

**Reserve Street and  
River Road  
Residential Storage Warehouse  
Conditional Use  
City Council**

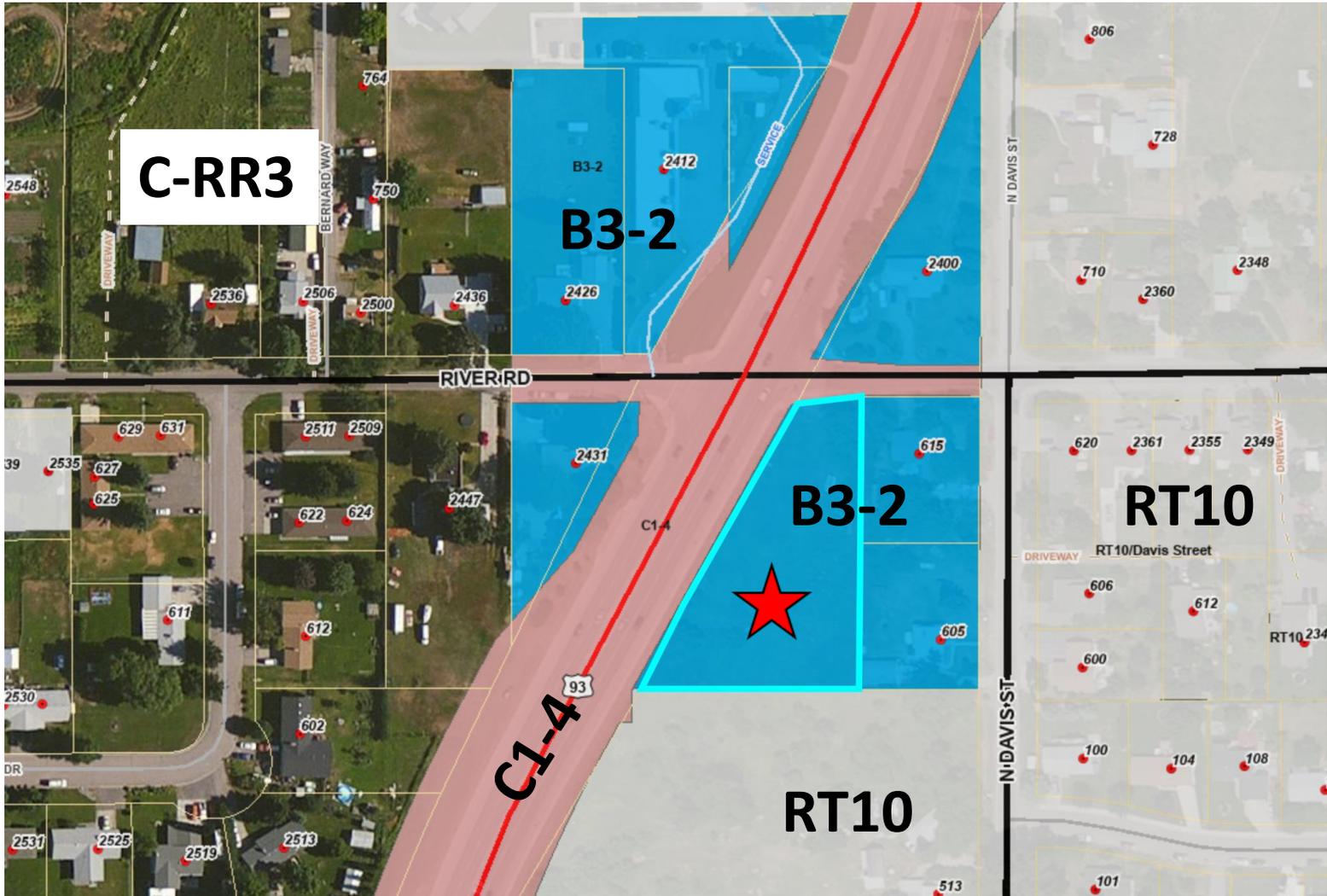
Kaitlin McCafferty  
Development Services  
February 18, 2020



