



Trinity Mullan 2-Lot Minor Subdivision

Land Use and Planning Committee

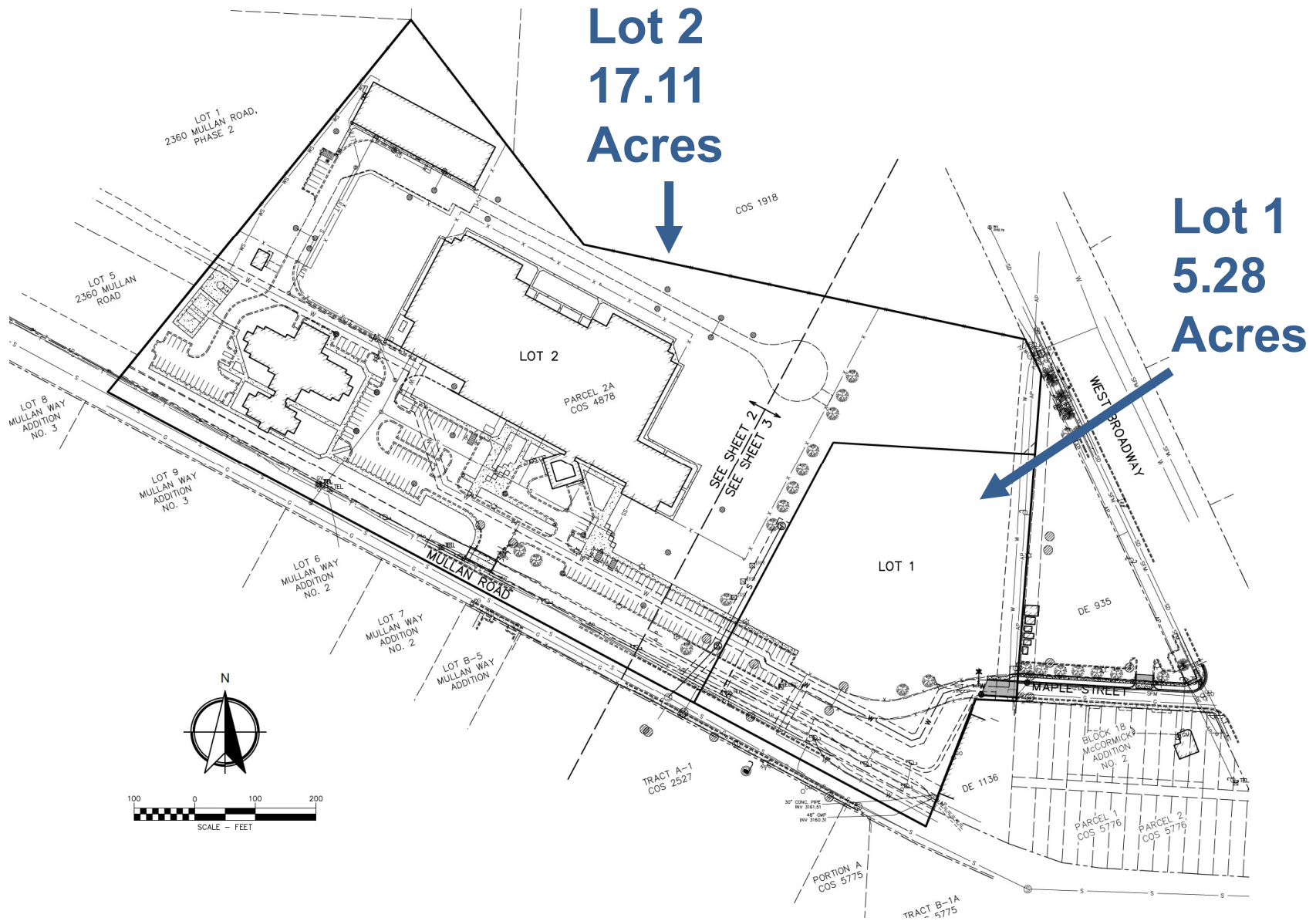
Cassie Tripard
Community Planning, Development, & Innovation
November 18, 2020



Property Location



Subdivision Proposal



Lot 1: Trinity Mullan



- **30 permanent supportive housing units**
- **100 workforce housing units**
- **Navigation Center**

