

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

Committee: Land Use & Planning

Agenda item title: Conditional Use Request – Hillview Crossing - Townhome Exemption Development (10+ units)

Date: December 6, 2018

Prepared by: Anita McNamara, Development Services

Ward(s) affected: Ward 5

Action Required:

1. Refer the Hillview Crossing Townhome Exemption Development (10+ units) conditional use request to the **December 12, 2018** LUP Committee meeting as a pre-public hearing informational item.
2. Approve or deny the conditional use request for a townhome exemption development of more than 10 units at Hillview Crossing, in accordance with the City Zoning Ordinance, Title 20, Sections 20.05.040D, 20.05.050, 20.40.180 and 20.85.070 based on the findings of fact in the staff report and subject to the conditions of approval.

Staff Recommendation: See Staff Report.

Timeline:

Referred to committee:	December 10, 2018
Committee discussion:	December 12, 2018 (Info Item)
City Council Public Hearing:	December 17, 2018
Deadline:	None

Background:

This is a request from Hillview Crossing LLC, represented by Territorial Landworks Inc., for approval of a Townhome Exemption Development (10+ units) conditional use for Hillview Crossing, a 68 dwelling unit Townhome Exemption Development (TED) on 25.63 acres west of Hillview Way and south of the Wapikya neighborhood.

Title 20 Zoning Ordinance requires conditional use approval of a TED of more than 10 units. Title 20, Section 20.100.010 defines a Townhome Exemption Development (TED) as a residential development containing one or more dwelling units that are owned subject to an arrangement under which persons own their own units and hold separate title to the land beneath their units but under which they may jointly own the common area and facilities in accordance with MCA §§ 70-23-102(14) and 76-3-203.

Financial Implications: Minimal increase from property tax revenue once completed.

Attachments:

- A. Staff Report
- B. Application Packet
- C. Site Development Plan
- D. Title 20, Section 20.85.070(H & I) Conditional Use Review Criteria & Factors to be Considered
- E. Title 20, Section 20.40.180 Townhome Exemption Development Standards
- F. Agency Comment – DS Engineering, Troy Monroe
- G. Agency Comment – Parks & Recreation, Elizabeth Erickson
- H. Agency Comment – MUTD, Corey Aldridge
- I. Public Comment – Paul and Chris Kilzer
- J. Public Comment – Donald and Karen Henrikson