

PROJECT SUMMARY

Owner and Developer:	Rebecca Donnelly
Representative:	IMEG CORP
Subdivision Name:	High Park Views
Number of Lots Proposed:	Thirteen (13) Proposed Lots
Number of Acres:	9.58 Acres
Legal Description:	A tract of land, Certificate of Survey No. 282, located in the Northeast One-Quarter (NE1/4) of Section 5, Township 12 North, Range 19 West, Principal Meridian Montana, Missoula County, Montana., Containing +/- 9.58 Acres.

Summary of Existing Conditions:

High Park Views Subdivision proposes a total of 13 residential lots, a common area lot and parkland for dedication to the city. This development will reflect the character of the existing residential neighborhoods in the vicinity and provide improved connectivity to the adjacent public park. The property is located north of High Park (City of Missoula), where Landon's Way dead-ends, and is immediately adjacent to the southwest of Simons Drive. Given the proximity to High Park the property contains existing nature trails throughout and pedestrian access to the park is often utilized via a walking trail directly off of the existing dead-end of Landon's Way. The 9.58-acre property is vacant land and does not contain improvements, therefore, each of the proposed lots intends to connect to the City of Missoula public water and sewer systems.

A small portion of a man-made pond is located on the property with most of this feature existing near the eastern property line. This can be seen on public aerial mapping resources and is called out as a Freshwater Pond as provided within the Wetlands Inventory Exhibit (in Section B). This man-made pond falls under the description of "other body of water" per Section 2-020.102 for the definition of Riparian Resource within the City of Missoula Subdivision Regulations. As a result, the pond may be defined as a Riparian Resource, therefore, a Riparian Resource Buffer has been proposed to align with the PLS designation as intermittent drainage ways and freshwater storage associated with high rain events. Please reference the Riparian Resource Management Plan located in Section C. Communication has occurred between the Missoula Conservation District and IMEG staff, confirming a water quality permit is not required, please reference the Missoula Conservation District Inquiry (in Section E).

According to the Natural Resources and Conservation Service (NRCS) Soils Report, included as an attachment in Section D, the property consists of two (2) different soil types, including "Bigarm-Minesinger complex, 15 to 30 percent slopes", and "Bigarm gravelly loam, 15 to 30 percent slopes". This report includes maps locating soil types and provides soil descriptions of each that may limit the building or excavation of this site. The site contains a steeply inclined hillside, along its eastern property line, that will mostly be designated as parkland. The portion of the property to be developed consists of a relatively consistent slope ranging from 12%-15% from south to north and can be described as the upper portion of the hillside, towards the southern end of the property. The property is located within the

South Hills area, which is known for springs and seeps, during evaluation, a spring-fed pond was located on the residential property to the north. A full Geotechnical Analysis has been completed by Lorenzen Soil Mechanics, Inc. and while no groundwater was encountered during the evaluation, notes the potential for groundwater expression during excavation. A Grading and Drainage Engineering Design Report has been prepared by a licensed professional engineer to mitigate problems associated with springs or soil conditions that are encountered during road construction or public improvements.

Please reference the Geotechnical Analysis with associated exhibits and further limitation explanations pertaining to the property which may limit the capability for building or excavation using ordinary and reasonable construction techniques. Please see the Water and Sanitation Report and Grading and Drainage Engineering Design Report, located in Section D, for more information on depths to groundwater and proposed stormwater facilities.

Summary of Roads:

The property is generally located south of Polaris Way and Simons Drive and is accessible via Landon's Way, where it dead ends at the northwest corner of High Park. The existing conditions of Landon's Way, nearest to the southern property line, contain park signage, a trash can and boulders which will be removed and replaced as shown within the Supplemental Data Sheets (Proposed Site Plan). Landon's Way will be extended and constructed to provide access to twelve of the newly proposed lots. This roadway proposes singular access from Landon's Way, which will continue from its current dead-end, and include a cul-de-sac within the proposed subdivision (a variance for inclusion of a cul-de-sac is included with this submittal).

Due to the steep topography this development proposes mitigation measures for both planned and existing roads which includes; drainage basin discharges, a newly proposed detention pond in the common area, and a and swale locations with associated infrastructure. Please refer to the Drainage Basin Exhibits located within the Grading and Drainage Engineering Design Report. This report is in Section D of this submittal and provides a comprehensive review of these mitigation efforts to public roadways and related infrastructure.

