

Remington Flats Rezoning & Major Subdivision

Planning Board

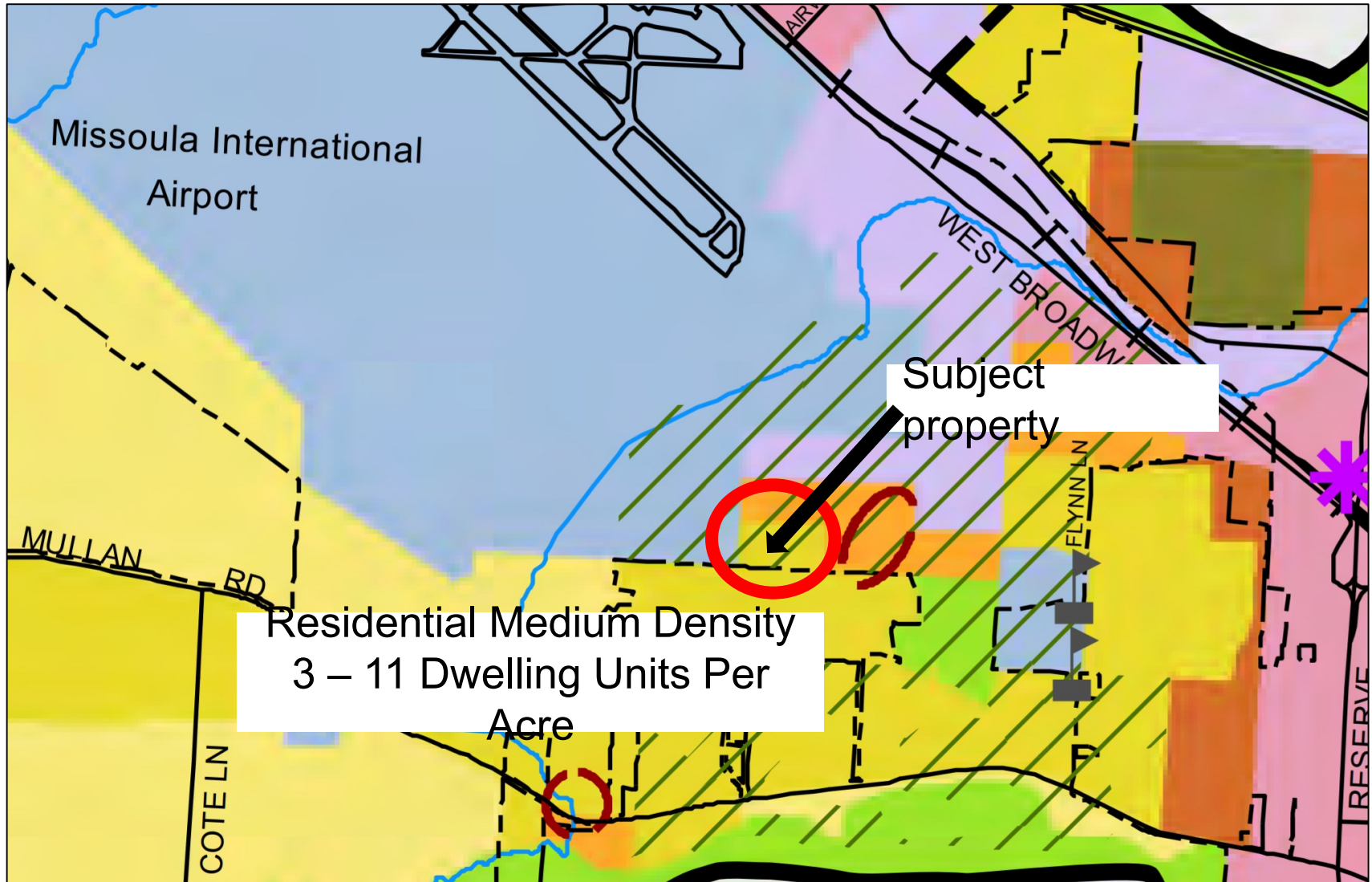
Dave DeGrandpre
Development Services
September 15, 2020



