



Annexation of Tracts 1 & 2 COS 5963

**Land Use & Planning Committee
City Council**

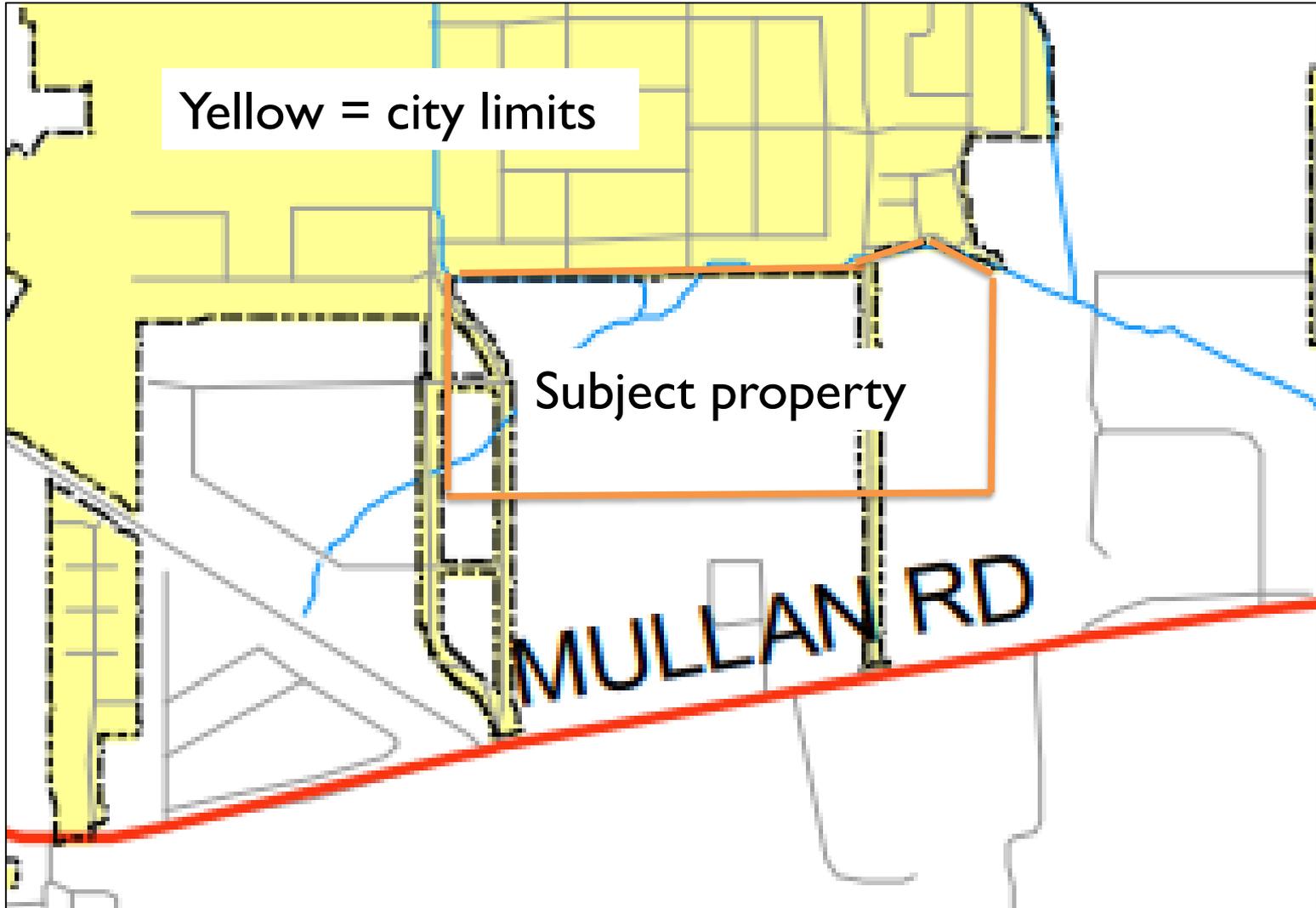
Dave DeGrandpre
Development Services
August 19 and September 14, 2020