I. Zoning and Growth Policy

II. Agriculture

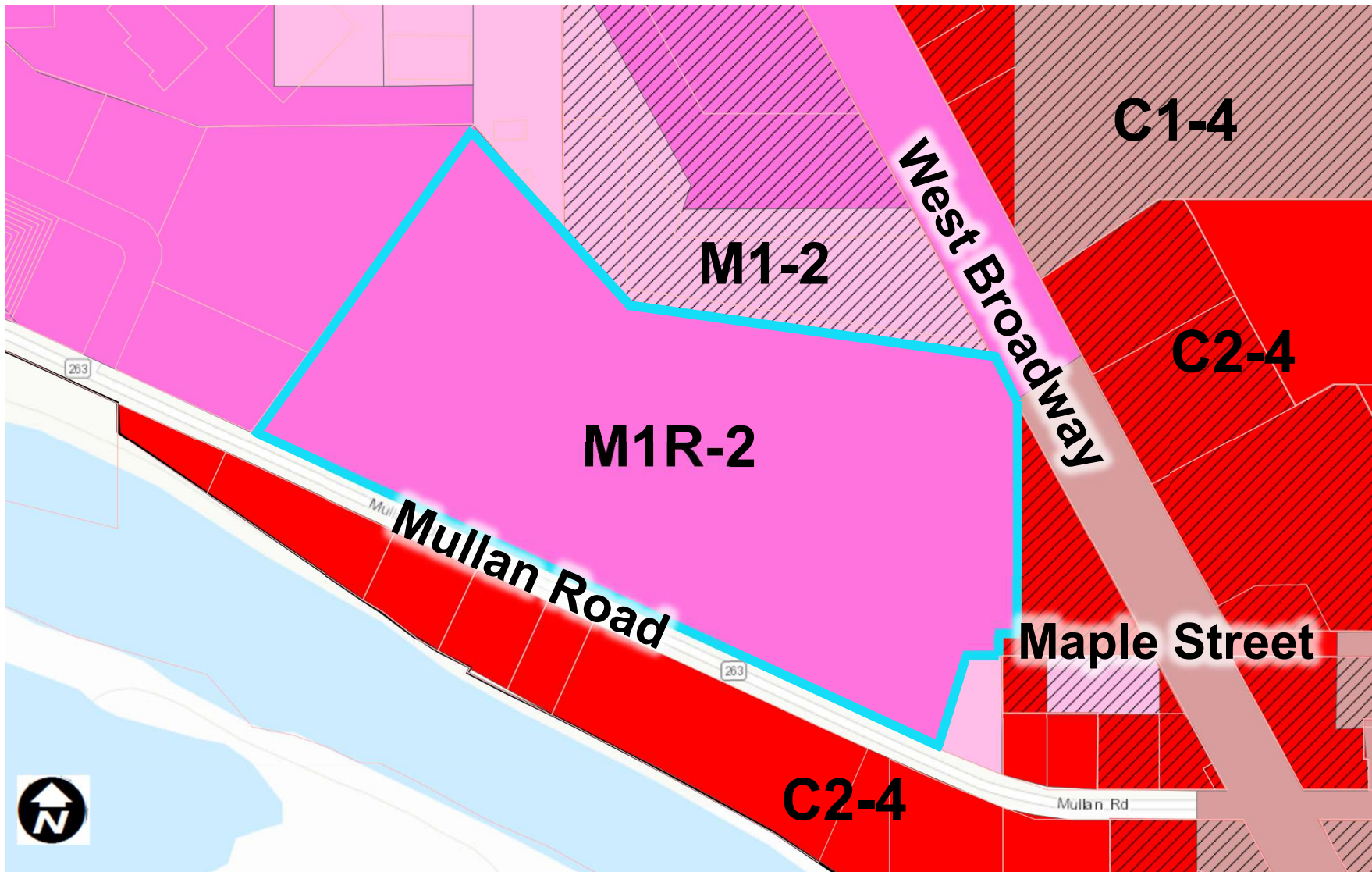
III. Agricultural Water User Facilities

IV. Local Services

V. Natural Environment, Wildlife & Wildlife Habitat

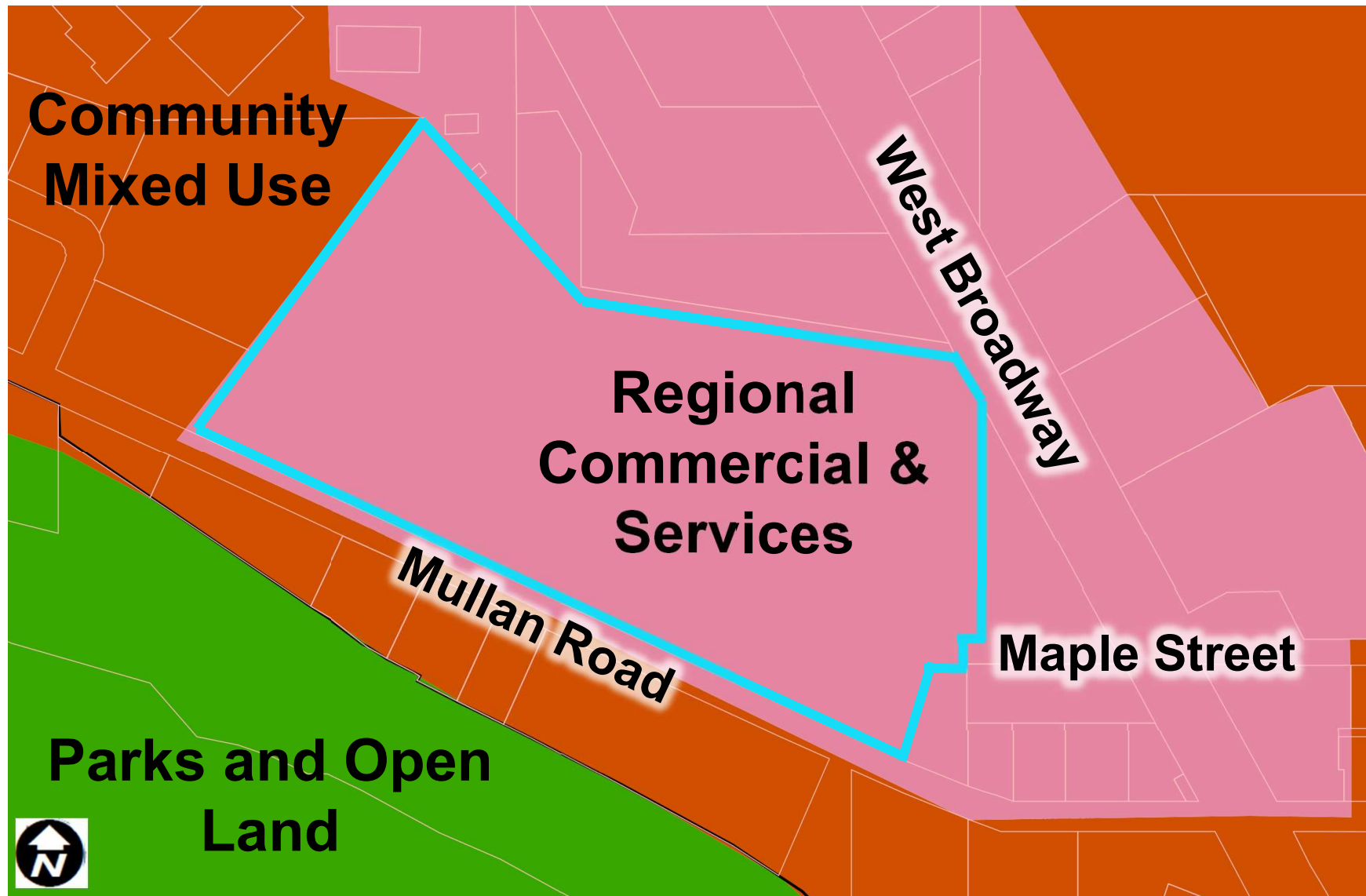
VI. Public Health and Safety

Zoning