Location



Our Missoula Land Use



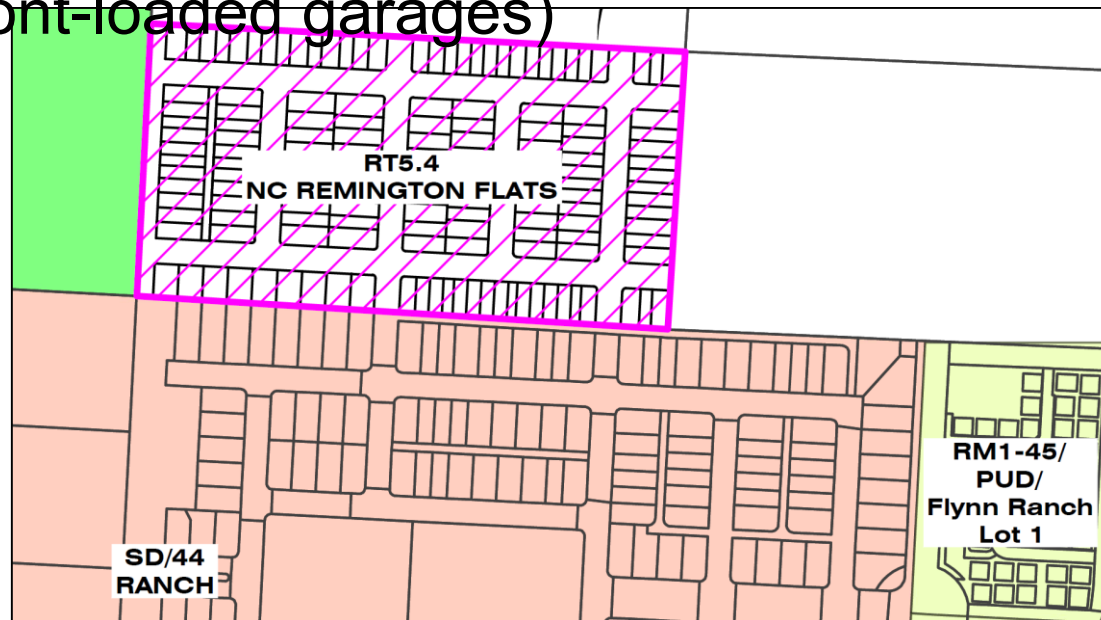
- 1. Annexation and initial zoning to RT5.4 Residential (City Council only)**
- 2. Add the Remington Flats Neighborhood Character Overlay District to Title 20**
- 3. Apply /NC-RF to property**
- 4. Remington Flats Phased Subdivision**
- 5. Phases submitted independently (forthcoming)**

Add the Remington Flats Neighborhood Character Overlay to Title 20

- /NC districts are 'overlain' on base districts
- /NC districts set or preserve a development pattern
- Where standards conflict, the overlay governs
- Missoula has several /NC Districts – Southside Riverfront, Fort Missoula, Rattlesnake Gardens...

