



DEVELOPMENT SERVICES

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November 22, 2019

Jay & Deborah Getz
2204 River Road
Missoula, MT 59801

RE: Design Excellence Review, Reserve Street Storage Facility, Case #2019-MSS-DER-00013

This letter is to inform you that on Friday, November 22, 2019, Development Services approved the Design Excellence Review application for the Reserve Street Storage Facility project proposed for the parcel legally described as S20, T13 N, R19 W, C.O.S. 6394, PARCEL 2, ACRES 1.05 in Missoula County, MT.

This approval is subject to the following conditions of approval. The conditions are as follows:

- 1) The building must substantially conform to the approved plans. If the applicant changes the design of the building, they must resubmit plans for Design Excellence Review. A Final Zoning Compliance Certificate is required before Certificate of Occupancy. Before issuing the certificate, Development Services will inspect the building for conformance with the information provided in the Design Excellence Review application.
- 2) Final project approval requires that all other applicable city regulations are met, and will be reviewed for at time of building permit submittal.
- 3) The following Design Variations are approved through this Design Excellence Review. Any changes to these variations, or new Design Variations, will require a new Design Excellence Review process.
 - 20.25.082.E.1.a: Site Design, Street Setback primary street
 - 20.25.082.E.3.a: Façade Design, Glazed area: commercial
 - 20.25.082.E.3.c: Façade Design, Blank wall width max
 - 20.25.082.E.1.f: Parking lot perimeter screening
- 4) Through 20.25.080.A.3.b(7), a variance is granted to reduce the landscape buffer (required by 20.65.040 2.e on the east side of the parcel to make room for fire access without eliminating parking.
- 5) The following Design Manual guidelines are applicable to this project but were unable to be sufficiently reviewed for at this time. They will be reviewed for at time of building permit submittal:
 - SD 30: Utilize landscaping to frame views to the surrounding mountains and landmarks.
 - i. NOTE: details to come with landscape plan in building permit
 - SS40: Select furnishings that are fitting with Missoula's character
 - SD42: Consider how a site can be arranged to complement existing public realm features
 - i. NOTE: details to come with lighting plan in building permit
- 6) Final zoning compliance will be reviewed for at time of building permit submittal, including lighting plan, landscape plan and bench at entrance tint and glare info on windows
- 7) This project requires conditional use approval from City Council. Final project design is subject to any design modifications that may apply from final Council approval
- 8) Approval of a conditional use permit is required before a building permit may be issued.

If you have any questions about this approval, please feel free to contact me at mccaffertyk@ci.missoula.mt.us.

Best,
Kaitlin McCafferty
Planner I
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