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

Kaitlin McCafferty
Development Services
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Location
Zoning Map

C-RR3

C1-A

B3-2

RT10

B3-2

RT10
Our Missoula Growth Policy
Site Plan

AREA CALCULATIONS:

- TOTAL LOT AREA = 45,336 SF
- LANDSCAPED AREA = 10,041 SF
- 31% OF LOT AREA

BUILDING AREA:

- FIRST FLOOR AREA = 11,449 SF
- TOTAL BUILDING AREA = 23,809 SF

PARKING REQUIREMENTS:

- 440 STORAGE SPACES
  - 120 SF = 170 SPACES
  - 3.3% OFFICE AREA
  - 8.6% = 440 SP = 544 SPACES
- TOTAL SPACES REQUIRED = 25 SP
- TOTAL SPACES PROVIDED = 25 SP
Proposal – Floor Plan

Main Floor
Proposed Elevation

View From Reserve Street
View From Reserve Street

View From River Road
Conditional Use Review Criteria

- 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.