



Hellgate Village East TED Conditional Use

Land Use and Planning Committee

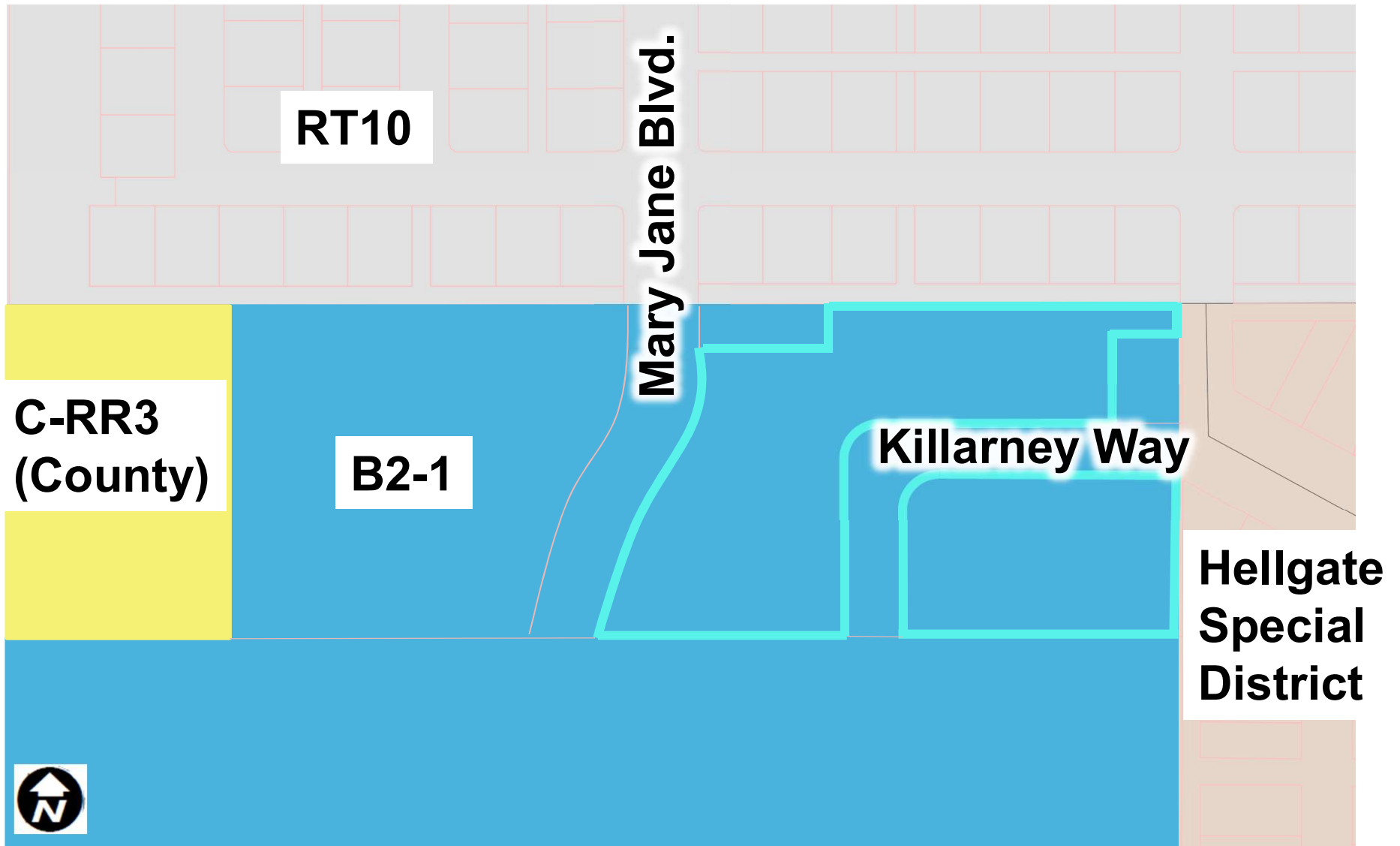
Cassie Tripard
Development Services
November 4, 2020