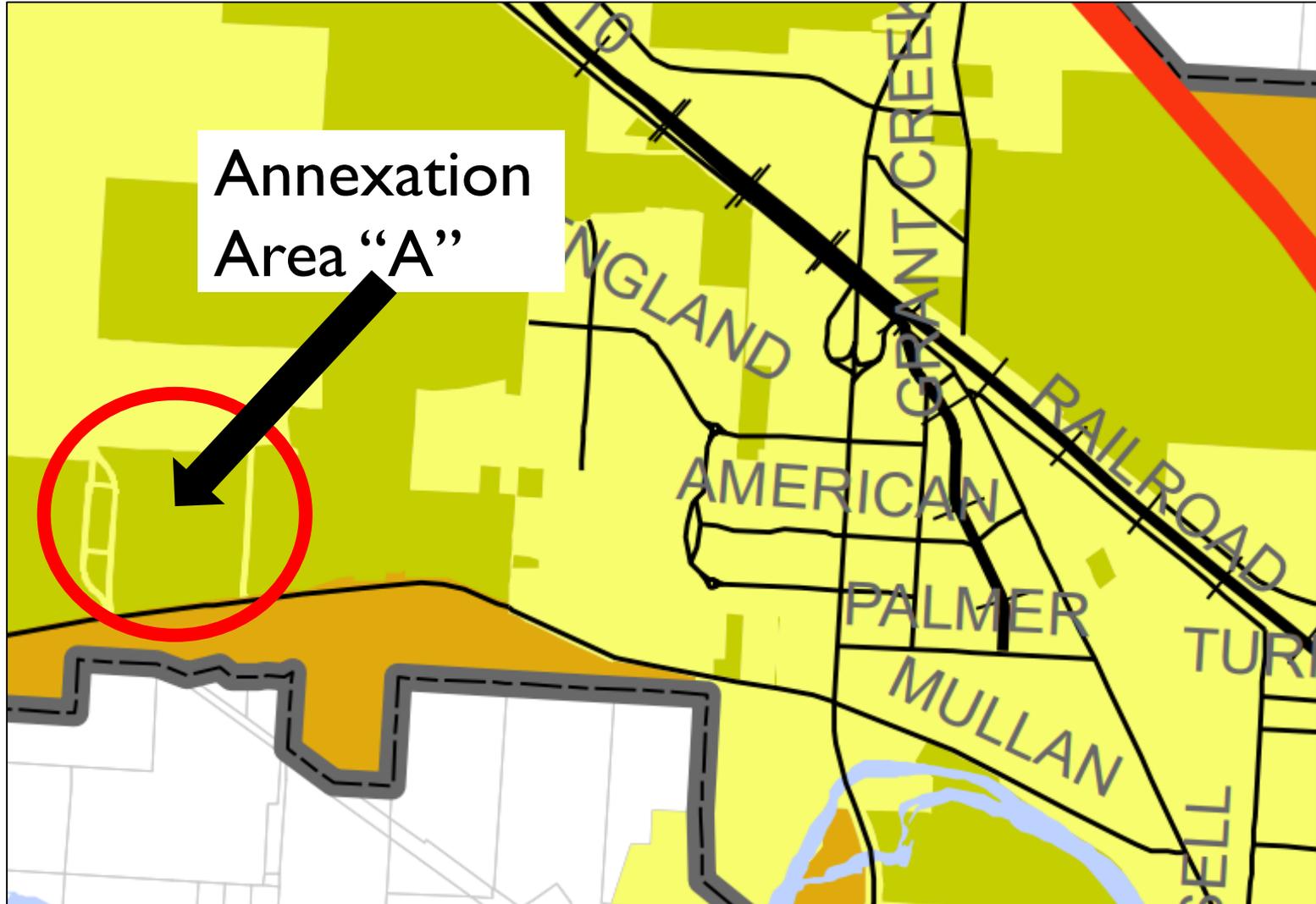
Location



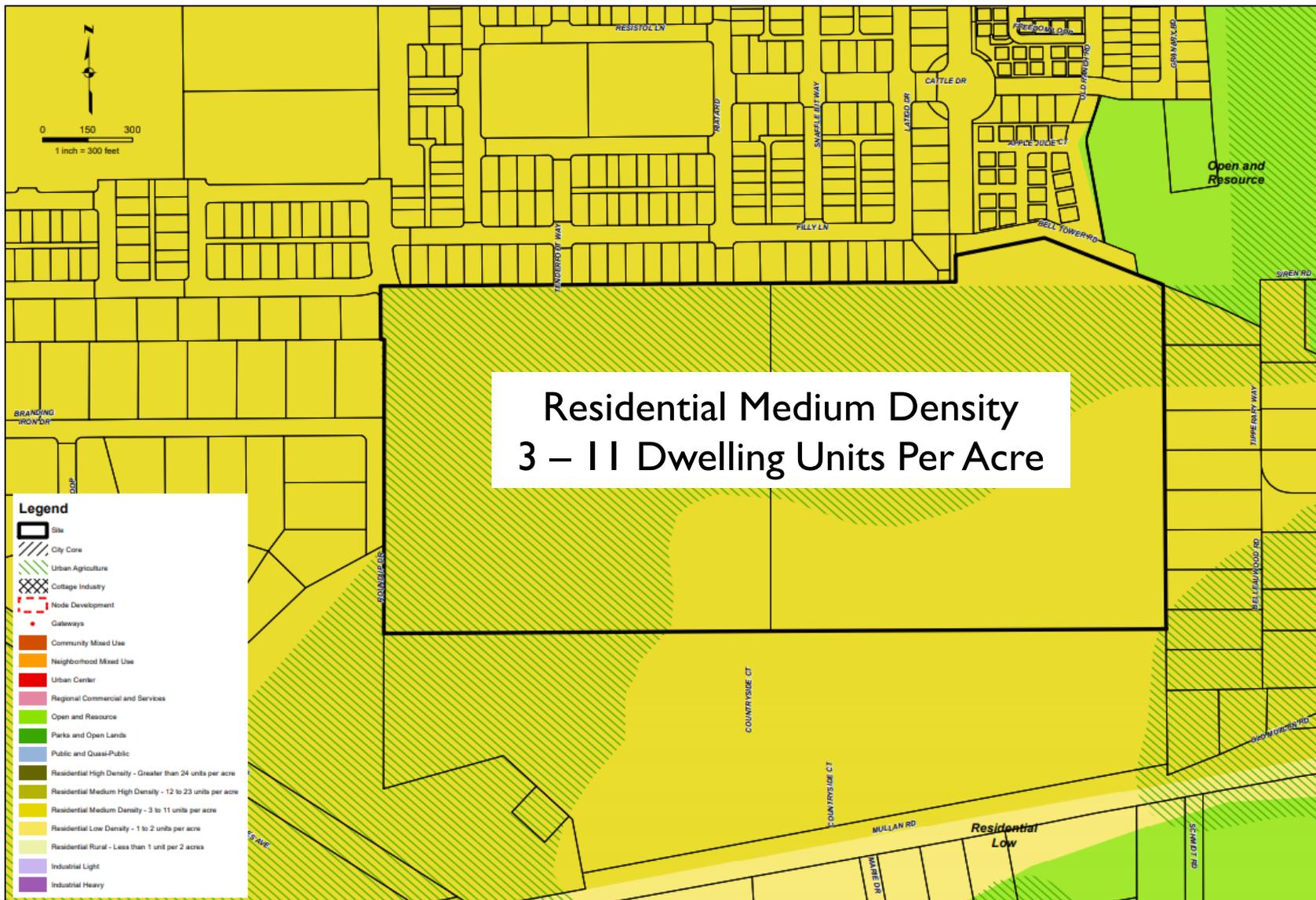
City Limits



Annexation Policy Map



Our Missoula Land Use



Current

County C-RR1 Rural Residential

1 dwelling unit per acre

Proposed Upon Annexation

RT5.4 Residential

Single-dwellings and two-unit dwellings

5,400 square foot minimum lot size

- 1. Annexation and initial zoning to RT5.4 Residential**
- 2. Add the Heron's Landing Neighborhood Character Overlay District to Title 20**
- 3. Apply /NC-HL to property**
- 4. Heron's Landing Phased Subdivision**
- 5. Phases submitted independently (forthcoming)**