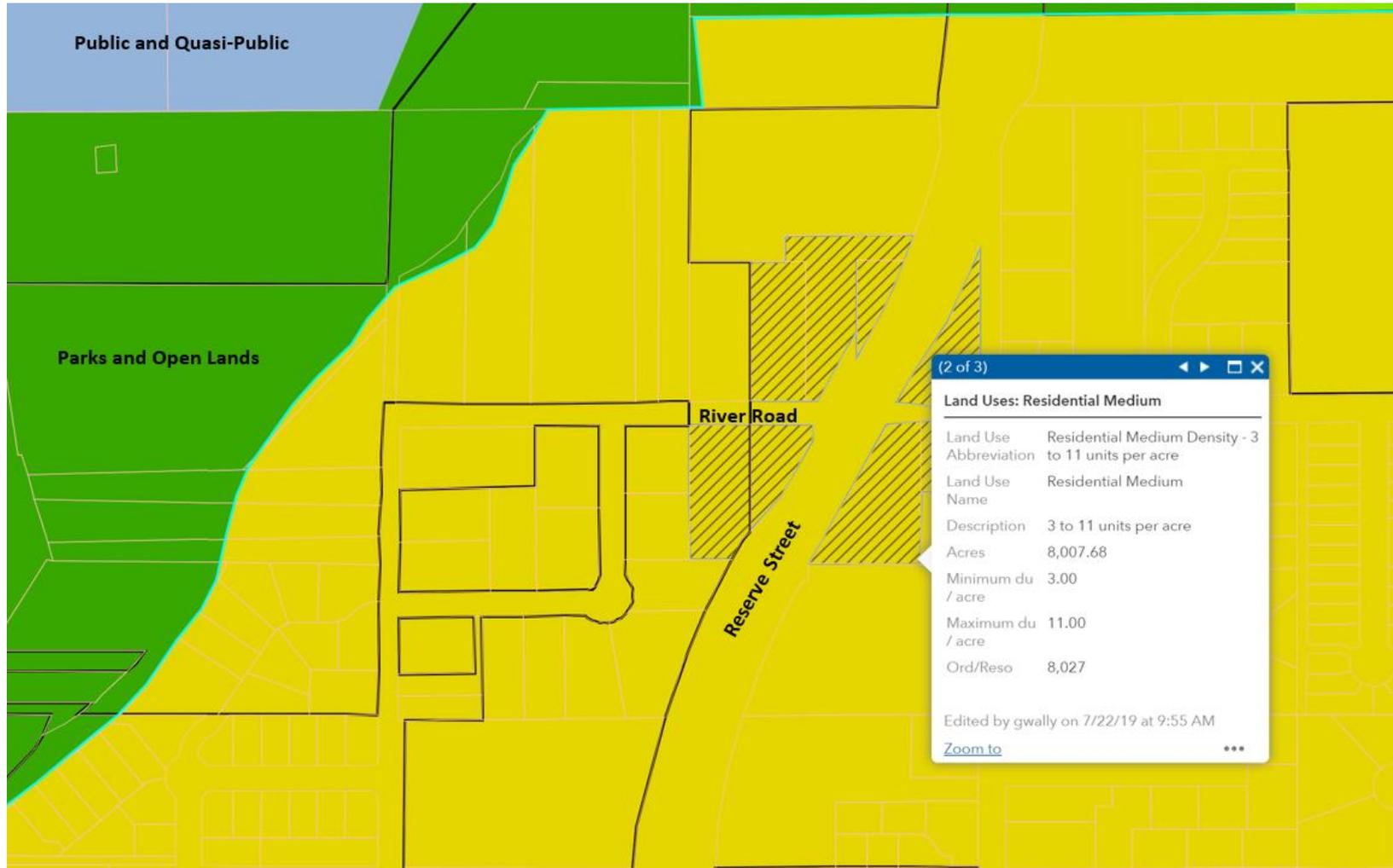
# Location



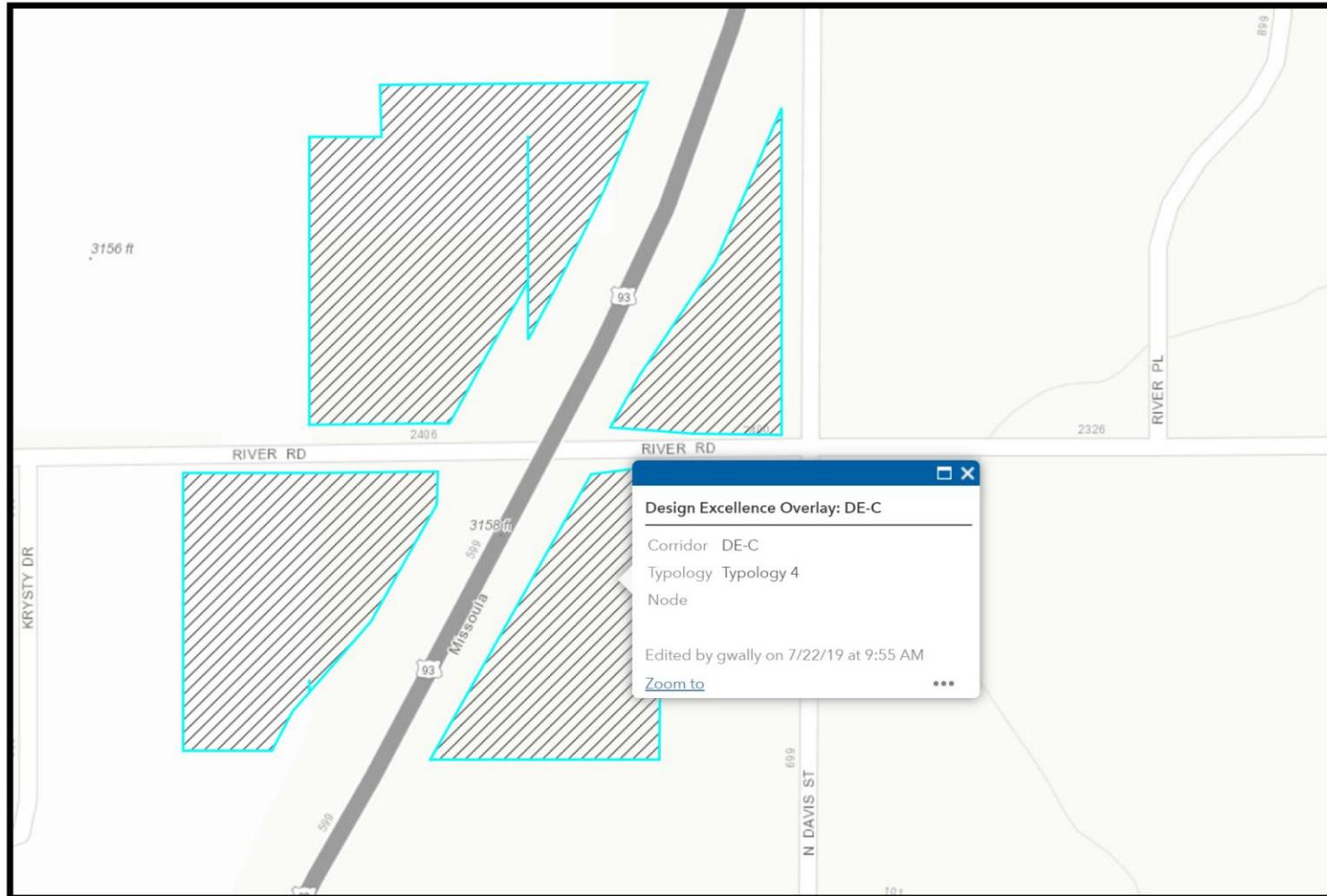
# Zoning Map



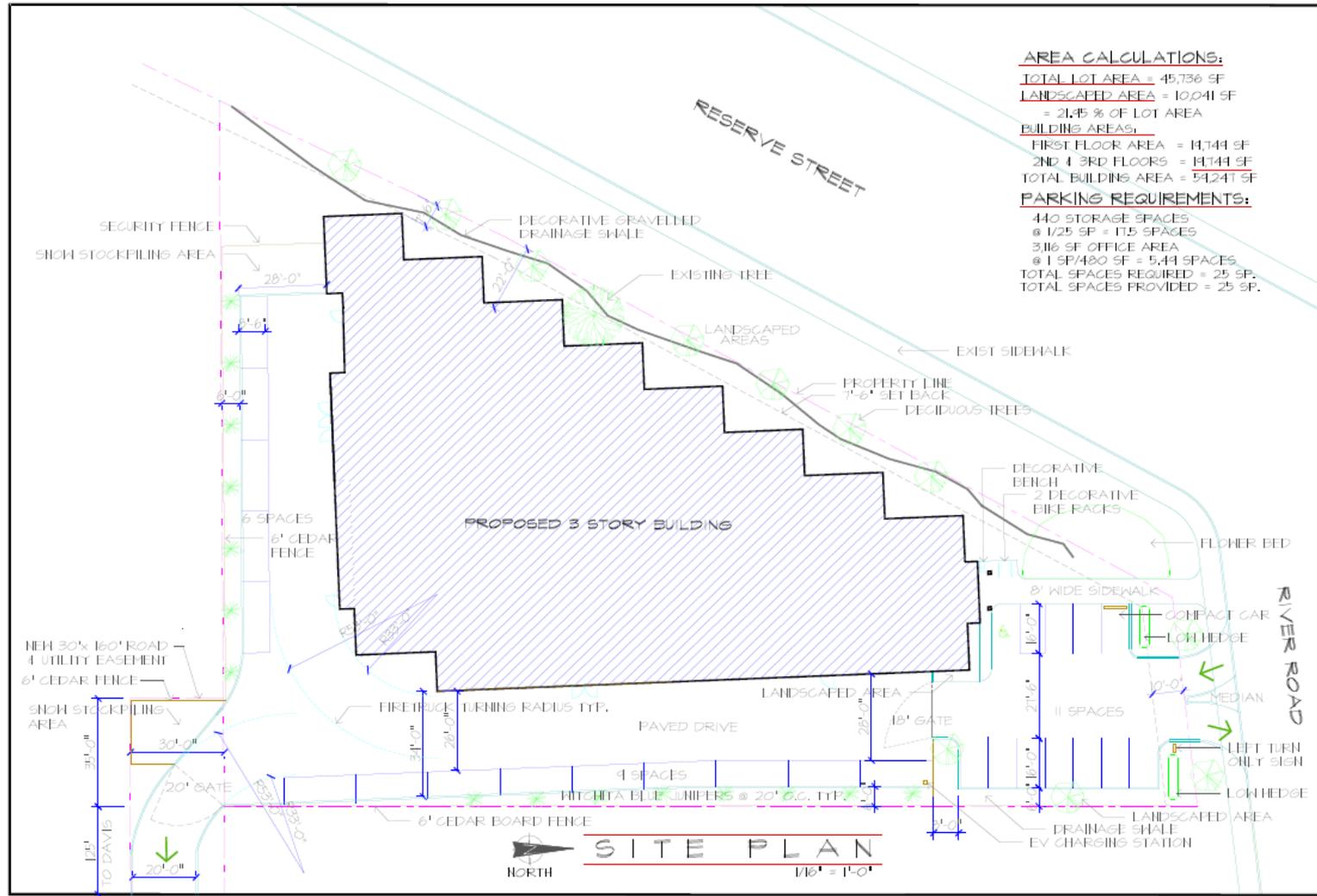
# Our Missoula Growth Policy



# Design Excellence Overlay



# Site Plan



**AREA CALCULATIONS:**  
 TOTAL LOT AREA = 45,736 SF  
 LANDSCAPED AREA = 10,041 SF  
 = 21.95 % OF LOT AREA

**BUILDING AREAS:**  
 FIRST FLOOR AREA = 14,144 SF  
 2ND & 3RD FLOORS = 14,144 SF  
 TOTAL BUILDING AREA = 54,241 SF

**PARKING REQUIREMENTS:**  
 440 STORAGE SPACES @ 1/25 SF = 175 SPACES  
 3,116 SF OFFICE AREA @ 1 SF/480 SF = 5.44 SPACES  
 TOTAL SPACES REQUIRED = 25 SP.  
 TOTAL SPACES PROVIDED = 25 SP.