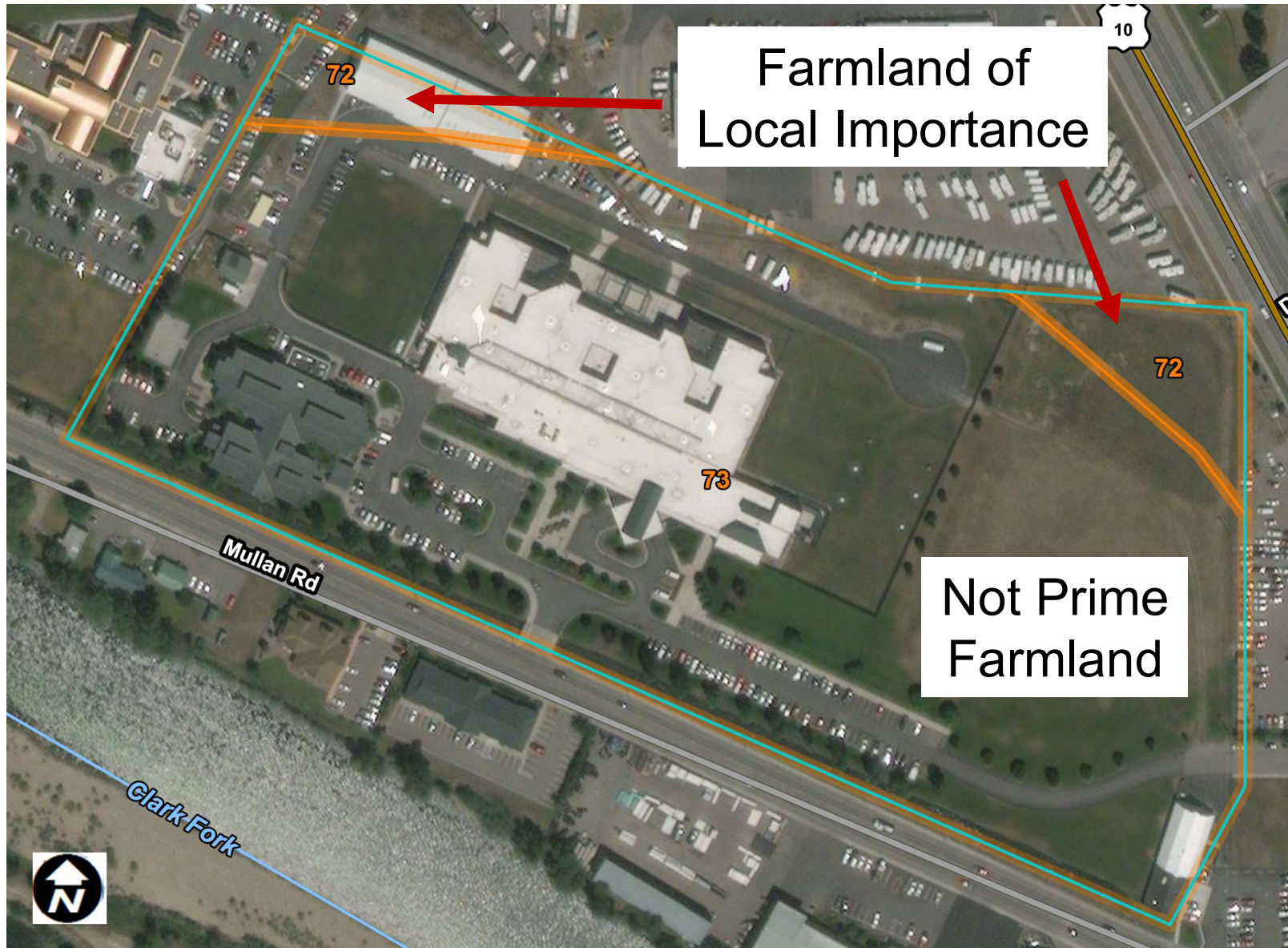


* Hatched = Design Excellence Overlay

Missoula City Growth Policy



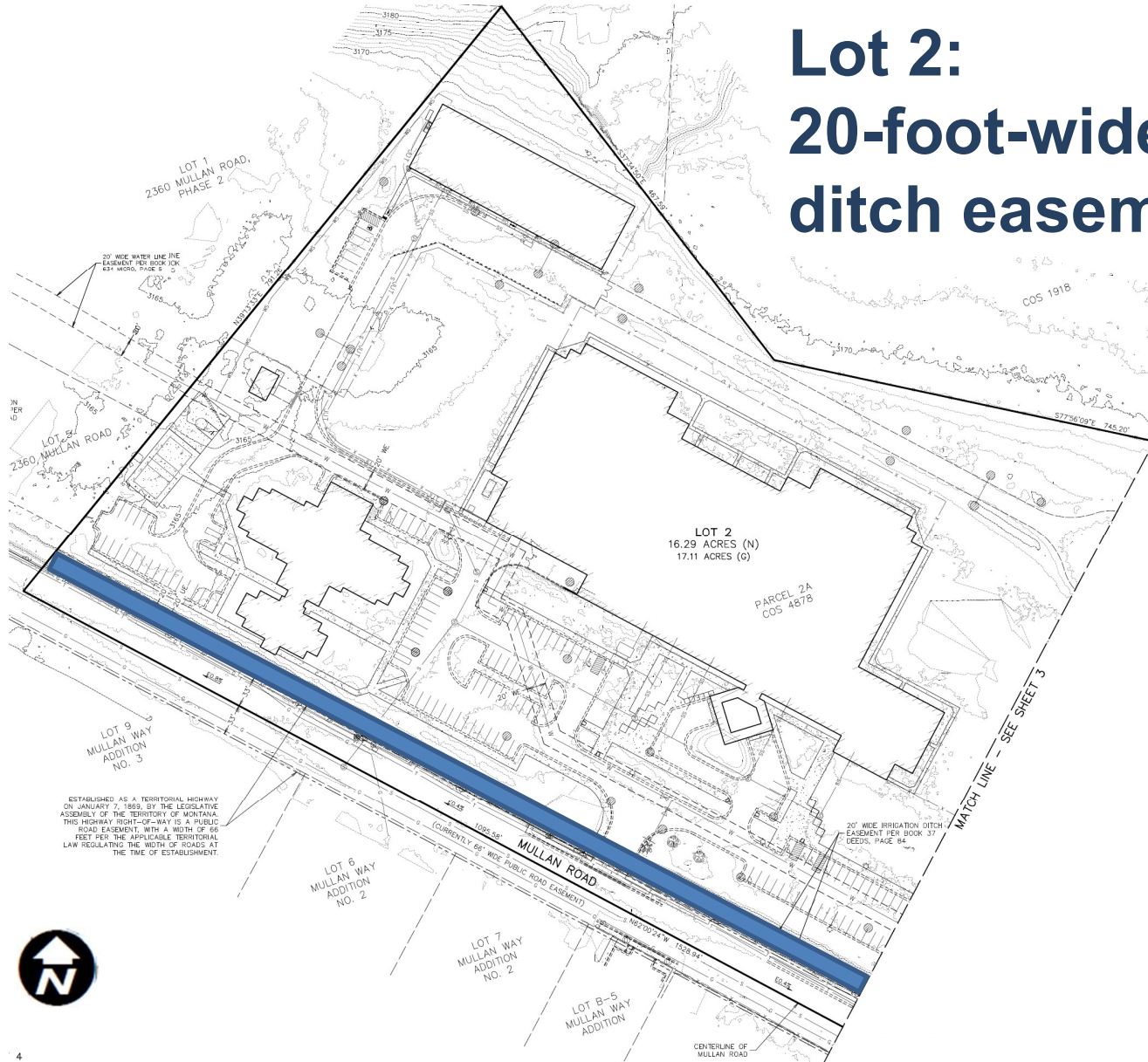
Agriculture



Agricultural Water User Facilities



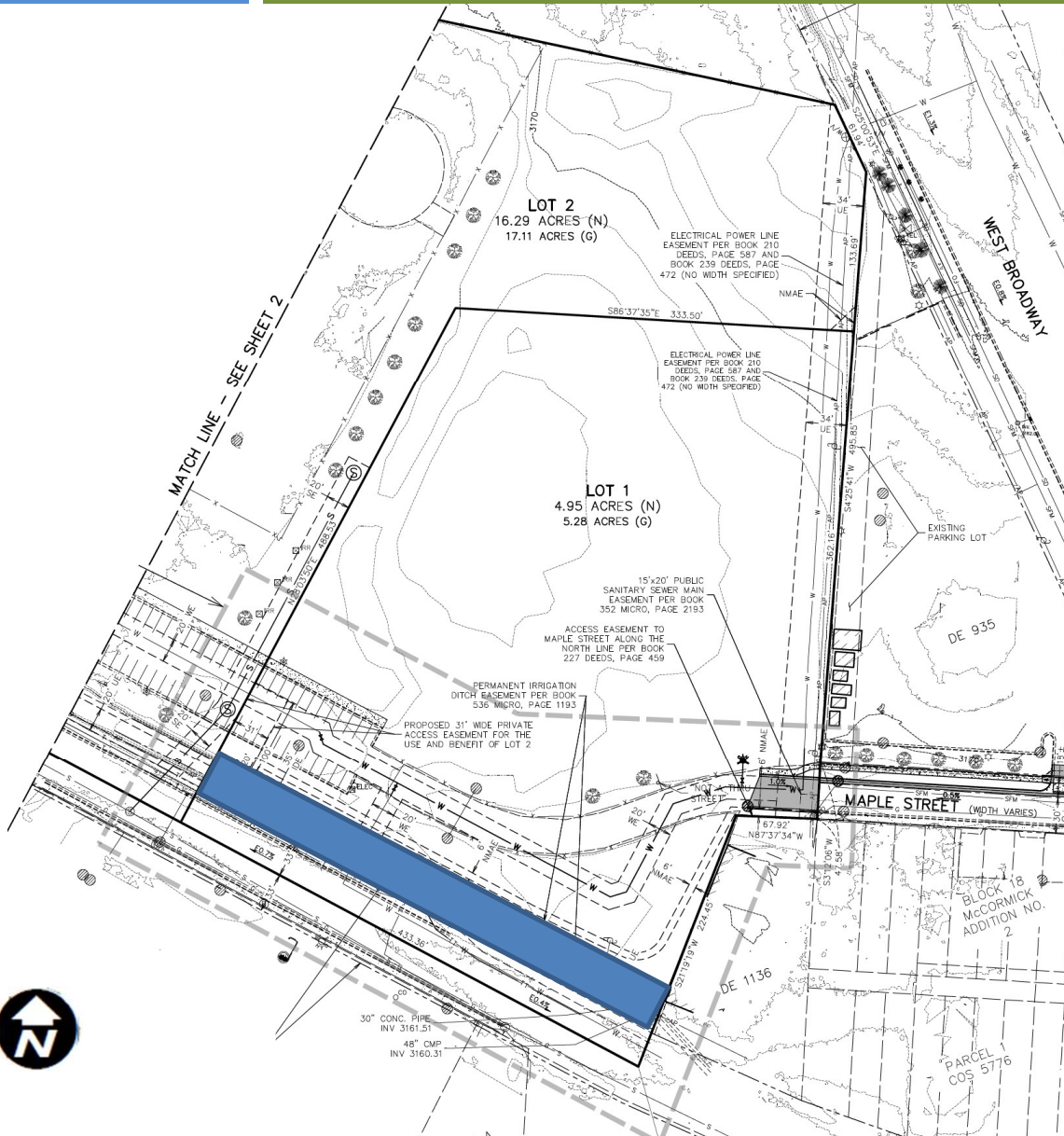
Lot 2: 20-foot-wide irrigation ditch easement



ESTABLISHED AS A TERRITORIAL HIGHWAY ON JANUARY 7, 1889, BY THE LEGISLATIVE ASSEMBLY OF THE TERRITORY OF MONTANA. THIS HIGHWAY RIGHT-OF-WAY IS A PUBLIC ROAD EASEMENT, WITH A WIDTH OF 66 FEET FOR THE APPLICABLE TERRITORIAL LAW REGULATING THE WIDTH OF ROADS AT THE TIME OF ESTABLISHMENT.



