Also please correct the legal description in the water and sanitation report.
- The water and sanitation report section J.1.b. cites Jumping Horse Lane and Maddox Avenue, which are no longer working street names for this project. Please correct.

Application Form and the Regulation Plan

- Application Section D.1.e says the proposed subdivision includes 4% of the net lotted area in transect T3 and the table on the Regulation Plan shows 4.4% in T3 transect. The Town Center Neighborhood Unit requires between 5-30% in T3. As per Section 1.4.E of the Form Based Code, "Where the provisions of this FBC require calculations to determine applicable requirements, any fractional results shall be rounded up if the number you are rounding is followed by 5,6,7,8, or 9. If the number you are rounding

is followed by 0,1,2,3, or 4, the fractional result shall be rounded down.” What this means is the plan must be modified to include 5-30% T3 and 4.4% is just shy of that – please modify.

- Application Section K.2.b. says an irrigation disclosure statement has been provided on the face of the preliminary plat. It has not. Please amend either the plat or the statement to say it will be placed on the final plat.
- Application Section K.9.iv. (Schools). The answer is unclear. Please clearly estimate the number of school-aged children this subdivision is likely to add to the school district, perhaps in phases or after full build-out.

Scale and Character Exhibits

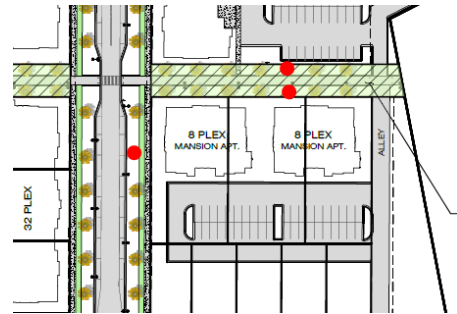
- The scale and character exhibits show structures that do not depict the different residential building types and scales for the proposed mixture of apartments, mansion apartments, row houses, duplexes, and villas that are proposed here. Please provide examples of the scale and character of each type of structure. This will help to demonstrate compliance with the form elements of the form based code.

Parkland Dedication

The following are notes from the City Parks and Recreation Department regarding the proposed parkland dedication and parkland dedication exhibit:

Street Trees

- The street tree layout looks good overall and uses the solutions we worked together for Sapphire Place. There are a few places where trees are missing where there are no apparent utility conflicts (on right). Please address.



Parkland Dedication Proposal and Exhibit

Statement:

OP “Pocket Parks” area in green hatch will provide sports & recreation amenities as well as landscaped open play areas aligned with Article 3-080-8.D and the goals of the Master Parks and Recreation Plan for the Greater Missoula Area. Please see Landscaping Plan for Preliminary Designs.

Comment:

Application materials indicate that OP #2, 3, 4, 6, 8, 9, 10, and 12 fit into the “courtyard of less than .5 acre” parkland dedication category defined in Article 3-080.8.D of the subdivision regulations. The definition of Courtyard in the Subdivision Regulations is: “A common area landscaped outdoor living space surrounded by walls, fences, or structures” (pg 2-5). None of these parkland dedication areas are courtyards according to this definition. We agree with the previous submittal that many of these fit into the pocket park category defined in the Sx^wtpqyen Area Master Plan: “a small green space, less than two acres, that provides a safe and inviting environment for surrounding neighbors to meet, relax, and play. They can include a small dog park, playground, community garden, or even a small pavilion for neighborhood events” (p 76).

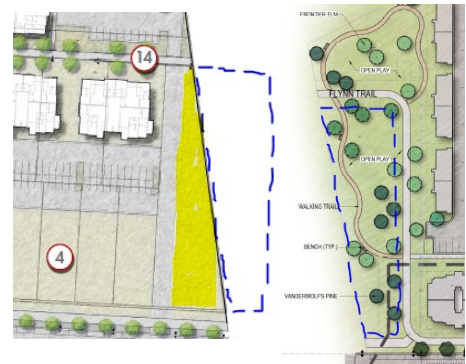
OP #2, 6, 8 and 10 fit the pocket park definition based on your preliminary plans. They are small but the preliminary designs include social gathering places with amenities such as seating and lights, outdoor games, and playgrounds.

OP #3, 4, 9, and 12 don’t qualify as parkland dedication as shown on the preliminary plans since the small sizes

and lack of amenities shown don't align with any of the allowed parkland dedication types. We would be willing to accept all but OP#3 if you can confirm that these spaces will have amenities that fit the description of pocket parks above. Installation of these amenities by the developer will be required and be part of the improvements agreement. Please also verify whether OP#9 includes a stormwater detention or retention basin since Sheet 7 of the Master Site Plans indicates that there will be detention.

OP#13 would be an accepted parkland dedication area as long as any stormwater detention or retention ponds are omitted from the total area. Sheet 7 of the Master Site Plans indicates that there will be stormwater storage, but the stormwater report indicates that there is no stormwater storage there. Please verify.

We would accept the space shown here in yellow since it is adjacent to a parkland dedication parcel in Sapphire Place Subdivision (dashed blue line), as long as there is no fence between them. The Sapphire Place Subdivision parkland dedication area is planned to be accepted as it is located along the Flynn Trail and includes a walking loop. Please verify whether including this area as parkland dedication would be preferable. Please use the Open Space number labeling on all of the master site plans.



Statement:

Flynn Trail establishes a pedestrian / bicycle greenway corridor which provides primarily recreation and / or commuter function; quantifying it as parkland dedication per Article 3-080.8.C of the City of Missoula Subdivision Regulations = 0.84 acres.

Comment

The trail street is required by the form-based code as part of meeting street network and block perimeter standards. It cannot also be counted toward parkland dedication as it does not establish an additional corridor.

If you have any additional questions, you may reach me at (406) 529-0709 or email me at degrandpred@ci.missoula.mt.us. Thank you for your effort and I look forward to moving this project to the next stage.

Dave DeGrandpre, AICP
Land Use Supervisor
Development Services
Community Planning, Development, & Innovation

- cc: Madson Matthias, CPDI
- Mary McCrea, CPDI
- Eran Pehan, CPDI
- Walter Banziger, CPDI
- Troy Monroe, PW&M
- Steve Reichert, PW&M
- Nathan McLeod, Parks & Rec

Lucy Rummel, Parks & Rec