Hillview Crossing Townhome Exemption Development:
Conditional Use Request
Land Use and Planning

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December 12, 2018
View from Hillview Way
Townhome Exemption

What it is:

- Compliance with applicable federal, state & local regulations
- Title 20, section 20.40.180, must comply with zoning:
  - Density
  - Setbacks
  - Infrastructure
  - Maximum Block Lengths
  - Parks, Trails, Open Space
  - Title 12 TED Road and Access Standards

What it is not:

- A subdivision, because it is an exemption from subdivision
Parking

- Off-street (two in garage, two in driveway): 272 spaces
- On-street: 47 spaces

Total Parking Provided: 319 spaces
Renderings
With staff recommended conditions, will meet TED standards regarding:

- Density
- Setbacks
- Infrastructure
- Maximum Block Lengths
- Parks & Trails and Open Space
Conditional Use Review Criteria

- Compliance with Zoning standards and other applicable regulations;
- Compatible with the character – site and building design;
- Compatible operating characteristics; and
- Traffic safety – all modes of transportation.
APPROVAL of the townhome exemption development (TED) conditional use request, in accordance with Missoula City Zoning Ordinance, Title 20, Sections 20.01.060.B, 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.