Agricultural Water User Facilities

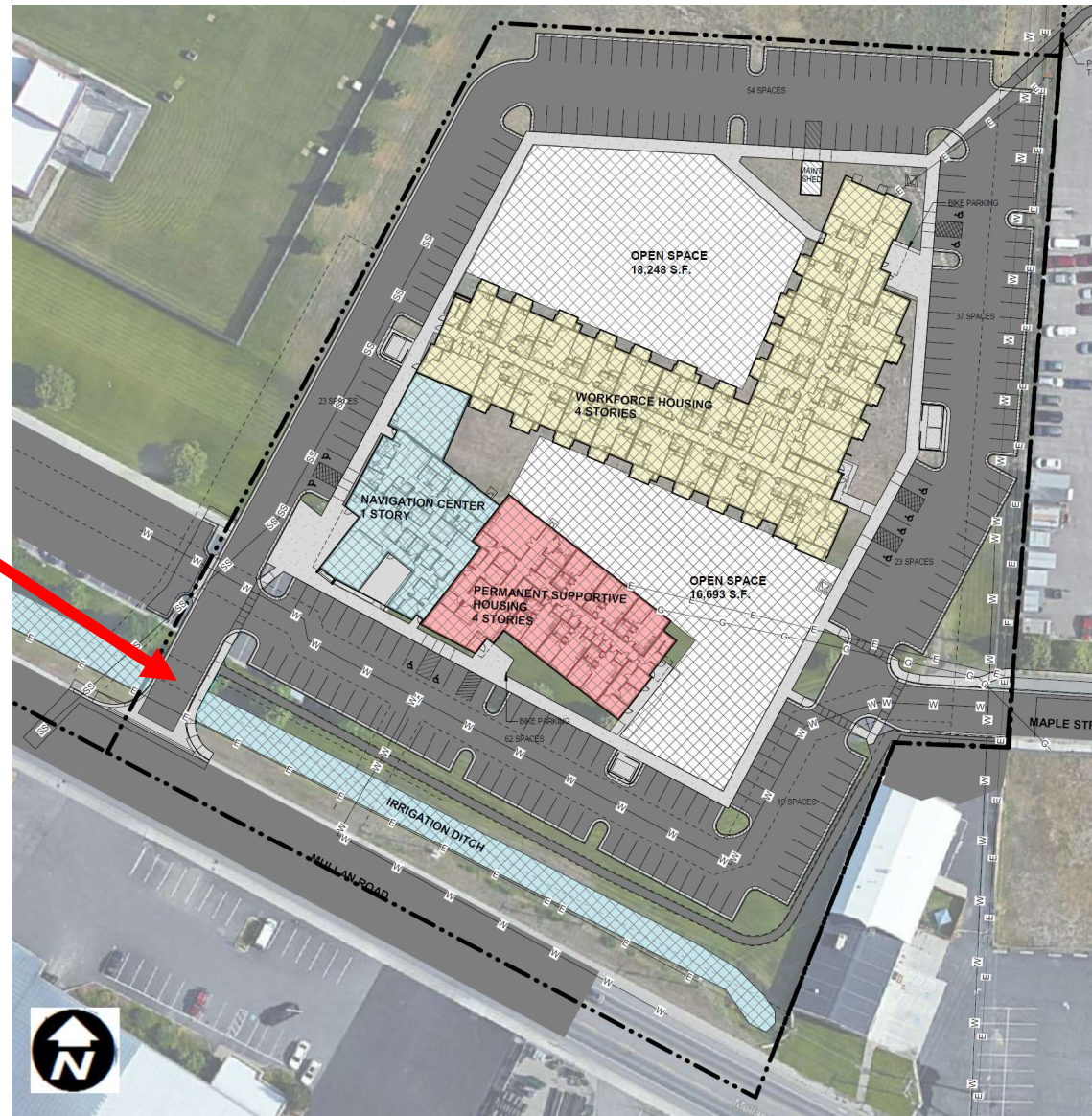
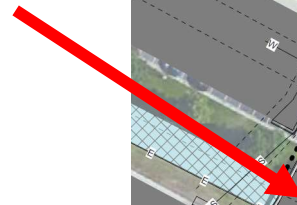


**Lot 1:
35-foot-wide
irrigation ditch
easement**

Agricultural Water User Facilities



Lot 1 proposed ditch crossing



Local services include provisions for:

- **Water, Sewer and Solid waste;**
- **Parks and Recreation facilities;**
- **Impacts to Schools**
- **Fire and Law Enforcement Services;**
- **Transit**
- **Roads and active transportation facilities like sidewalks and trails;**

Impact on Local Services



Water & Sewer: Existing structures on Lot 2 are served by city water and sewer. Lot 1 will be served by city water and sewer.

Solid Waste: Solid waste disposal by Republic Services

City Parks: Parkland dedication not required for subdivisions where only one additional lot is created

Schools: No adverse impacts to schools

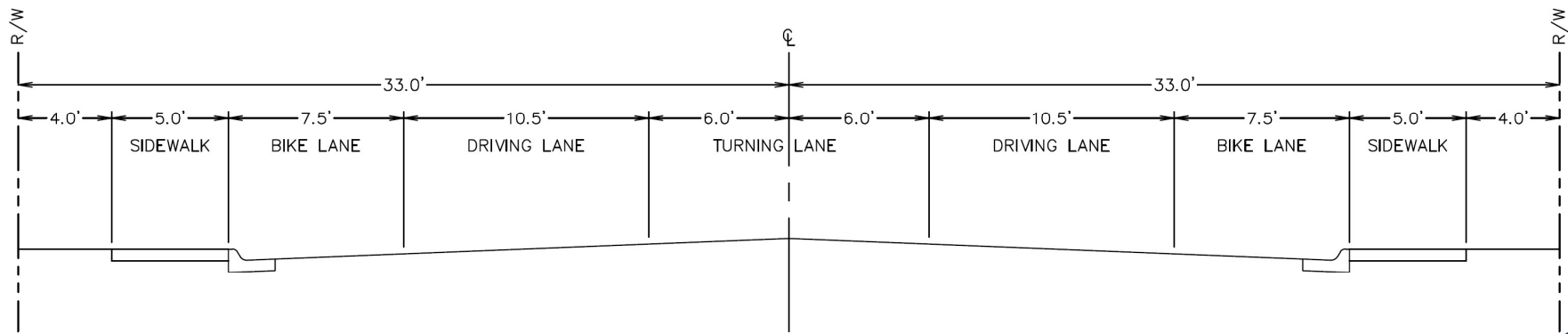
Emergency Services: Provided by City Police and Fire. Installation of one new fire hydrant required.

Transportation: Transit



- = School Bus Stop (Hellgate Transportation/Hellgate Elementary)
- = School Bus Stop (Beach Transportation/Big Sky High School)
- = Public Transit Bus Stop

Transportation: Mullan Road



MULLAN ROAD (LOOKING NORTHWEST)
EXISTING STREET CROSS SECTION
(NO CHANGES PROPOSED)

