

Project Report

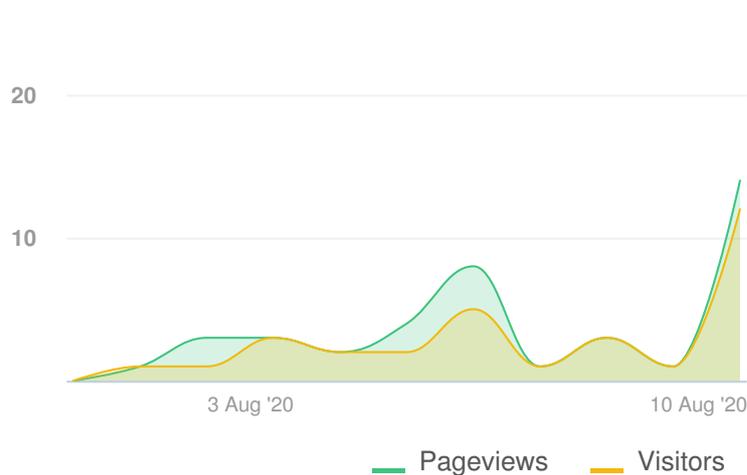
12 July 2020 - 10 August 2020

Engage Missoula

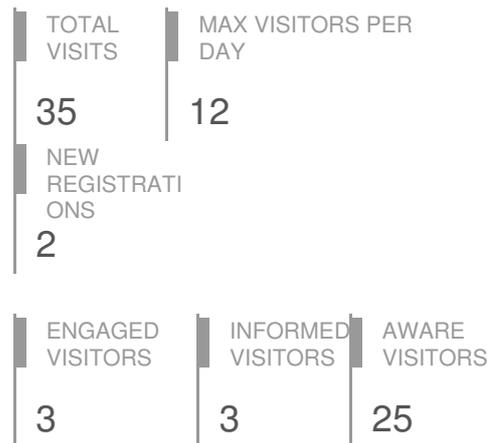
Heron's Landing Annexation, Rezoning, and Subdivision



Visitors Summary

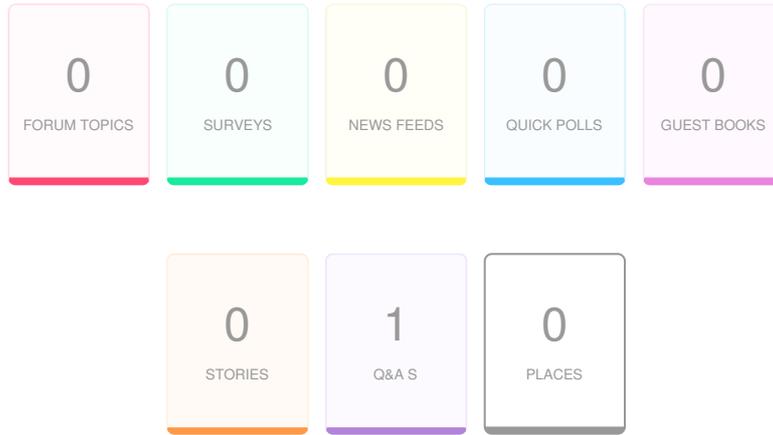


Highlights



Aware Participants		Engaged Participants	
	25		3
Aware Actions Performed	Participants	Engaged Actions Performed	Registered Unverified Anonymous
Visited a Project or Tool Page	25		
Informed Participants	3	Contributed on Forums	0 0 0
Informed Actions Performed	Participants	Participated in Surveys	0 0 0
Viewed a video	0	Contributed to Newsfeeds	0 0 0
Viewed a photo	0	Participated in Quick Polls	0 0 0
Downloaded a document	0	Posted on Guestbooks	0 0 0
Visited the Key Dates page	0	Contributed to Stories	0 0 0
Visited an FAQ list Page	0	Asked Questions	3 0 0
Visited Instagram Page	0	Placed Pins on Places	0 0 0
Visited Multiple Project Pages	0	Contributed to Ideas	0 0 0
Contributed to a tool (engaged)	3		

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Questions and Public Comment	Published	3	3	0	0

QANDA

Questions and Public Comment

Visitors 3	Contributors 3	CONTRIBUTIONS 3
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RichardDombrowski