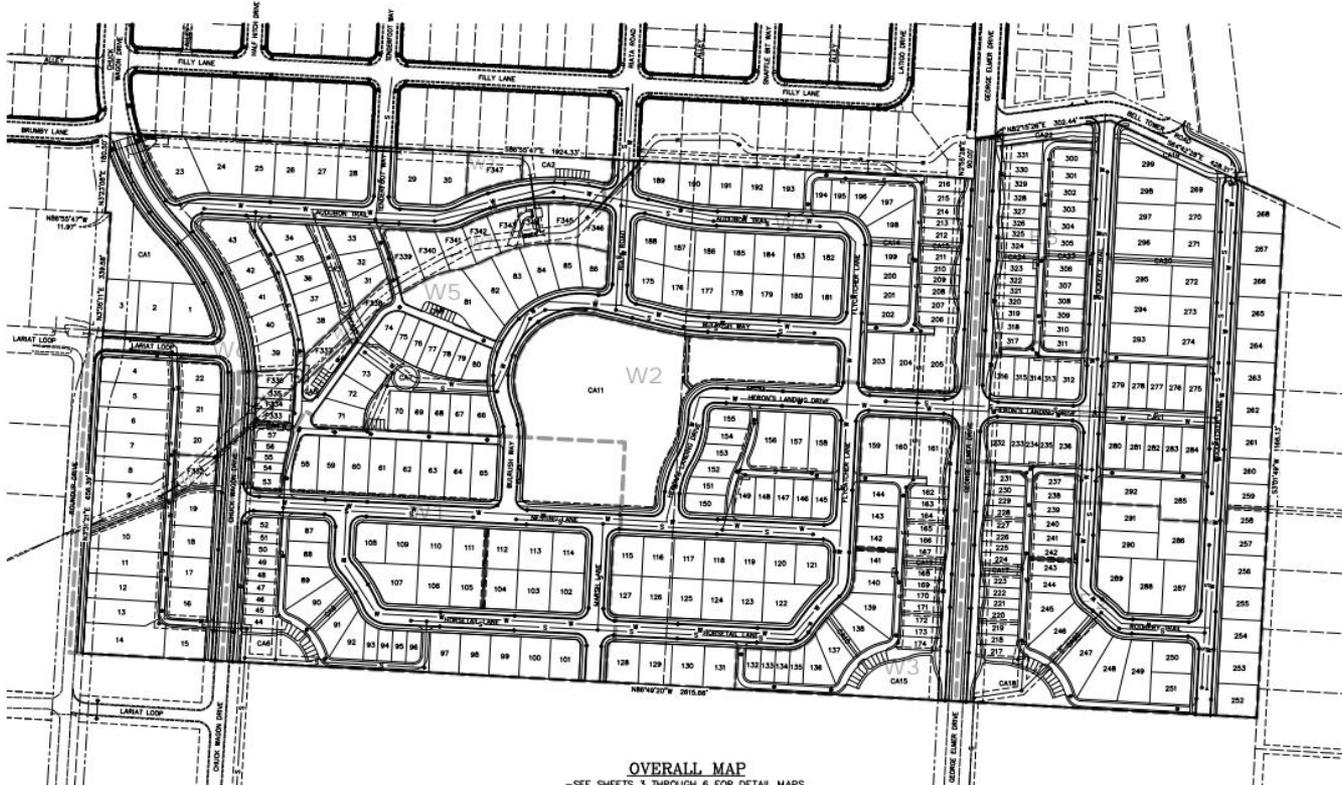
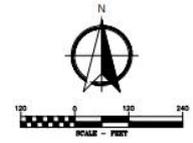
Add the Heron's Landing Neighborhood Character Overlay to Title 20

- Smaller lot sizes and setbacks
- Lots fronting on a common area and have alley access to be oriented toward the common area
- Main entry of a home must face a street
- Up to six-unit townhomes in certain locations
- Attached garages that are accessed from an alley as close as six feet from the alley instead of 20 feet.

Subdivision Proposal



PRELIMINARY PLAT OF
HERON'S LANDING
 A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
 LOCATED IN THE SE 1/4 OF SECTION 12 AND THE N 1/2 OF SECTION 13,
 T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



OVERALL MAP
 -SEE SHEETS 3 THROUGH 6 FOR DETAIL MAPS.
 -SEE PHASING PLAN SUBMITTED IN SECTION 2 OF THE SUBDIVISION APPLICATION FOR DETAILS ON PHASING AND DEADLINES TO COMMENCE PHASES.
 -SEE BLOCK LENGTH VARIANCE EXHIBIT SUBMITTED IN SECTION 4 OF THE SUBDIVISION APPLICATION FOR BLOCK LENGTHS.