Add the Remington Flats Neighborhood Character Overlay to Title 20

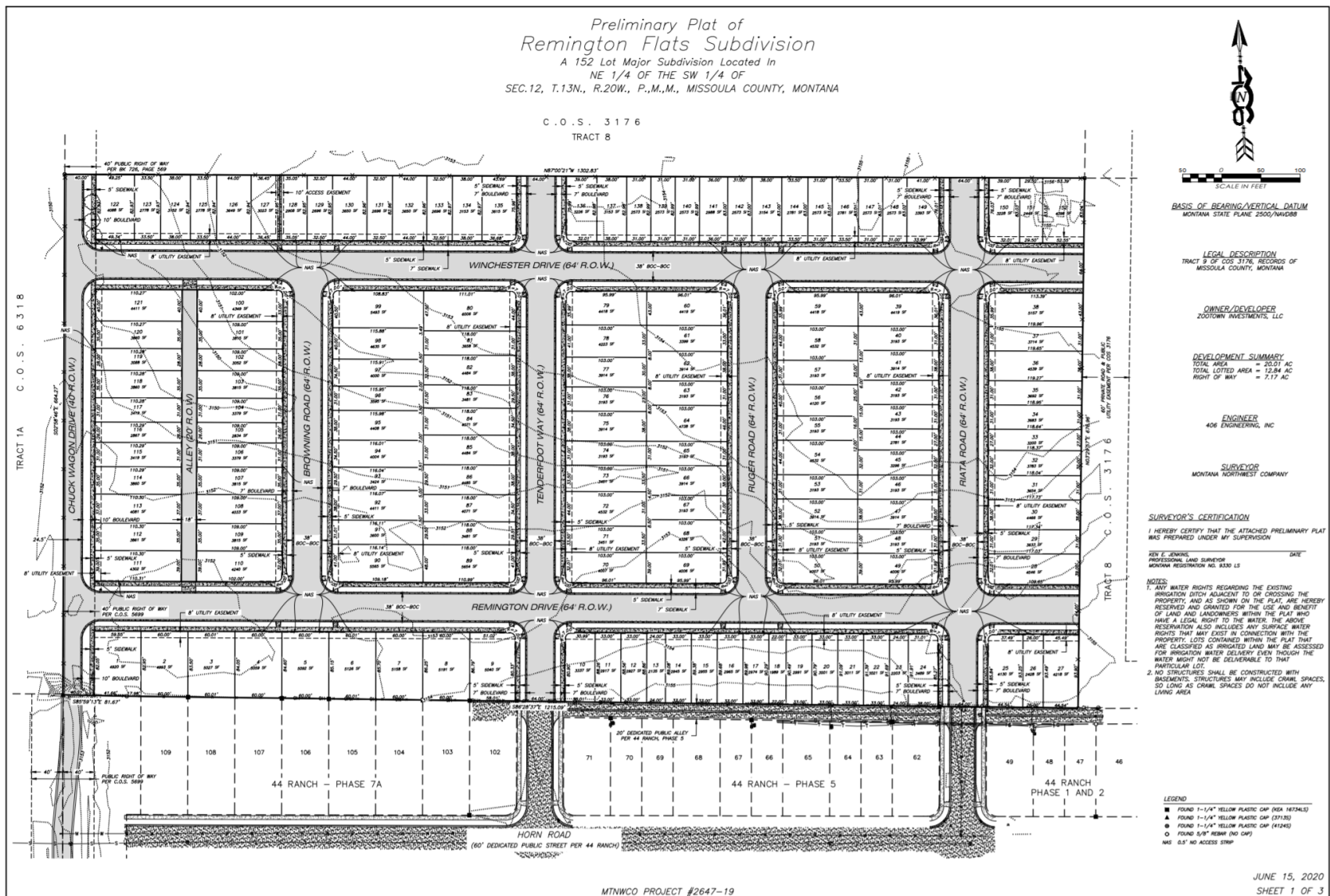
- Up to three attached townhomes instead of two
- Smaller front setbacks (10 feet instead of 20, except for front-loaded garages)