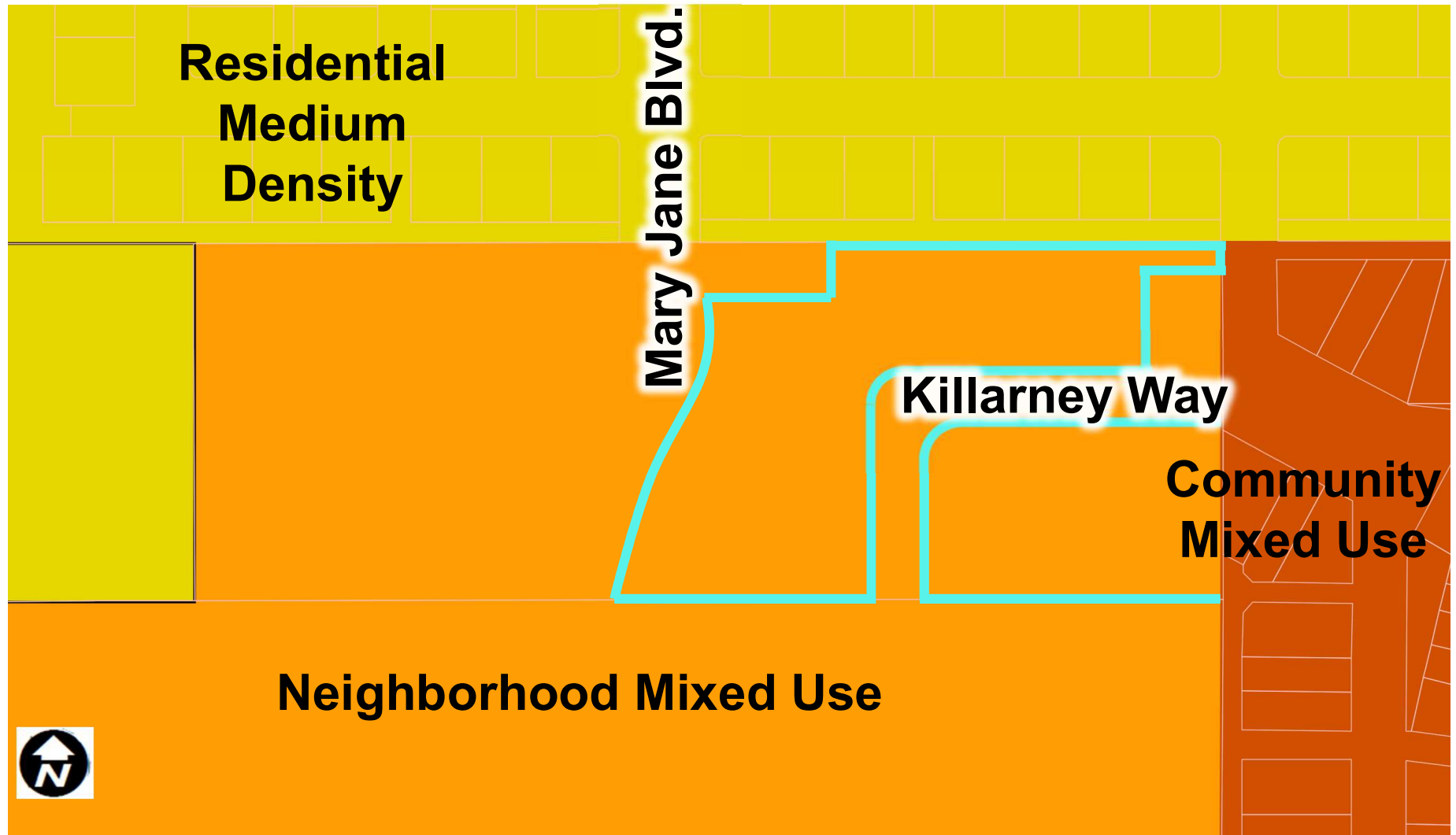
Location



Zoning Map



Our Missoula Growth Policy



Site Plan



Ordinance #3609



- 20.40.180 TED Standards
 - 480 foot maximum block length
 - Parkland Dedication
- 20.85.070 Conditional Use Required
- 20.40.140 Townhouse Standards (current)

Hellgate Meadows



Helgate Meadows



Pleasant View Homes #3



Elevations



13 Dwelling Unit Building Types

- Cottage (3 types)
- 2-Unit Townhouse
- Mews 1-Unit (2 types)
- Mews 2-Unit (2 types)
- 3-Unit Townhouse
- 4-Unit Townhouse
- Single Family (3 types)



SFR



Mews
2-Unit

Elevations



2-Unit Townhouse



Cottage



Mews
1-Unit

Elevations



Mews
1-Unit



Mews
2-Unit

Elevations



4-Unit
Townhouse



3-Unit
Townhouse

Conditional Use Review Criteria



- Compliance with Title 20 zoning standards and all other applicable regulations;
- No adverse impact on general welfare of the neighborhood or community;
- Compatible with the character of the surrounding area – site and building design;
- Compatible operating characteristics;
- Traffic safety – all modes of transportation.

