



PROJECT: Ponderosa Village

December 6, 2019

City of Missoula
Development Services
435 Ryman Sta
Missoula, MT 59802-4297

Re: Conditional Use Submittal

Thank you for taking the time to review our conditional use submittal. We're excited to present this project which we feel will make a great addition to the westside neighborhood.

Ponderosa Village is a group living project of 46 bedrooms aimed to serve the needs of the single person who works at one of the local service-oriented businesses, including the nearby hospital/medical complex, restaurants, and retail stores.

This project has been a long time in the making with many contributors. A primary focus for design of site and buildings has been place on Quality of life for each resident both individually and as a member of the private community. A communal kitchen in each house and communal living/lounging areas on each floor will make socializing easier and more frequent, ultimately aimed at encouraging friendships and developing a safe collective environment. The large central outdoor gathering space further fosters the community and gives residents convenient access to the outdoors.

The central location of the development will also enable residents to live without owning a car being close to shopping, restaurants and public transportation. The free city bus system is accessible next to the Village that takes riders throughout the urban/suburban area. Bike lanes and pedestrian walkways are adjacent to the property, and a covered bicycle spot is provided for each bedroom. The project exceeds the vehicle and bike parking standards in Title 20 for group living.

In summary, Ponderosa Village will provide much needed housing in a location convenient for accessing the amenities of the city, while at the same time providing a community feel that enhances social opportunities for the residents.

Thanks again for your time and consideration on this request, please let us know if you have any questions or concerns.

Sincerely,



A handwritten signature in green ink, which appears to read "Marie Wilson".

Marie Wilson,
In2itive Architecture
406.926.2326 o
406.579.9092 c
marie@in2itivearch.com



DEVELOPMENT SERVICES

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CITY CONDITIONAL USE APPLICATION

A. GENERAL INFORMATION

1. One submittal packet is required for Completeness/Sufficiency Review.
2. Once the application is deemed complete by Development Services (DS), 2 submittal packets and the appropriate fee shall be submitted.
3. Name of Conditional Use Request: **Ponderosa Village Group Living Conditional Use**
4. Name(s) of Applicant: **Jules Landis**
Mailing Address: **2291 W Broadway Suite 4**
Telephone Number: **406-926-2326**
Email Address: **jules@in2itivearch.com**
5. Name(s) of all Owners of Record: **1029 W Pine Partnership (Jerry Dirnberger)**
Mailing Address(es): **601 South Ave W Missoula, MT 59801**
Telephone Number(s): **406-360-5133**
Email Address(es): **dirnberger@aol.com**
6. Name and Company of Representative: **same as applicant**
Mailing Address:
Telephone Number:
Email Address:
7. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

J A Dirnberger, President 3/12/20
Applicant's Signature Date

J A Dirnberger, President 3/14/20
Owner's Signature Date

Representative's Signature Date

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): 1029 W Pine
 Legal Description - complete and unabbreviated: W.J. McCormick’s Addition, Block 46, Lot A and Portion of Vacated Pine Street right-of-way (17,477 square feet) in Section 21, Township 13 North, Range 19 West

Township, Range, Section(s): **Section 21, Township 13 North, Range 19 West**

Subdivision, Lot(s), Block(s): **WJ McCormicks Addition Block 46, Lot A**

Tract(s), COS#:

Bearings & Distances Descriptions (if boundaries of proposed Conditional Use are not exactly the same as the boundaries of the property legally described above): **See attached Civil Plan**

Geocode: **Parcel ID: 04220021125040000**

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	C1-4, Neighborhood Commercial / DE-D, Design Excellence Overlay - Downtown Gateway	Single and Two-unit Residential
Adjacent (South)	C1-4, Neighborhood Commercial / DE-D, Design Excellence Overlay - Downtown Gateway	Hotel and Restaurant
Adjacent (East)	Broadway Scott Gateway, Sub District A and B	Vacant, Parking Lot, and Grocery Store
Adjacent (West)	C1-4 Neighborhood Commercial / DE-D Design Excellence Overlay - Downtown Gateway	Warehouse

2. What is the current zoning of the property? **C1-4 Neighborhood Commercial - DE-D Design Excellence Overlay: Gateway**

3. What is the applicable comprehensive plan and land use designation for the property? **The 2035 Missoula City Growth Policy is the applicable regional plan and recommends a Land Use designation of Urban Center. Urban Center land use designation supports a concentration of high intensity commercial, retail, arts and entertainment, and high density residential. The applicable vicinity plan is the Joint Northside/Westside Neighborhood Plan 2000 and the 2006 Update which recommends a land use designation of City Center.**

4. What is the conditional use requested? **Group Living**

D. RESPONSES TO TITLE 20 ZONING ORDINANCE CONDITIONAL USE REVIEW CRITERIA

1. **Review Criteria.** Describe how the proposal meets the following review criteria. (Not all review criteria will apply in every case. Only the applicable review criteria need to be met.)

- a. Whether the conditional use complies with all applicable standards of the zoning ordinance.
The project will meet all setbacks, height, parking and other standards per Title 20.

- b. Whether the conditional use is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.

The proposed use will meet a vital community need for attainable, convenient housing close to the transit center, comprising two Group Living structures with 46 bedrooms and shared kitchen and gathering spaces. The site is located in an area with infrastructure in place to support the use, including bus stops, grocery stores, and bicycle lanes.

- c. Whether the conditional use is compatible with the character of the surrounding area in terms of site planning, building scale, and project design.

The proposed group living use is compatible with the Residential and Multi-Family uses across the street. Design-wise the project is similar in scale to the Verde Condominiums one block down at 1010 Pine St, and the concept is intended to give the look and feel of individual single family residences.

- d. Whether the conditional use has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation.

Group Living has the same hours of operation as adjacent residential. Outdoor lighting and noise will comply with the City of Missoula lighting and noise ordinances.

- e. Whether the conditional use will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized).

Routes 11 and 14 travel on West Broadway Street with the nearest stop adjacent to the intersection of West Broadway Street and Scott Street. Routes 2 and 3 travel on Spruce Street and Scott Street with the nearest stop adjacent to the traffic circle where Spruce Street, Scott Street and Toole Avenue intersect. The routes are all available at the Main Transfer Center. There are bike lanes one (1) block north and south of the site along Toole Street and West Broadway Street. The project is providing 46 spaces of covered bicycle parking. Scott Street (which abuts the property on the east side) is functionally classified as Urban Collector Road, and West Pine Street (which abuts the property to the north) is functionally classified as a local street.

2. Factors to be Considered.

Section 20.85.070(l) includes factors that City Council may consider in determining whether all applicable review criteria have been satisfied. These are listed below for reference.

- a. That new buildings and structures are located to create a positive relationship with their environment, both urban and natural.
- b. That the site design properly addresses building orientation, open space, light, sun exposure, views, and protection of natural features.
- c. That buildings, structures, and uses are compatible with adjacent properties and uses in terms of physical design elements, such as volume and mass management, building materials, color, open space design, screening, and other design elements.
- d. That the overall project will be functional, attractive, and safe in terms of pedestrian, bicycle, and vehicular access, parking, loading, and servicing.

E. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- A cover letter** describing the purpose of the proposed project, existing site conditions,

- and a brief description of the proposal.
- A vicinity map** showing the subject property and the area within 300 feet of the subject property.
 - A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
 - An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
 - A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
 - The current plat** of the subject property.
 - A site plan**, including existing and proposed landscaping, parking, streets/access, sidewalks, bike lanes, and any other improvements to the property.
 - Building elevation drawings** of all proposed structures and/or photos of existing structures.
 - Floor plans** of all existing and proposed buildings.