Summary of Non-Motorized Facilities:

Both sidewalks and boulevards are to be constructed on either side of the proposed Landon's Way extension. The subdivision will dedicate .83 acres as parkland dedication at the request of the City. The subdivision will establish non-motorized transportation facilities to expand upon existing trails within High Park and social trails that have been made on the subject property. Three pedestrian connectivity points are provided by the proposal. First, is a Hiker Trail connection from the end of the proposed cul-de-sac to Simons Drive, via a Public Access Easement between Lots 6 and 7, and along the northwest boundary of the proposed park. This Hiker Trail will replace an existing social trail. Second, would be the continued accessibility to High Park from Landon's Way in the southwest corner of the property. Thirdly, the large Common Area lot will also be a blank Public Access Easement giving the city ample flexibility to design a future trail that will connect to the water tower lot.

These three areas of extended access should have a positive impact on the adjacent public lands by potentially extending multiple points of access to the park. These areas align with the Master Parks and Recreation Plan by allowing the proposed subdivision to parallel the scope of the Missoula Open Space Plan, ensuring a "coherent and connected open space system, with access to a park, trail, open space land, natural area, or recreation area is available for every neighborhood".

Variance Requests:

This project includes four variance requests pertaining to: (#1) Missoula City Subdivision Regulations 3-020.5.A.B (3), and B (4) (Cul-de-sacs, Cul-de-sac road percentage representation, and Cul-de-sac roads not being more than 600'), (#2) 3-020.4.D (Street Connectivity), and (#3) 3-030.2.A (2) (blocks may not exceed a maximum length of 480 feet in urban-suburban subdivisions). Lastly, (#4) elements of 3-020 Table .2A pertaining to Simons Drive (right-of-way, sidewalk and boulevard requirements). This variance includes a 7-foot curb-side sidewalk per section 3-020.15.D.2.A to align with the Department of Public Works & Mobility's recommended improvements for Simons Drive.

The variance requests are largely required due to the existing topographic nature of the site. These conditions were not created by the owner nor the representatives. In addition to the existing condition restraints, mitigation for these variance requests include improved pedestrian improvements for continued and future connectivity throughout the neighborhood. The first being an improved gravel hiker trail from the eastern terminus of the Landon's Way cul-de-sac to Simons Drive. A Pedestrian Access Easement and Utility Easement is proposed between Lots 6 & 7 allowing pedestrian access from Simons Drive into Landon's Way providing additional walkability opportunities for residents and visitors to the area. The second pedestrian access improvement is near the southwest corner of the proposed development where pedestrian access to High Park already exists. However, because of this division new signage and a garbage receptacle will be placed near the sidewalk improvements off Landon's Way for future trail users. Thirdly, a blanket Public Access Easement, within the Common Area, is proposed to provide the city an opportunity to connect a trail to the water tank tower, adjacent to the north, when desired. These additional non-motorized facilities offer mitigation for the limitations of the site due to topography as Landon's Way is not proposed as a through street.

Zoning and Growth Policy:

The proposed area is currently zoned as R5.4 Residential (single family detached) which is a residential zoning district. The R5.4 Residential (single family detached) dictates a minimum parcel size of 5,400 square feet. The project will comply with zoning standards by adhering to the allowed uses of the R5.4 (single family detached) standards stipulated in Chapter 20.05 of the City of Missoula's Municipal Code, specifically regarding density (one dwelling unit per 5,400 square feet).

The "Our Missoula" City Growth Policy and South Hills Comprehensive Plan (1986 Update) designates this area as Residential Medium allowing 3 to 11 dwelling units per acre. However, the site topography, access requirements, and public health considerations all serve to restrict buildable area on the property. Further, the "Our Missoula" City Growth Policy states that, "in limited instances the strong presence of constraints and natural features...may cause an area to be designated for development at a lower density than normally expected within this category". Therefore, factoring in the natural environmental limitations due to steep slopes on the site and considerations of adjacent developments, the proposed net density for the project is 2.21 dwelling units per acre, thus aligning with both existing zoning and land use designation for the area.