Condition of Approval #1 and 2



1. The townhome exemption development conditional use on land legally described as Lots 1 and 2 of Hellgate Village Subdivision shall comply with all applicable portions of Title 20. Plans submitted at the time of zoning compliance permit, townhome declaration, and building permit application shall substantially conform with the application submitted at the time of conditional use review, subject to review and approval by Development Services.
2. The Declaration of Townhomes Covenants, Conditions and Restrictions for Hellgate Village East shall include the following sections and statements, subject to review and approval by Development Services, prior to zoning compliance approval of the townhome exemption declaration:

Condition of Approval #2 Cont.



- a) “Energy Efficiency: The builders should consider using energy efficient building techniques such as building orientation to the sun, appropriately sized eaves, wind breaks, extra insulation, passive solar lighting, solar heating, photovoltaic cells, and ground source heat pumps for heating/cooling. Ground source heat pumps and other types of heat exchangers are usually more efficient, and so create less pollution, than other systems for heating and cooling. Increased energy efficiency reduces air pollution, reduces the need for people to use cheaper heating methods that pollute more and helps protect the consumer from energy price changes.”

Condition of Approval #2 Cont.



- b) "Parking Restrictions: Parking is prohibited on both sides of all alley ways shown in the application packet. The Hellgate Village Townhomes Owners Association, Inc. must ensure 20 foot clear travel way is maintained on all alley ways. "
- c) "Subdivision Covenants: The development covenants of the Hellgate Village Subdivision apply to all land within the platted subdivision in addition to the Declaration of Townhomes for Hellgate Village East."

Memo #1 - Condition #3



3. The applicant shall prepare plans and install improvements for the private alley ways resulting in a 20-foot-wide public access easement including ~~20 feet of~~ paving, drainage facilities, and ADA improvements, subject to review and approval of City Engineering and City Fire. The alley ways must be paved to a 20-foot width except for locations specified on Exhibit A where 19 feet of paving is required. Plans for improvements shall be approved by City Engineering prior to zoning compliance approval of the townhome exemption declaration. Improvements shall be installed prior to ~~building permit approval certificate of occupancy~~ of the first structure ~~or included in an Improvements Agreement containing a cost estimate and guaranteed by a financial security~~, subject to review and approval of City Engineering and City Fire.

Condition #3



Memo #1 - Conditions #4, 5, & 6



4. Improvements to Mary Jane Boulevard and Killarney Way must be installed in accordance with the street design plans approved with the Hellgate Village Subdivision, subject to review and approval of City Engineering, prior to certificate of occupancy for the first structure.
5. The applicant shall install 20-foot-wide millings in place of Killarney Way prior to construction of the first structure on townhome ownership units 1 through 15, 23 through 27, and 32 through 43. Millings must be maintained until full improvements for Killarney Way are installed.
6. The applicant shall install 20-foot-wide millings in place of Mary Jane Boulevard prior to construction of the first structure on townhome ownership units 16 through 22 and 28 through 31. Millings must be maintained until full improvements for Mary Jane Boulevard are installed.

Condition of Approval #7



7. The improvement plans for all alley ways shown on the Site Development Plan in the application packet shall include provisions for restricting parking on both sides of all alley ways in the form of installation of “No Parking” signage, subject to review and approval of City Engineering, prior to zoning compliance approval of the townhome exemption declaration.

Condition of Approval #8



8. All townhome unit structures shall comply with International Fire Code, subject to review and approval by City Fire, prior to building permit approval. For structures measuring 30 feet or less from grade to top of parapet or 30 feet from grade to the eave line (where the exterior wall intersects with the roof line) a 7-foot clear area for City Fire ladder access shall be provided to the structure. For structures exceeding 30 feet in height the following standards shall be met: (a) structures shall be located within 15 to 30 feet of an aerial fire apparatus access road and must be parallel to the access road in order to comply with International Fire Code Appendix D, Sections D105.1 and D105.3, (b) the aerial fire apparatus roads shall provide a minimum unobstructed width of 26 feet, exclusive of shoulders, and shall not be obstructed by overhead utility or power lines located between the access road and the structure in order to comply with International Fire Code Appendix D, Sections D105.2 and D105.4.

APPROVAL of the townhome exemption development conditional use request based on the findings of fact in the staff report, subject to the conditions of approval as amended in Memo #1.