- THE FOLLOWING NOTES ARE PLACED HEREON AS REQUIRED BY THE CITY OF MISSOULA:
- 1) ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE THE AGENT OF THE OWNER TO ANY FUTURE SD/PSFD, BASED ON BENEFIT, FOR THE UPDATING OF STREETS WITHIN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO PAVING, CURVES AND GUTTERS, NON-MOTORIZED FACILITIES, STREET WIDENING AND DRAINAGE FACILITIES, AND MAY BE USED IN LIEU OF THEIR OBLIGATIONS ON AN AS-BUILT PLOT PLAN.
 - 2) THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA AND SUBJECT TO THE REQUIREMENTS OF THE AIRPORT INFLUENCE AREA RESOLUTION. THE HERON'S LANDING SUBDIVISION MAY ALSO BE WITHIN AN EXTENDED APPROACH AND SEPARATE ZONE FOR A PROPOSED SECOND RUNWAY AS SHOWN IN THE AIRPORT AUTHORITY'S 2004 PLAN AND LOT OWNERS SHOULD BE AWARE OF THE RUNWAY SAFETY ZONE. LOT OWNERS SHOULD CONSULT THE AIRPORT LAYOUT PLAN AND ANY RELEVANT DOCUMENTS TO DETERMINE THE STATUS OF THE PROPOSED RUNWAY LOCATION AT THE TIME OF PURCHASE.
 - 3) THERE ARE NO WATER RIGHTS ASSOCIATED WITH HERON'S LANDING LEGALLY DESCRIBED AS TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY NO. 5963.

AREAS

LOT AREA	= 41.60 ACRES
COMMON AREA	= 7.08 ACRES
STREET AREA	= 22.63 ACRES
TOTAL AREA	= 72.11 ACRES

NOTE:
 SEE SHEET 2 FOR LEGENDS, LOT AREA TABLE, AND STREET LENGTH TABLE.

LEGAL DESCRIPTION
 TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY NO. 5963

BASIS OF BEARINGS
 CERTIFICATE OF SURVEY NO. 5963

OWNER/SUBDIVIDER
 MULLAN ROAD PARTNERS, LLC

COMPREHENSIVE PLAN
 RESIDENTIAL MEDIUM

TYPE OF SUBDIVISION
 RESIDENTIAL

ZONING
 HERON'S LANDING NEIGHBORHOOD CHARACTER OVERLAY DISTRICT

VERTICAL DATUM
 NORTH AMERICAN VERTICAL DATUM 1988

CERTIFICATE OF ENGINEER

I HEREBY CERTIFY THAT THE PRELIMINARY STREET, STORM DRAINAGE, SEWER, AND WATER PLANS WERE PREPARED UNDER MY SUPERVISION.