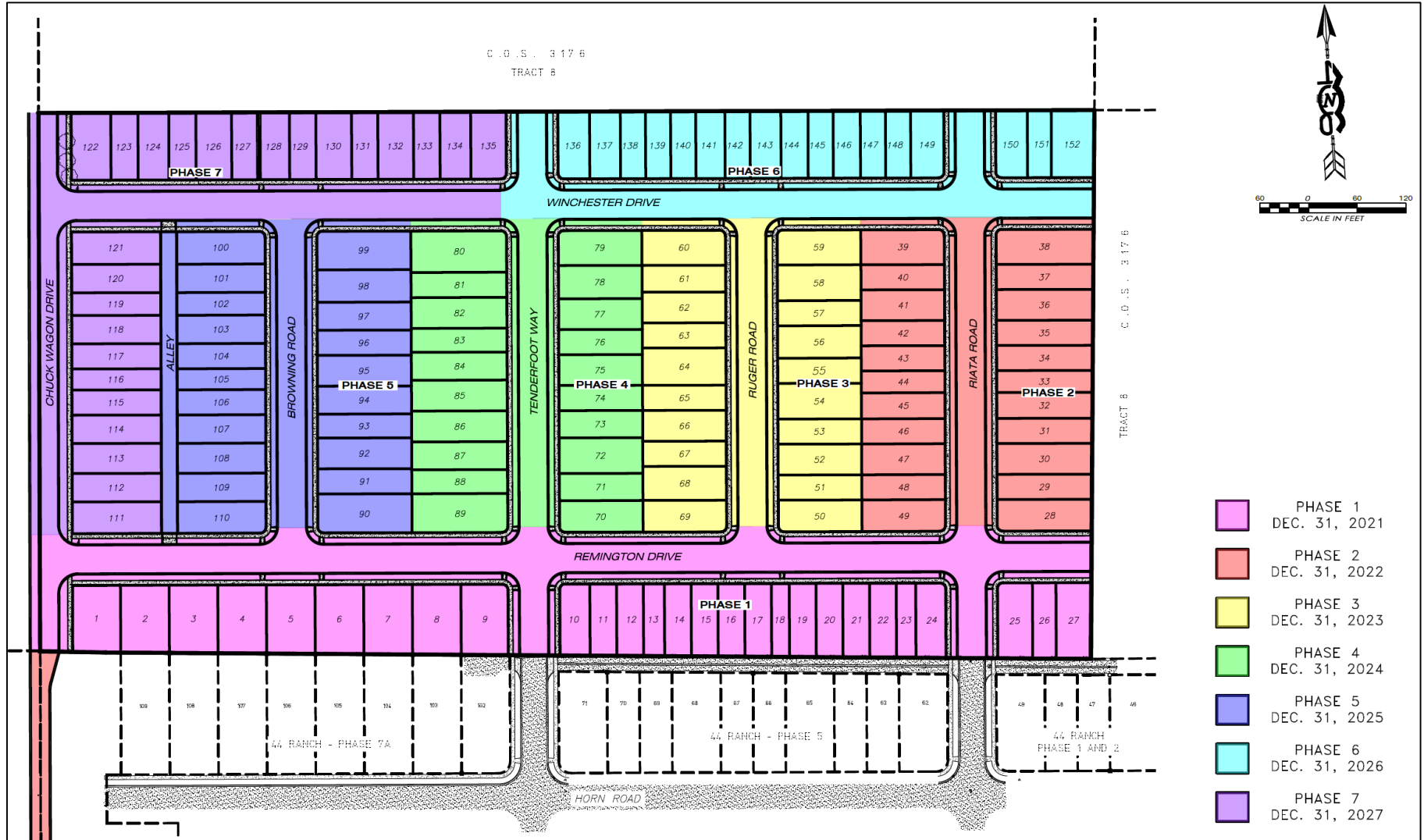
- I. Characteristics that would create an identifiable setting, character & association**
- II. At least 5 acres**
- III. Growth policy compliance**
- IV. Secure safety from fire & other dangers**
- V. Promote public health, safety, and welfare**

- VI. Provide adequate infrastructure & public requirements**
- VII. Adequate light and air**
- VIII. Impact on motorized & non-motorized transportation**
- IX. Promote compatible urban growth**
- X. Character and suitability of the district**

- XI. Conserve value of buildings & promote most appropriate use of the land**
- XII. Correct an inconsistency or address a changing condition**
- XIII. In the best interest of the city as a whole**