**Subject
Property**

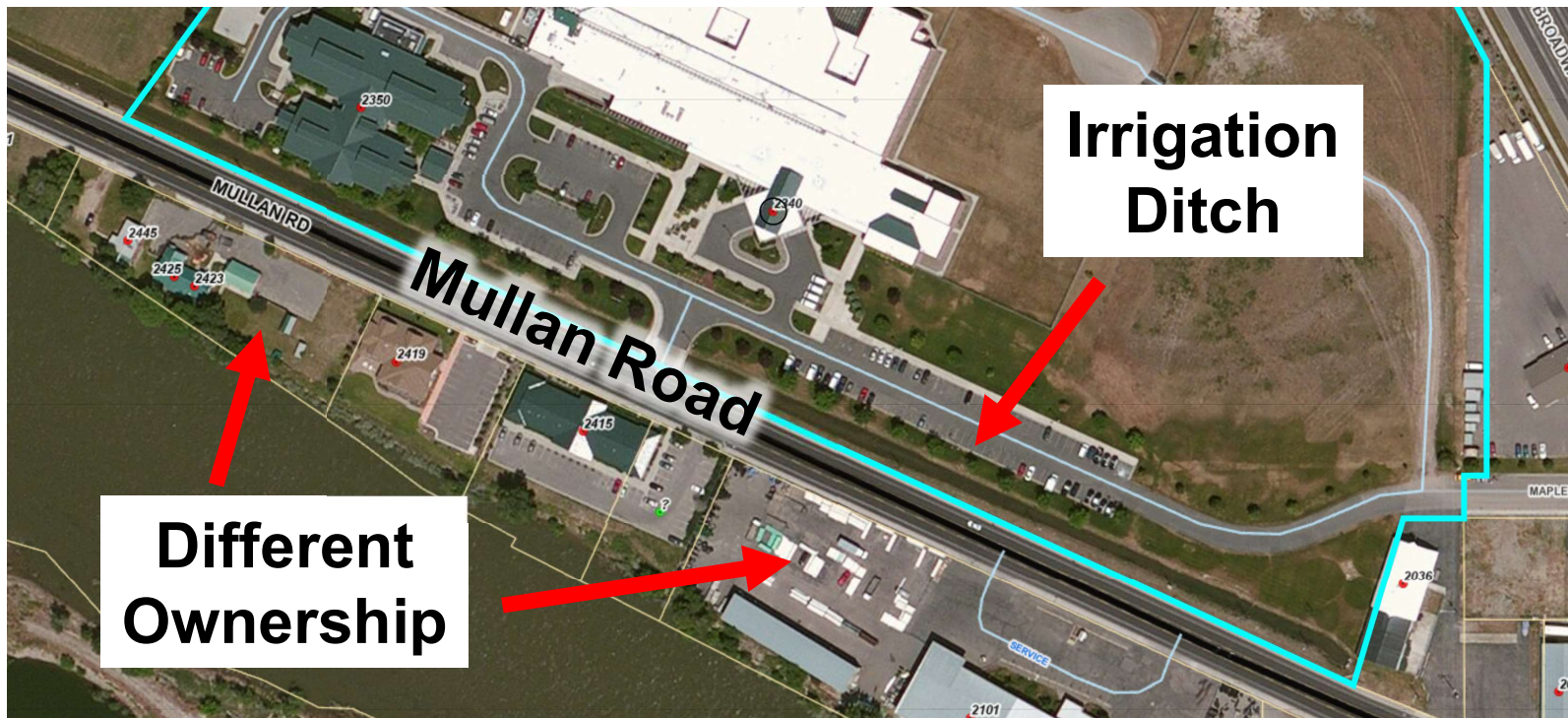
Transportation: Mullan Road



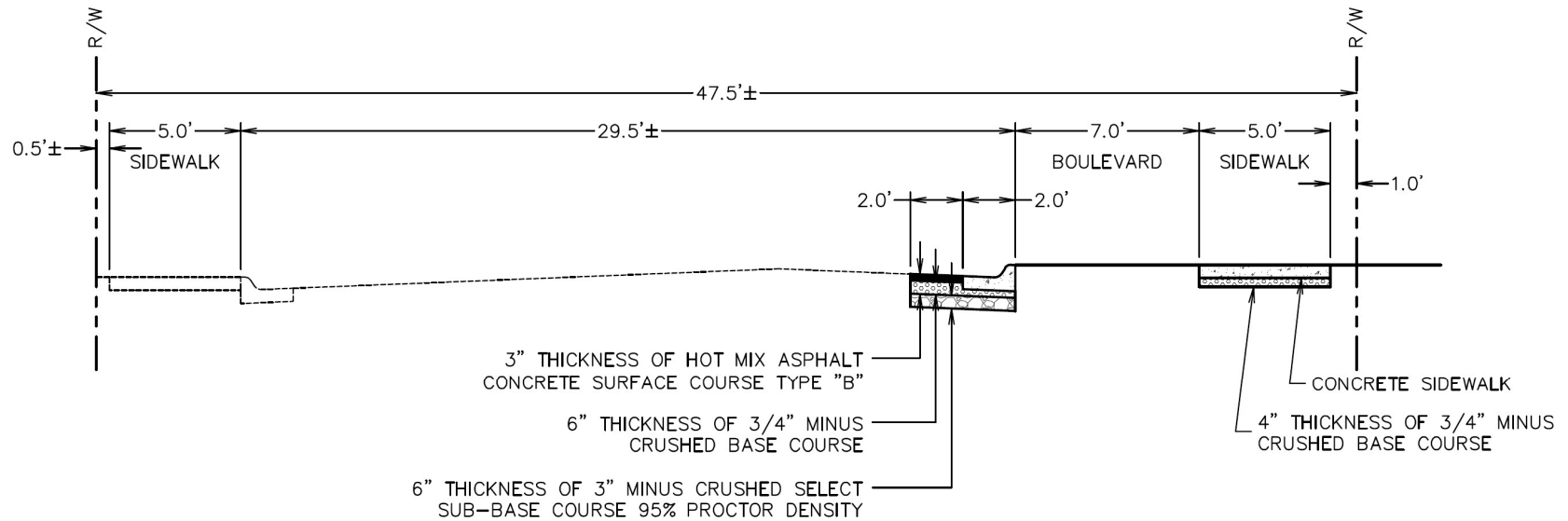
Minor Arterial Street

Variance Request #1:

- 66-foot-wide public access easement
- 5-foot-wide sidewalk
- No boulevard



Transportation: Maple Street



MAPLE STREET (LOOKING WEST)
PROPOSED STREET CROSS SECTION
(STREET SECTION WITHIN EXISTING RIGHT-OF-WAY)