05 August 20

In 2005 the existing neighborhood of 44 Ranch Estates filed a legal protest with The Missoula County Office of planning and grants with respect to the planned development of the 44 Ranch development surrounding our neighborhood. After many hours and meetings with the County planning and zoning concessions were agreed to limit density around our existing development to two houses per acre and establishing Chuck Wagon Drive as a collect or street to carry traffic in the future. With these agreed changes the protest was lifted and approval granted for the subdivision to move forward. A letter signed by WGM, Mr. Nick Kaufman dated May 11, 2005 summarizes these points and again stated that only 2 dwelling units per acre will be built adjacent to Roundup Drive. In review of the Herons Landing plat map the lots adjacent to Roundup Drive on the east side of roadway are only 8900 square feet or less than the half acre size stipulated by the past agreement with the County planning and zoning office. The 44 Ranch Estate neighborhood expects the City and County to meet the past agreement which was required to lift our protest. The density requirements of a single row of half acre lots around the neighborhood was not development specific to only 44 Ranch and was an agreement with the County and City of Missoula to respect our neighborhood character and property values. We request the developer resubmit the plat with a single row of half acre lots which border our East property lines along Rounup Drive. Respectfully submitted Richard Dombrowski. Resident 44 Ranch Estates.



Publicly Answered

Your comment has been received and sent to the case planner, Dave DeGrandpre.

QANDA

Questions and Public Comment



Steve Bleecker

10 August 20

To whom in may concern, To start, I would try to impress upon you the sentiment and dialogue during and after the public meeting held on June 12, 2019, where neighbors first learned of Heron's Landing. In no uncertain terms, this development and in particular, the small lot sizes, multi-unit structures and traffic control plans, were and are quite unpopular among those who have laid roots in this area off Mullan. I have spoken with dozens of neighbors, many of whom have sent their own letters no doubt, who speak of the same concerns. I will attempt to point out specific issues in the latter part of this letter. I am not schooled in the details of development and won't claim to be an expert in many things but hope the overall discontent received from myself and others will further your commitment to not only ensure this project checks all the required boxes but that also the hundreds of neighbors and their concerns/values play a major role in the development moving forward. The developer of 44 Ranch, north of 44 Ranch Estates, was required to maintain 1/2 acre lots on those adjacent to 44 Ranch Estates; this condition should carry over to Heron's Landing. Those currently platted (3 thru 14) range from 8,575 to 12,631 sq ft; should be a minimum of 21,780 sq ft. Per the mayor's office regarding the secured \$13M BUILD grant: "Work on the BUILD grant, which includes improvements on George Elmer Drive and a new controlled intersection (signal or roundabout) at Mullan Road, are expected to begin next spring." The first phase of Heron's Landing should begin adjacent to George Elmer, a complete arterial with funds secured for further improvements, rather than an incomplete Chuck Wagon Drive. Nearly all of the surrounding homes (to Heron's Landing) consist of detached single family. Heron's Landing should have continuity with its surroundings and maintain this same standard. Approval and rezoning should include detached single family only. The current proposal nearly maxes out the residential medium density at 10 dwellings per acre (max is 11). I understand this may fall under the threshold however there is no need for this. Keep in mind, there are still approximately 270 future lots planned within 44 Ranch (Phase 10 thru 19). To close, Heron's Landing, or any future development should consider the foundation of those developments before it and the areas surrounding it. This area is filled with higher quality builds and rooted single family homes. This volume of medium density, and in particular the areas of high density/townhomes, brings lower quality builds and higher chance of those becoming rentals, etc. That is not what exists here nor is it wanted. I urge you to consider all things, and with them not only this single residents words, but all of those received at this time. I truly appreciate your service and consideration in this matter. Best, Steve Bleecker 2185 Roundup Dr 406-360-3862



Publicly Answered

Your comment has been received and sent to the case planner, Dave DeGrandpre.

QANDA

Questions and Public Comment

Q

coralbeck

10 August 20

I am a home owner on Roundup Drive. I am writing to express concerns about the plans for this development. In previous plans submitted, the area was to be zoned for single family homes. The plan being proposed for rezoning and annexation includes multifamily housing projects of 347 homes. Mullan road is currently congested with traffic and there have been several accidents, one involving a child being hit by a car. Mullan road is not developed with traffic lights to accommodate this many homes. I am concerned that adding multiple family housing units will change the nature of the neighborhood. I did not purchase a home to be located next to a large apartment complex. Mullan Road is already congested with multiple apartments at Mullan and Reserve. It has become difficult to manage the traffic and merge from Reserve street on to Mullan because of the density of housing. The Hellgate School district is already attempting to accommodate students from the increased growth of homes in the area. The school has become so large, that children are not able to develop solid childhood relationships with classmates, because of multiple classrooms needed to accommodate the ages of students (ie. multiple 4th grade classes) and then children switching to a new set of peers the following year. The school is larger than many schools in big cities. Planning and zoning for this area should be mindfully considered. While affordable housing is needed in Missoula, planning for the Heron project should not include large apartment complexes that result in congested housing, which will lower the property value of the houses surrounding the area. Thank you, Coral Beck 406-273-3324

A

Publicly Answered

Your comment has been received and sent to the case planner, Dave DeGrandpre.