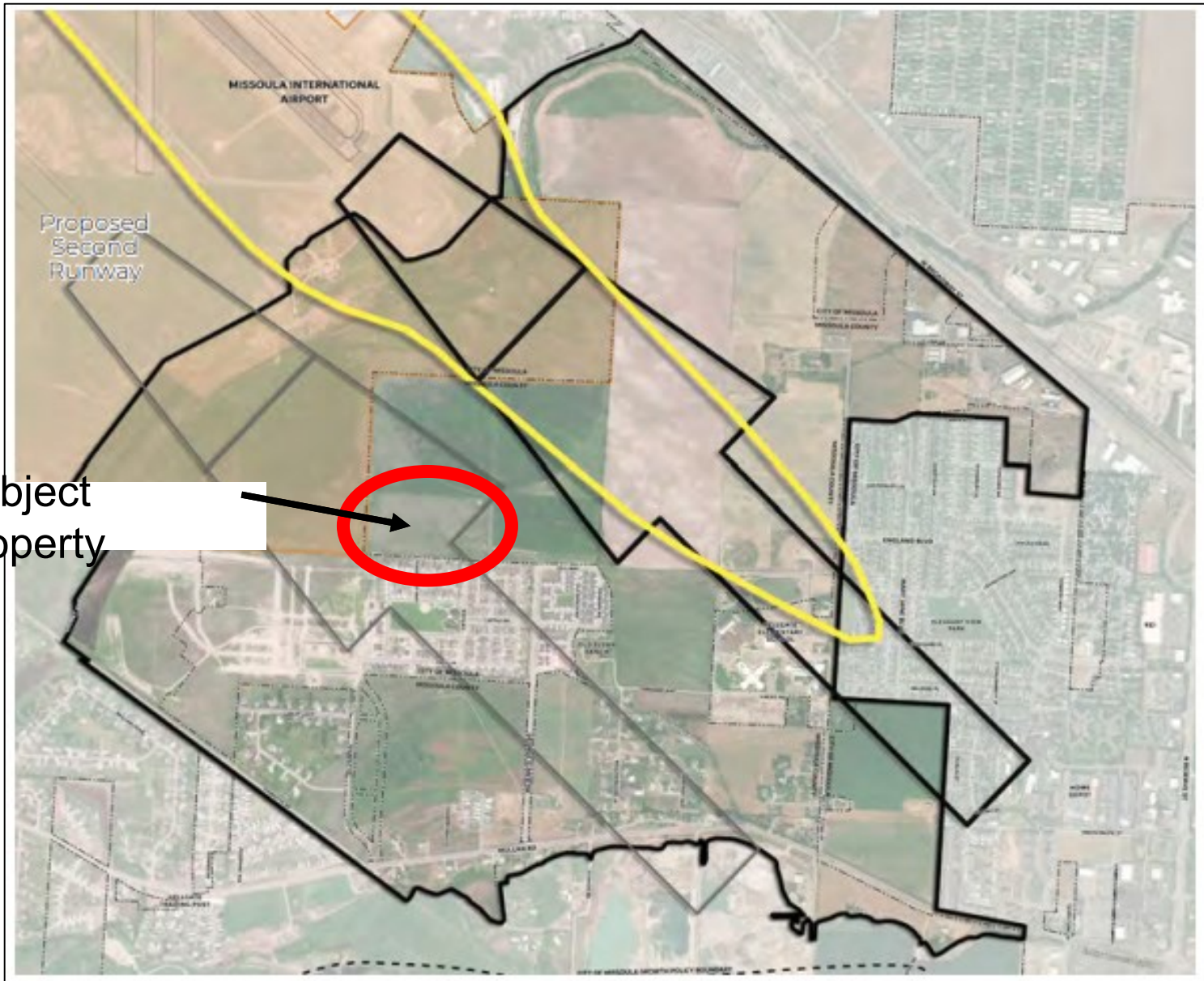
Subdivision Proposal



Subdivision Proposal



Subdivision Proposal



Agriculture & Ag. Water User Facilities:

Prime soils; planned and zoned for residential use; irrigation ditch in easement, water rights to be severed;

Natural Environment, Wildlife & Wildlife

Habitat: No public lands or critical wildlife habitat nearby; impacts of storm runoff evaluated; no significant impacts anticipated;

Public Health & Safety: Adequate circulation systems, city water and sewer, fire, and police, nearby medical services; no natural hazards; airport influence area;

