



Trinity Apartments Subdivision Pre-application Meeting

Date: TBD

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Property Address: 2340/2350 Mullan Rd. Missoula, MT 59808

Legal Description: Parcel 2A of COS# 4878 located in the south half of Section 17, Township 13 North, Range 19 West, P.M.M.

Geocode: 04-2200-17-2-14-03-0000

Owner: Missoula County

Size: 21.58 acres (940,024.8 square feet)

Proposal:

Request for a two-lot minor subdivision of the 21.58-acre parcel. Proposed Lot 2 will contain the existing County Detention Center and be 16.27 acres (708,721 square feet). Proposed Lot 1 will be used for development of a mixed-use building containing 30 permanent supportive dwelling units, 100 affordable rental dwelling units, and an 11,300 square foot Navigation Center. The site is also proposed to be used as an Extreme Weather Center. Proposed Lot 1 will be 4.93 acres (214,751 square feet).

Subject Property Statistics:

The property is within the UGA and the Air Stagnation Zone.

The property contains the existing County Detention Center.

Neighborhood Council: The property is located in the Westside Neighborhood Council.

Current Zoning:

M1R-2 Limited Industrial-Residential

Does the proposal meet the zoning standards in terms of minimum lot size, etc.?

There is no minimum lot size for properties zoned M1R-2 except for single purpose residential or mixed-use structures which require a minimum parcel area of 3,000 square feet. Both of the proposed lots will exceed 3,000 square feet.

Setbacks are not required unless the M1R-2 property abuts a residential zoned district. This property does not abut any residential zoned districts.

Density of proposed subdivision: M1R-2 zoning permits all the residential building types and density calculated as 1,000 square feet minimum parcel area per dwelling unit (43 dwelling units per acre). The lot containing the existing County Detention Center will not contain any residential uses. 130 dwelling units are proposed on the 214,751 square foot southeastern lot.

Adjacent property zoning:

North: M1-2/DE-C Limited Industrial Design Excellence Overlay Corridor Typology 3

South: C2-4 Community Commercial

East: C2-4/DE-C Community Commercial Design Excellence Overlay Corridor Typology 3 & M1-2 Limited Industrial

West: M1R-2 Limited Industrial-Residential

Growth Policy:

Our Missoula 2035 City Growth Policy recommends a land use designation of Regional Commercial and Services. Current Relatable zoning districts for lands with the Regional Commercial and Services are C2, M1R, OP3, and C1. This property is zoned M1R which complies with the Growth Policy.

Hazards:

Are hazards present, such as:

High-voltage lines? Unknown. Applicant will need to address this in the application.

High-pressure gas lines? Unknown. Applicant will need to address this in the application.

High ground water? Unknown. Applicant will need to address this in the application.

Steep Slopes (>25%)? No.

Within a FEMA Floodplain? No. The floodplain designation is Zone X.

Natural Resources:

Wildlife: Unlikely. Will need to check with Montana Fish Wildlife and Parks.

Within big game winter range or crucial summer/winter habitat? Unlikely. Applicant will need to address this in the application.

Within Grizzly Bear Corridor or habitat? No.

Within Audubon “important bird areas”? Unknown.

Threatened or endangered species? Unknown.

Fisheries impacts? Unlikely.

Streams or wetlands: Unlikely.

Riparian Vegetation present? Unlikely. Applicant will need to address this in the application.

Weeds:

Revegetation plan will be required, and should be provided and signed by the Missoula County Weed Board representative. A Weed Management plan is also required. The weed management plan should include a vegetation map showing locations of current weeds on the site. The plan should include a proposal for addressing weed infestation and specify that weed management is the obligation of the developer for all undeveloped portions of the site with weed management transferring to the lot owners once lots are sold.

Parkland Dedication:

Parkland dedication is not required per Article 3, Section 3-080.2.C of the Subdivision Regulations, which states “Parkland is not required for the following subdivisions. A subdivision in which only one additional lot is created.” However, the development will be required to meet the activity area requirements of 20.65.020(C) as part of the building and zoning approval process.

Historic or Cultural resources:

None within ¼ mile.

Agricultural Resources and Irrigation Ditches:

NRCS soils map and soil types: Applicant will need to address this in the application.

Irrigation ditches on site? Yes. Applicant must file an easement with the plat. Coordination between the applicant and Hellgate Valley Irrigation District in the design process is recommended. Perhaps if the ditch is ever abandoned, the easement along the property could be dedicated to the City of Missoula for future improvements along Mullan Road.

Lots and Blocks:

Subdivision regulations restrict block length to a maximum block length of 480 feet. A variance will be required. Due to the presence of existing public facilities on proposed Lot 2, Development Services staff has indicated support for this variance request.

