



City of Missoula, Montana
Item to be Referred to City Council Committee

Committee: Land Use and Planning
Item: Trinity Mullan 2 Lot Minor Subdivision
Date: November 18, 2020
Sponsor(s): Cassie Tripard
Prepared by: WGM Group, Inc.
Ward(s) Affected:
 Ward 1 Ward 4
 Ward 2 Ward 5
 Ward 3 Ward 6
 All Wards N/A

Action Required:
Approval or denial of the **Trinity Mullan 2 Lot Minor Subdivision**.

Recommended Motion(s):

1. **APPROVAL** of the variance request to allow a 66-foot-wide public access easement, 5-foot-wide sidewalks, and no boulevards for Mullan Road adjacent to the subject property.
2. **APPROVAL** of the variance request to allow 47.5 feet of right-of-way, 29.5-foot paved street width, a parking lane on one side of the street, and a boulevard on one side of the street for Maple Street between West Broadway and the subject property.
3. **APPROVAL** of the variance request to allow a 7.5-foot-wide boulevard on the north side of the street, 5-foot-wide sidewalks, and no bike lanes for West Broadway adjacent to the subject property.
4. **APPROVAL** of the variance request to allow a 6-foot-wide public access easement and 5-foot-wide improved surface for the pedestrian trail between Maple Street and Mullan Road.
5. **APPROVAL** of the **Trinity Mullan 2 Lot Minor Subdivision**, based on the findings of fact and subject to the conditions of approval in the staff report.

Timeline:
Referral to Committee: November 9, 2020
Committee discussion: November 18, 2020 (Action Item)
City Council Action: November 23, 2020 (Consent Agenda or Comm. Report)
Deadline: December 2, 2020 [Click or tap here to enter text.](#)

Background:
Trinity Mullan Subdivision is a two (2) lot minor subdivision of a 22.39 acre parcel at 2340 and 2350 Mullan Road. The parcel is in the Westside Neighborhood Council and part of City Council Ward 6. The parcel is legally described as Parcel 2A of C.O.S. 4878 located in the Southwest quarter of Section 17, Township 13 North, Range 19 West P.M.M.

The subject property is zoned M1R-2 Limited Industrial-Residential. The minimum parcel area for single-purpose residential and mixed-use buildings is 3,000 square feet. Otherwise, the minimum parcel area is 5,000 square feet. Proposed Lot 1 is 5.28 acres and proposed Lot 2 is 17.11 acres. Both lots meet the minimum parcel size requirement. The M1R-2 zoning district allows one dwelling unit per 1,000 square feet of parcel area. There are no setbacks in the M1R-2 zoning district for parcels that do not abut residential zoned parcels. There are no residential zoned parcels abutting the subject property. The Our Missoula 2035 Growth Policy recommends a land use designation of Regional Commercial and Services for the subject property.

The parcel is currently owned by Missoula County and contains the Missoula County Detention Facility. The County Detention Facility and all related activities and structures will be located on proposed Lot 2 following the subdivision. Proposed Lot 1 will be used for the development of 130 units of affordable housing and a navigation center. The proposed development on Lot 1 of the Trinity Mullan Subdivision complies with the density requirements of the M1R-2 zoning district and the Regional Commercial and Services land use designation.

Access to the subdivision will be provided from Mullan Road, West Broadway, and Maple Street. The subdivider is requesting variances to the City Subdivision Regulations road standards for all three streets. Improvements to Mullan Road and West Broadway are not proposed. Improvements to the north side of Maple Street are proposed. The City of Missoula has a project planned to improve the Maple Street right-of-way and the City will contribute to the cost of improvements to the north side of Maple Street. The future owner of Lot 1 and the City of Missoula will execute a Development Agreement to share the costs of constructing the required Maple Street right-of-way improvements.

Links to external websites:

Governing Body Review Packet: <https://www.ci.missoula.mt.us/2701/Trinity-Mullan>