Local Services

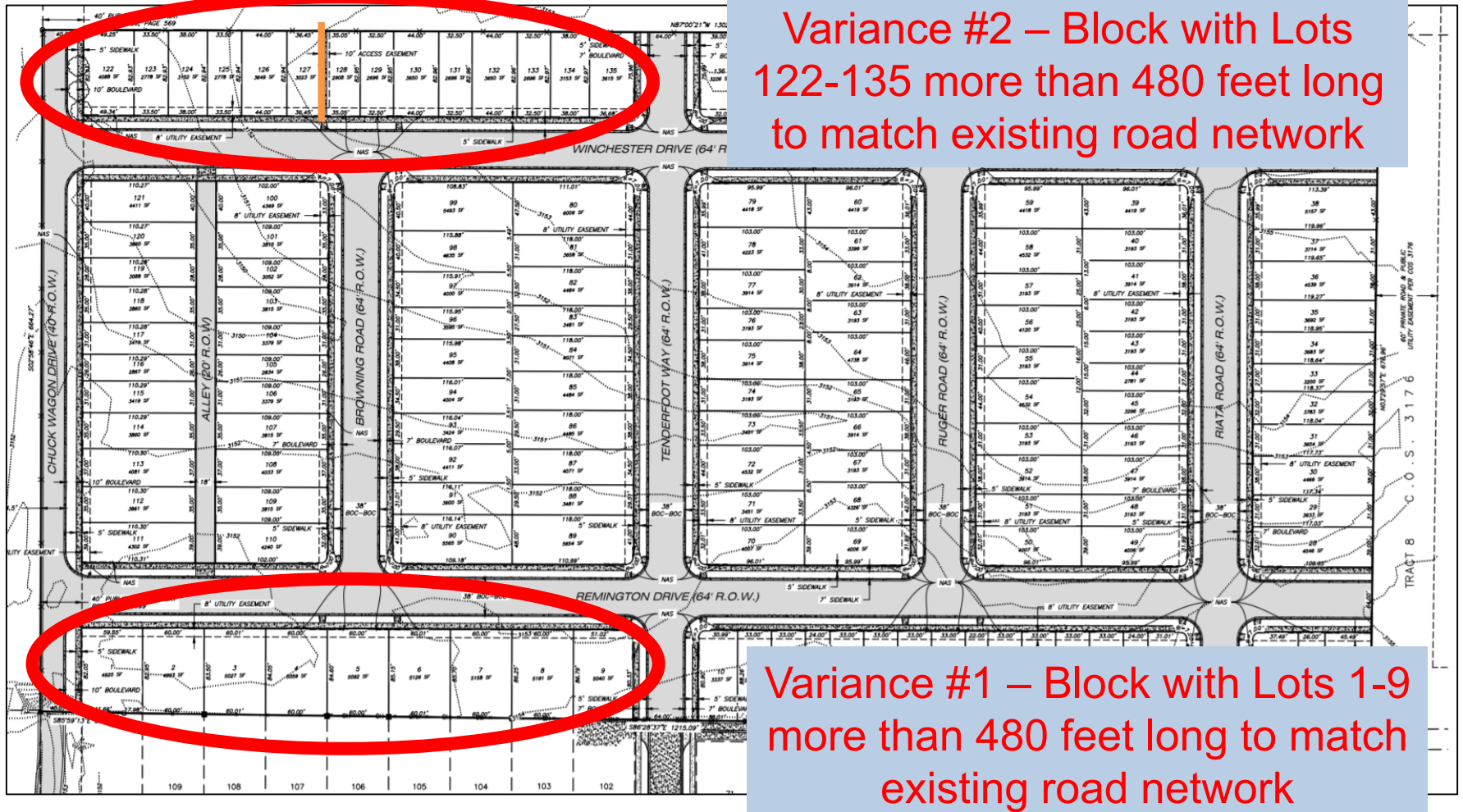
Access – Primary access via Chuck Wagon Drive, Tenderfoot Way and Riata Road; internal street network built by the subdivider and dedicated to the public; petition into Missoula Urban Transportation District

Emergency Services - Provided by City Police and Fire

City Parks – Neighborhood park nearby; Cash in lieu of parkland with each phase

Schools – Application states a range of 31-76 students & schools can support anticipated population