DATE: 10/24/19



REGISTERED PROFESSIONAL ENGINEER  
 08-255-0002

**J. KIRBY ARCHITECTURE**  
 MISSOULA, MONTANA

A STORAGE FACILITY PROJECT FOR  
**JAY AND DEBBIE GETZ**  
 MISSOULA, MONTANA





# Proposed Elevation

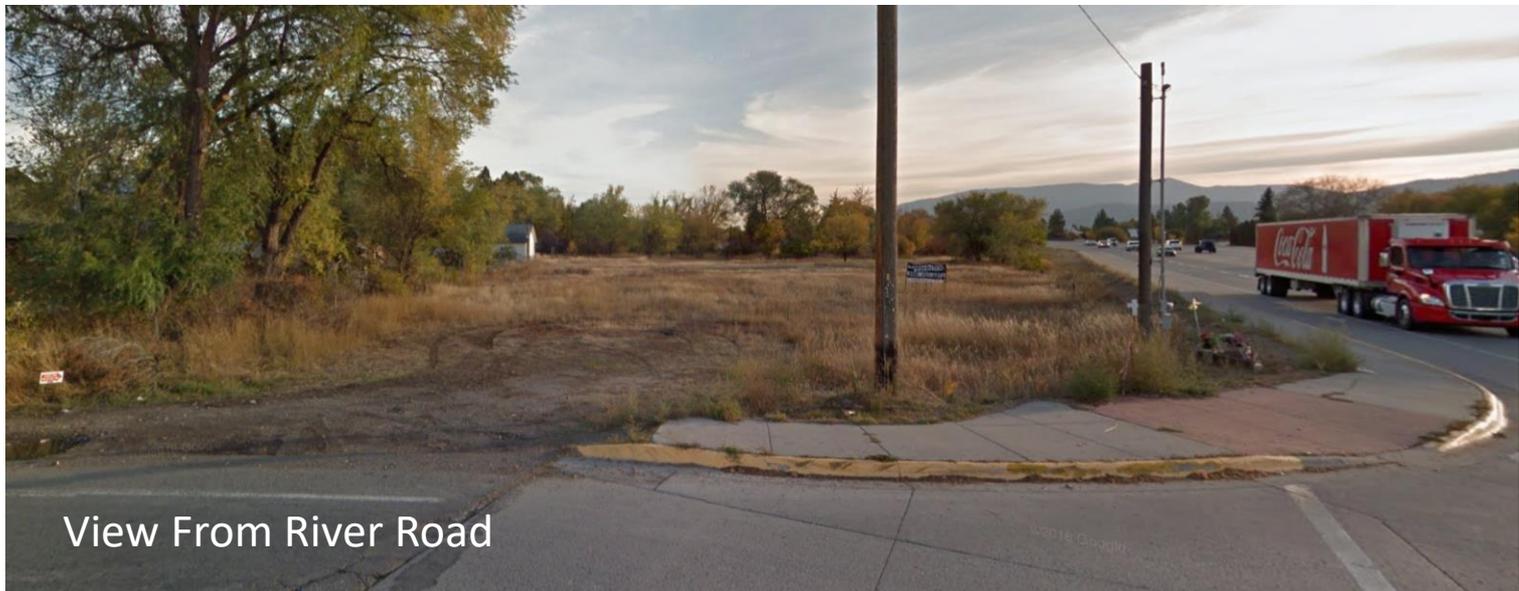


View From Reserve Street

# Current Conditions



View From Reserve Street



View From River Road

- **Compliance with zoning standards;**
- **Compatible with the character – site and building design;**
- **Compatible operating characteristics; and**
- **Traffic safety – all modes of transportation.**

- 1. The Residential Storage Warehouse Conditional Use at River Road and Reserve Street shall comply with all applicable portions of Title 20 and the Design Excellence Review conditions of approval. Plans submitted at the time of building permit application shall substantially conform with the plans submitted at the time of conditional use review, subject to the review and approval of Development Services prior to building permit approval**
- 2. The applicant shall include the following statement in the lease agreement for all storage units guaranteeing that “No cubicle may be used to store explosives, toxic substances, hazardous materials, or radioactive materials.” as required by Title 20, Section 20.40.110.D, subject to review and approval by Development Services, prior to building permit approval.**

**Approval of** the Residential Storage Warehouse conditional use request, in accordance with Missoula City Zoning Ordinance, Title 20, Sections 20.10.020D, 20.40.110, 20.85.070, and 20.105.050.H, based on the findings of fact in the staff report and subject to the conditions of approval.