365-375 Scott Street

Ponderosa Village

Group Living Conditional Use

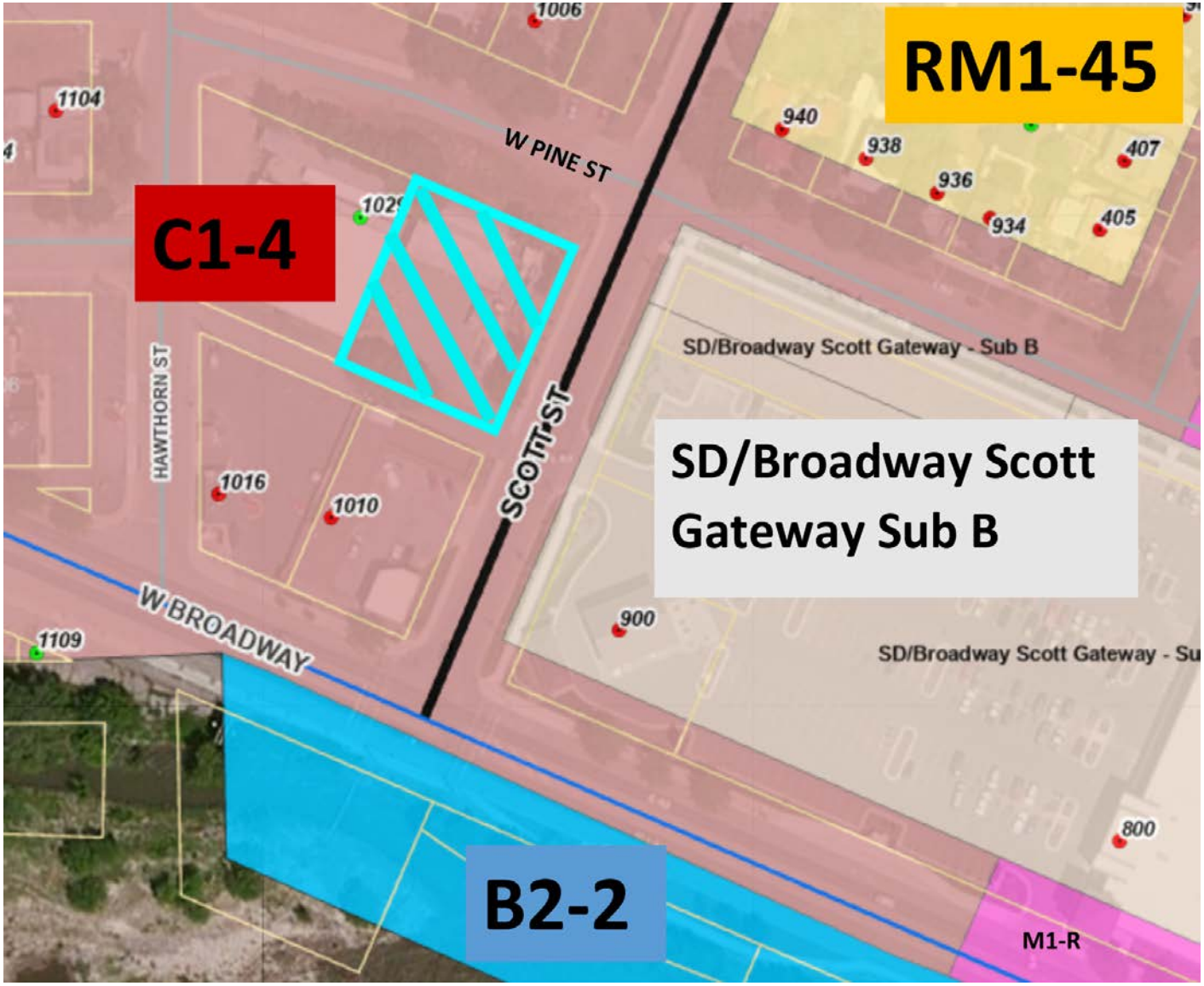
City Council

Kaitlin McCafferty
Development Services

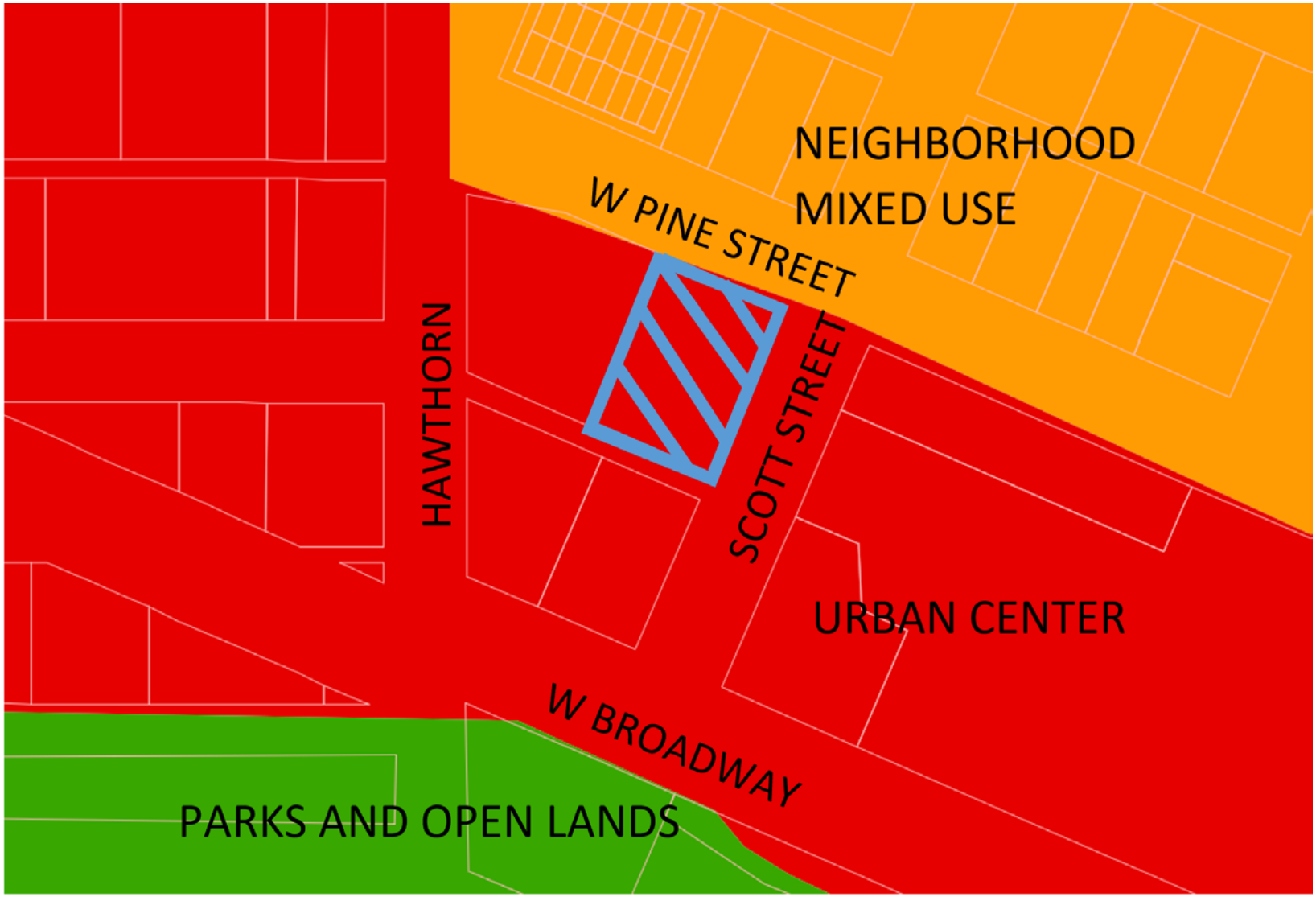
September 21 2020

Location

Zoning Map


RM1-45
C1-4
B2-2
SD/Broadway Scott Gateway Sub B
W PINE ST
SCOTT ST
HAWTHORN ST
W BROADWAY
SD/Broadway Scott Gateway - Sub B
SD/Broadway Scott Gateway - Su
M1-R
1006
1104
1029
1016
1010
1109
940
938
936
934
407
405
900
800

Our Missoula Growth Policy



Current Conditions

SCOTT STREET

W PINE STREET

Site Perspective

Site Plan

NEW BLVD SIDEWALK AND LANDSCAPING. REFER TO CIVIL
EXISTING GRADES SHOWN FOR REFERENCE. SEE CIVIL FOR PROPOSED GRADES
COVERED BIKE PARKING (48 STALLS)
CONCRETE PAVING (ADJACENT SITE)
LARCH
JUNIPER
SPRUCE
CEDAR
COMMUNITY SPACE
SCOTT STREET
103' - 0"
100' - 0"

Parking

VEHICLE	
Required	4 (two per building)
Provided	11 (one ADA)

BICYCLE	
Required	0
Provided	46

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.**

Conditions of Approval

1. **The Group Living Conditional Use at 365-375 Scott Street shall comply with all applicable portions of Title 20. 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.**

Conditions of Approval

2. **In order to comply with Title 20 Section 20.40.070.B the applicant shall ~~restrict density to one (1) resident per bedroom suite and shall provide a copy of the lease agreement with the density restriction, subject to review and approval of Development Services, prior to building permit approval~~** provide an executed affidavit restricting density in compliance with Title 20, Section 20.40.070.B, filed with the County Clerk and Recorder, subject to review and approval of City Attorney and Development Services, prior to building permit approval.

Staff Recommendation

Approval of the Group Living Conditional Use request located at 365-375 Scott Street, in accordance with Missoula City Zoning Ordinance, Title 20, Sections 20.10.020D, 20.40.070, 20.85.070, and 20.105.020.B., based on the findings of fact in the staff report and subject to the conditions of approval as amended in Memo #1.