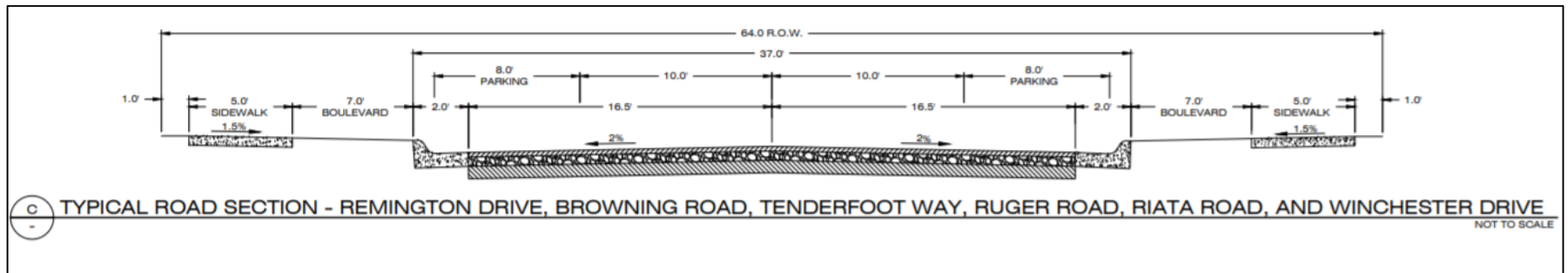
Variance #1 & 2



Variance #3



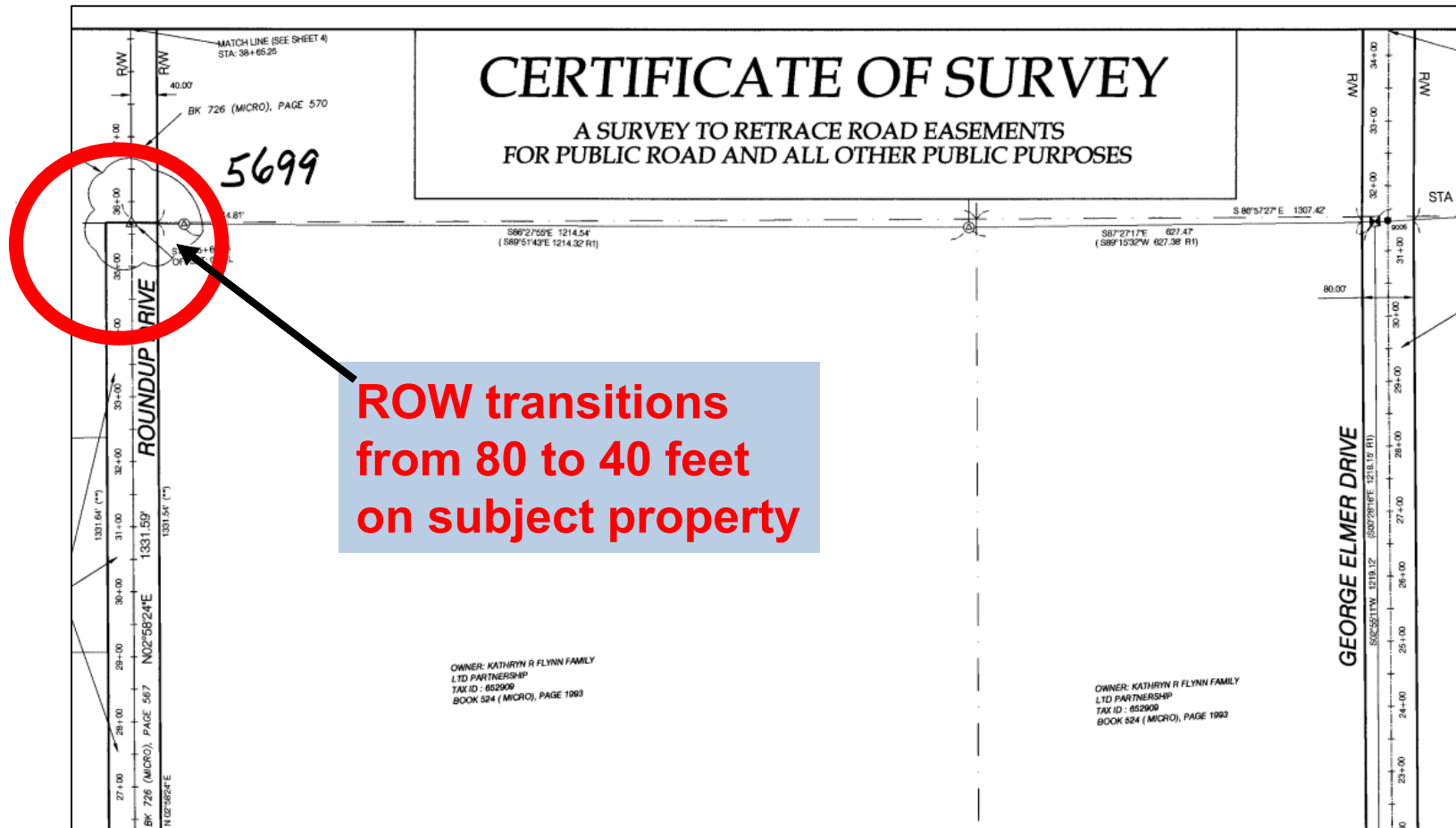
64-Foot Rights-Of-Way for Low Density Urban Local Streets instead of 70