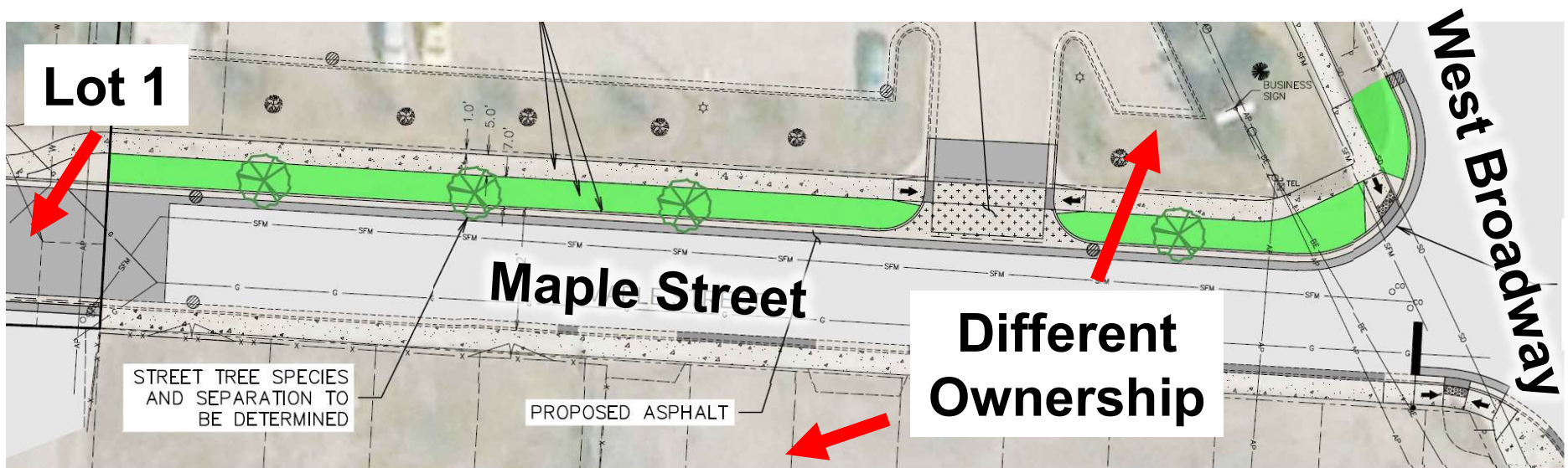
Transportation: Maple Street



Urban Local Commercial Industrial Street

Variance Request #2:

- 47.5-foot-wide right-of-way
- 29.5-foot paved road width
- Parking lane on one side of the street
- Boulevard on one side of the street



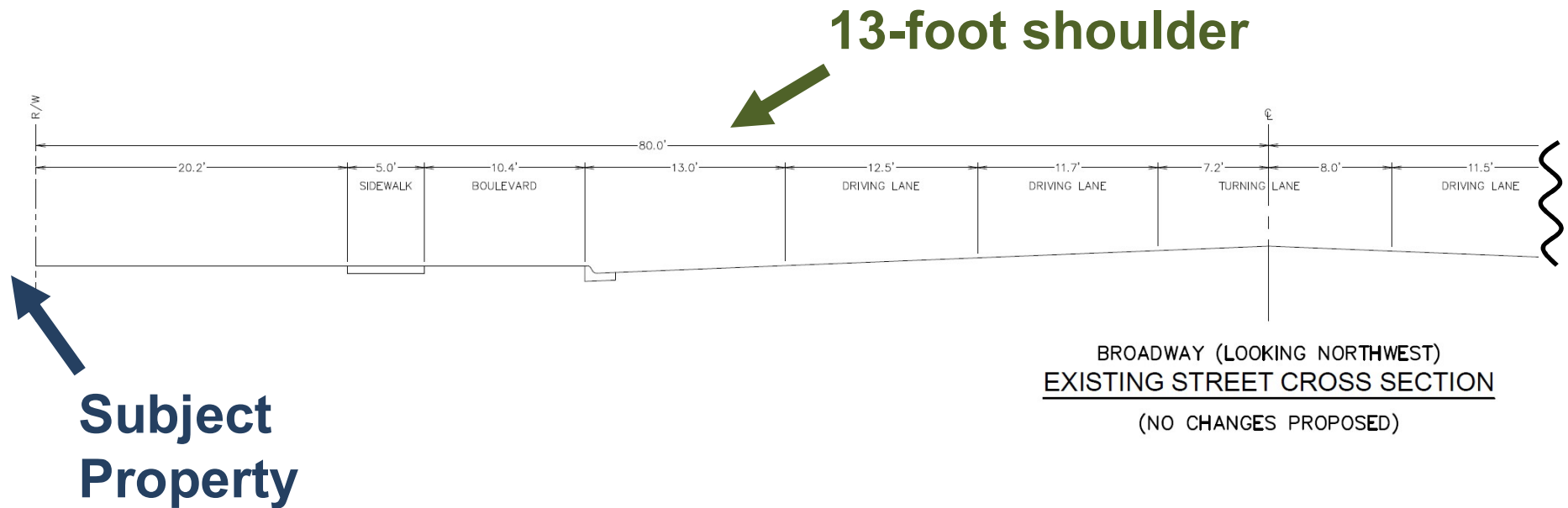
Transportation: West Broadway



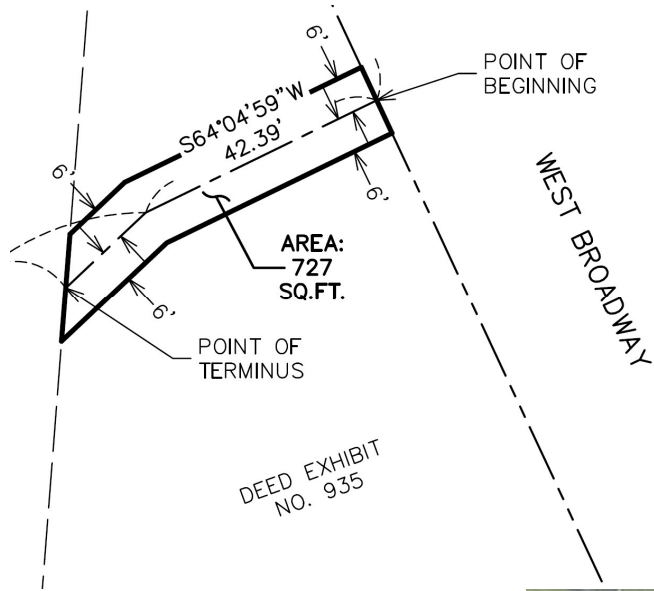
Principal Arterial Street

Variance Request #3:

- 5-foot-wide sidewalk
- No bike lanes

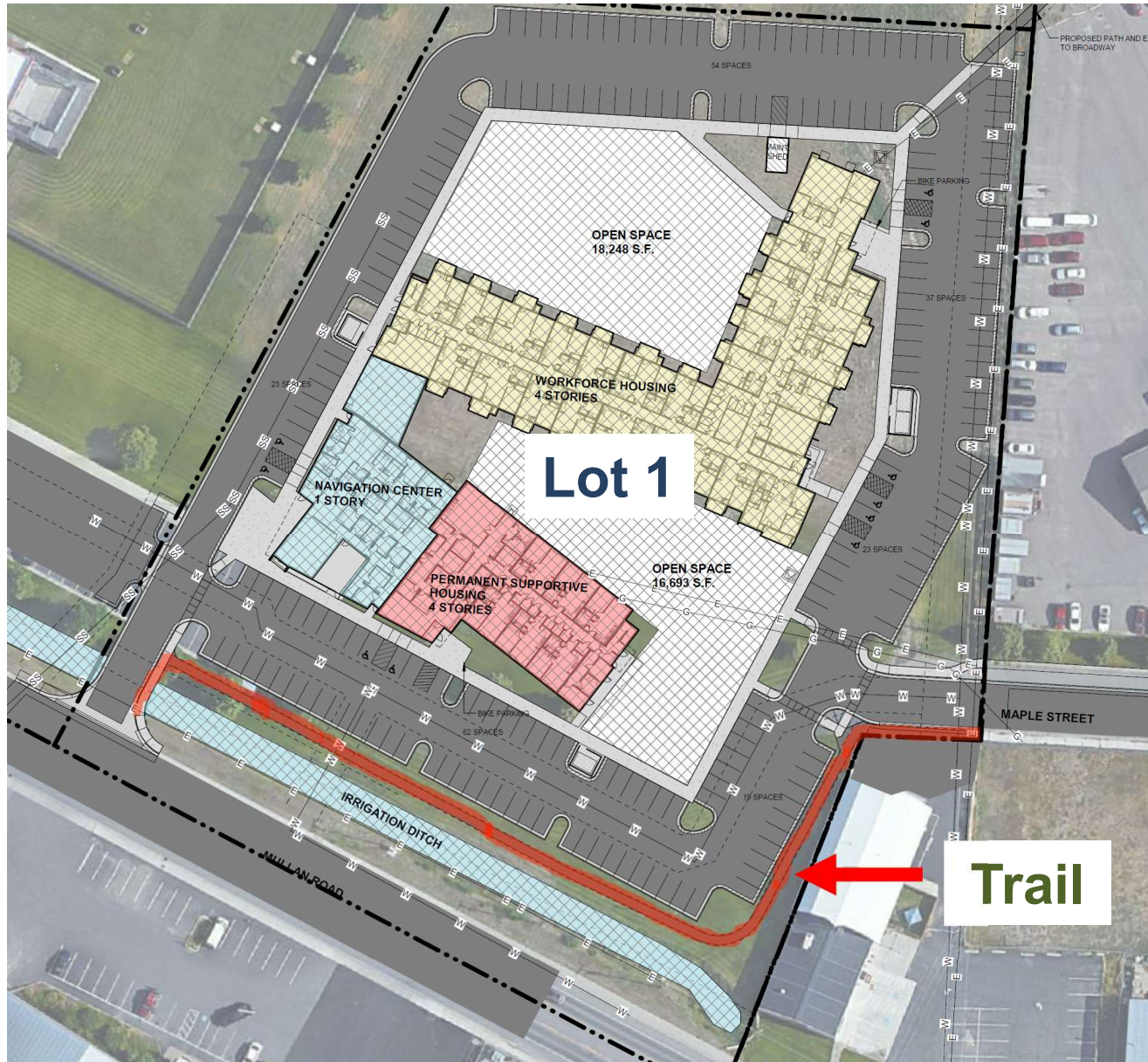


Transportation: Off-Site Trail



Neighborhood
Connector Trail

Transportation: On-Site Trail



Neighborhood Connector Trail

Variance Request #4:

- 6-foot-wide easement
- 5-foot-wide sidewalk

Natural Environment & Wildlife



- **Outside of the floodplain (SFHA)**
- **Slopes over 25% on Lot 2 and near ditch**
- **Geotech report recommendations**

Amended Conditions of Approval



5. The applicant shall execute a Development Agreement and be responsible for a portion of the cost of half street improvements for the portion of Maple Street between West Broadway and the subject property including patch-back to existing paving resulting in 29.5 feet of paving, curb and gutter, 5-foot wide sidewalk, and 7-foot-wide boulevard on the north side of the street, and ADA facilities at West Broadway and Maple Street intersection, prior to final plat approval. The applicant shall prepare plans for the improvements subject to review and approval of City Engineering and City Public Works, prior to final plat approval. Installation of the improvements shall be with a City project per the terms of the Development Agreement.

Amended Conditions of Approval



6. The applicant shall submit a boulevard landscaping and maintenance plan for Maple Street ~~and West Broadway~~, subject to review and approval by City Parks and Recreation, prior to final plat approval. Boulevard landscaping shall be installed prior to final plat approval or included in an Improvements Agreement guaranteed by a security, subject to review and approval of City Parks and Recreation, prior to final plat approval. The Boulevard Maintenance Plan shall be included in the Declaration of Covenants, Conditions, Restrictions and Easements for Trinity Mullan Subdivision and this covenant shall not be amended or deleted without prior written approval of the governing body.

Amended Conditions of Approval



8. All construction on Lot 1 shall follow recommendations in Section 9.0 Engineering Analysis and Recommendations of the Geotechnical Investigation prepared by Tetra Tech ~~dated July 2, 2020~~, subject to review and approval by City Engineering and Building Permit examiners prior to building permit approval.

Variance Request #1

1. APPROVAL of the variance request to allow a 66-footwide public access easement, 5-foot-wide sidewalks, and no boulevards for Mullan Road adjacent to the subject property.

Variance Request #2

2. APPROVAL of the variance request to allow 47.5 feet of right-of-way, 29.5-foot paved street width, curb and gutter, curbside sidewalk and parking lane on the south side of the street, 5-foot wide sidewalk and landscaped boulevard on the north side of Maple Street between West Broadway and the subject property, subject to the conditions of approval as amended by Land Use and Planning Committee on November 18th, 2020.

Variance Request #3

3. APPROVAL of the variance request to allow a 5-foot-wide sidewalk and no bike lane on the southwest side of West Broadway adjacent to the subject property.

Variance Request #4

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, as amended by Land Use and Planning Committee on November 18th, 2020.