CERTIFICATE OF SURVEYOR

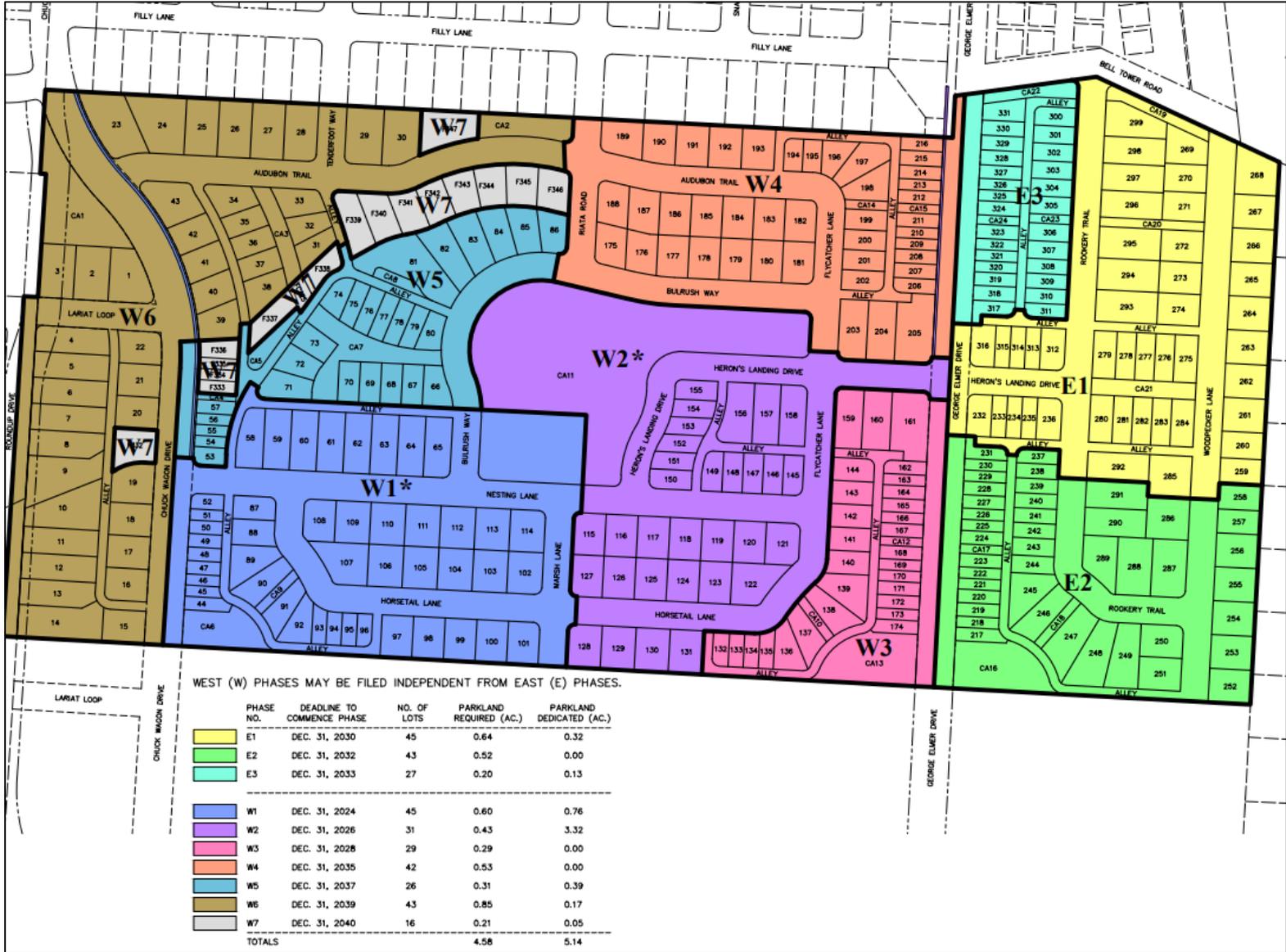
I HEREBY CERTIFY THAT THE BOUNDARY AND PRELIMINARY LOT DESIGNS OF THIS PROPOSED SUBDIVISION WERE PREPARED UNDER MY SUPERVISION.

SHEET 1 OF 8
 DATE: APRIL 2020
 DRAFT: CEG
 PROJECT NO.: 18-11-01



PRELIMINARY
 PLOTTED: 4/3/2020
 SAVED: 4/3/2020

Subdivision Proposal



- Streets built to City standards including George Elmer Drive and Chuck Wagon Drive (collectors) and internal streets (local residential)
- Connect to City water and sewer
- Boulevard & landscaping plan for street frontages
- Common area & parkland maintenance by HOA in covenants
- Sidewalks and trail construction
- Petition into Missoula Urban Transportation District
- Airport influence area statement

- a) authorize land uses comparable to the land uses authorized under the county zoning classification that applied to the property immediately before it was annexed into the city;
- b) authorize land uses that are consistent with the land uses approved by the Board of County Commissioners or the County Board of Adjustment; or
- c) be consistent with the land use and zoning recommendations for the subject areas, as set forth in the Growth Policy.

Adopt a resolution of intention to annex and incorporate within the boundaries of the city of Missoula parcels of land described as Tracts 1 and 2 of COS 5963 and zone the property RT5.4 Residential, and set a public hearing on September 14, 2020.