Variance #4

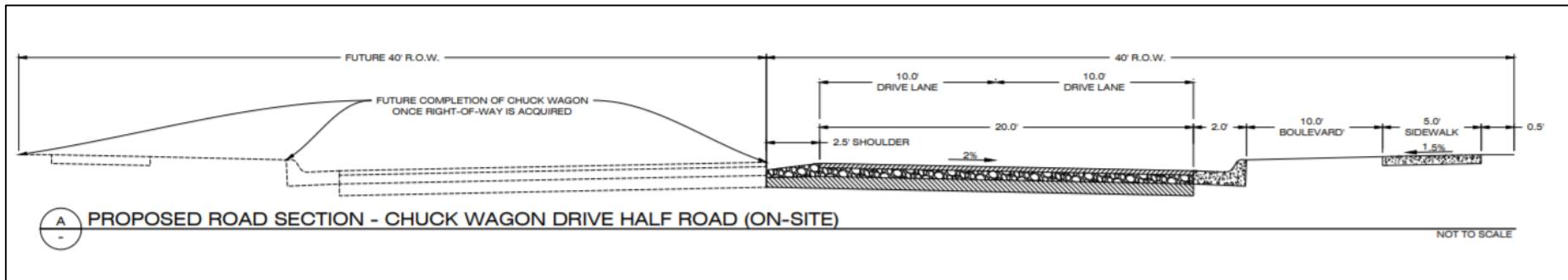


40-Foot Right-Of-Way for Collector Instead of 90 Half-street improvements



40-Foot Right-Of-Way for Collector Instead of 90

Half-street improvements



Conditions of Approval



- Half-street improvements for Chuck Wagon Drive
- Other streets built to City standards
- Contributions for Chuck Wagon Drive / Mullan Road and George Elmer Drive / Mullan Road intersections
- Connect to City water and sewer
- Cash in lieu of parkland
- Petition into Missoula Urban Transportation District
- Avigation easement and airport influence area statement

APPROVAL of an ordinance to establish the Remington Flats Neighborhood Character Overlay District **and** to rezone Tract 9 of COS No. 3176 in the NE ¼ of the SW ¼ of Section 12, T13N, R20W from RT5.4 Residential to RT5.4 Residential with a Remington Flats Neighborhood Character Overlay District.

APPROVAL of variance requests 1 & 2 to allow the blocks with Lots 1-9 and 122-135 to be longer than 480 feet.

APPROVAL of a variance request #3 to allow Winchester Drive, Browning Road, Tenderfoot Way, Ruger Road, and Riata Road to be built within 64-foot rights-of-way instead of 70.

APPROVAL of variance request #4 to allow Chuck Wagon Drive to be built as a half-street Urban Collector within a 40-foot right-of-way instead of a full street section within a 90-foot right-of-way.

APPROVAL of the **Remington Flats Phased Subdivision Plat and Application** based on the findings of fact and subject to the recommended conditions of approval in the staff report.