Legal access, Roads and Driveways:

West Broadway: W Broadway Street is classified as a principal arterial road. Currently, there are no plans for vehicular or pedestrian access from W Broadway. However, perhaps an easement and sidewalk to Broadway along the east boundary of Lot 1 and Lot 2 could provide access to a transit stop (?)

Mullan Road: Abutting the southern property line, Mullan provides access to the public safety facilities on proposed Lot 2 and is expected to provide access to Lot 1. Mullan is classified as a minor arterial (there is no parking along Mullan). Sixty-six feet of right-of-way exists and due to the presence of the Flynn Lowney irrigation ditch along the property, no additional right-of-way is requested. However, Table .2A of the subdivision regulations requires a minimum 100 feet of right-of-way for a Minor Arterial without parking so a variance request must accompany the preliminary plat application. Development Services staff has indicated support for this variance request.

Maple Street: The Trinity lot can be accessed from the east by Maple Street. Maple Street has been determined to be public right-of-way by the County Surveyor but at this time it is not clear where the public right-of-way terminates on the property. The site plan submitted for review show Maple Street being re-routed and essentially terminating on the property, becoming part of the circulation and parking for Lot 1. City staff has not expressed concern with this approach, but if the right-of-way for Maple extends onto the property, abandonment of a portion may be necessary.

Existing County Detention Center parking lot: The site plan shows a strip of landscaping between the Trinity parking lot and the Detention Center parking lot. The applicant must confirm if this is intentional or if this is an error on the site plan. A gate is requested at the east entrance to the Detention Center parking lot. DS will be requesting that the gate allow emergency vehicles. Fire should comment on if this will be required.

Road Improvements:

Please provide a traffic impact study with the application submittal that assesses the current motorized and non-motorized facilities, demand expected to be generated by the development and its impact on level of service, and recommended improvements to motorized and non-motorized facilities, if any. Below are Development Services staff thoughts/expectations given what we know at this time.

W Broadway: Applicant must repair or replace any broken, cracked, or deteriorated sidewalk.

Mullan Road: Applicant must verify existing sidewalk width. The existing sidewalk must be 5 feet wide. If the existing sidewalk is not 5 feet wide, improvements may be required or the applicant may apply for a variance. If the existing sidewalk is used, the applicant must repair or replace any broken, cracked, or deteriorated sidewalk. Subdivision regulations require a 7-foot wide boulevard. Currently, no boulevard exists and the ditch interferes with the creation of a boulevard. The applicant must apply for a variance to the boulevard standard. DS staff would recommend approval of the variance. Depending on discussion with the ditch company, the applicant might be able to landscape the area south of the ditch. Please include correspondence or a memo documenting discussion with the irrigation company with the preliminary plat application.

Maple Street: A five-foot sidewalk will be required along the north side of Maple from W. Broadway to the property and connecting with the pedestrian circulation system on the property. At this time the system and adequacy of drainage on Maple is not clear.

Public road maintenance:

A SID waiver statement is required for public roads. SID waiver statement on the plat and in each instrument of conveyance stating that acceptance of a deed for a lot within the subdivision constitutes the assent of the owners to any future SID, based on benefit, for future improvements and

maintenance to Mullan, W. Broadway and Maple including but not limited to paving, curbs and gutters, the installation of non-motorized facilities, street widening and drainage facilities.

Buses:

The nearest bus stops are on W Broadway Street, just north of Maple Street. While the northbound bus stop is accessible, there is a lack of convenient pedestrian crossings to the southbound bus stop. There is a possibility that the bus stops could be moved north in the future. City staff would like to see an access easement from the Trinity Site to W Broadway in order to ensure pedestrian connections to future possible transit stops. Please contact Mountain Line to understand their preferences for serving the development and provide any correspondence along with the application.

Grading and Drainage:

The submittal packet should include Grading & Drainage plan & report and 100-yr, 24-hr storm calculations. Storm water exceeding pre-development levels is required to be retained on-site.

Storm water cannot drain into the ditch. Storm water should be managed with dry wells and grassy swells.

Fire Protection:

Fire District: Missoula City Fire Department

Water supply for fire protection: Hydrants: Include the location for nearest fire hydrant(s) in submittal packet and specify fire flow at each hydrant. Include a hydrant plan for new hydrants. We suggest coordinating with Missoula Fire at your earliest convenience.

The nearest existing hydrants are located near the property line on W Broadway St. and on the south side of proposed Lot 2.

Sewer & Water: Within the Utility Service Area.

Sewer: City sewer connection is required for each dwelling unit. The closest gravity main is along Mullan Road. Gravity mains also run through the County Detention Center site. Public Works believes there will not be issues with capacity.

Water: The closest main runs through the site near the eastern and southern property lines. These mains may need to be relocated. Public Works believes there will not be issues with capacity.

Utilities: Designate existing, proposed, and to-be-abandoned easements.

Next Steps:

Arrange a pre-application meeting. Discuss the issues cited above and others necessary to clarify application submittal requirements and review process.