



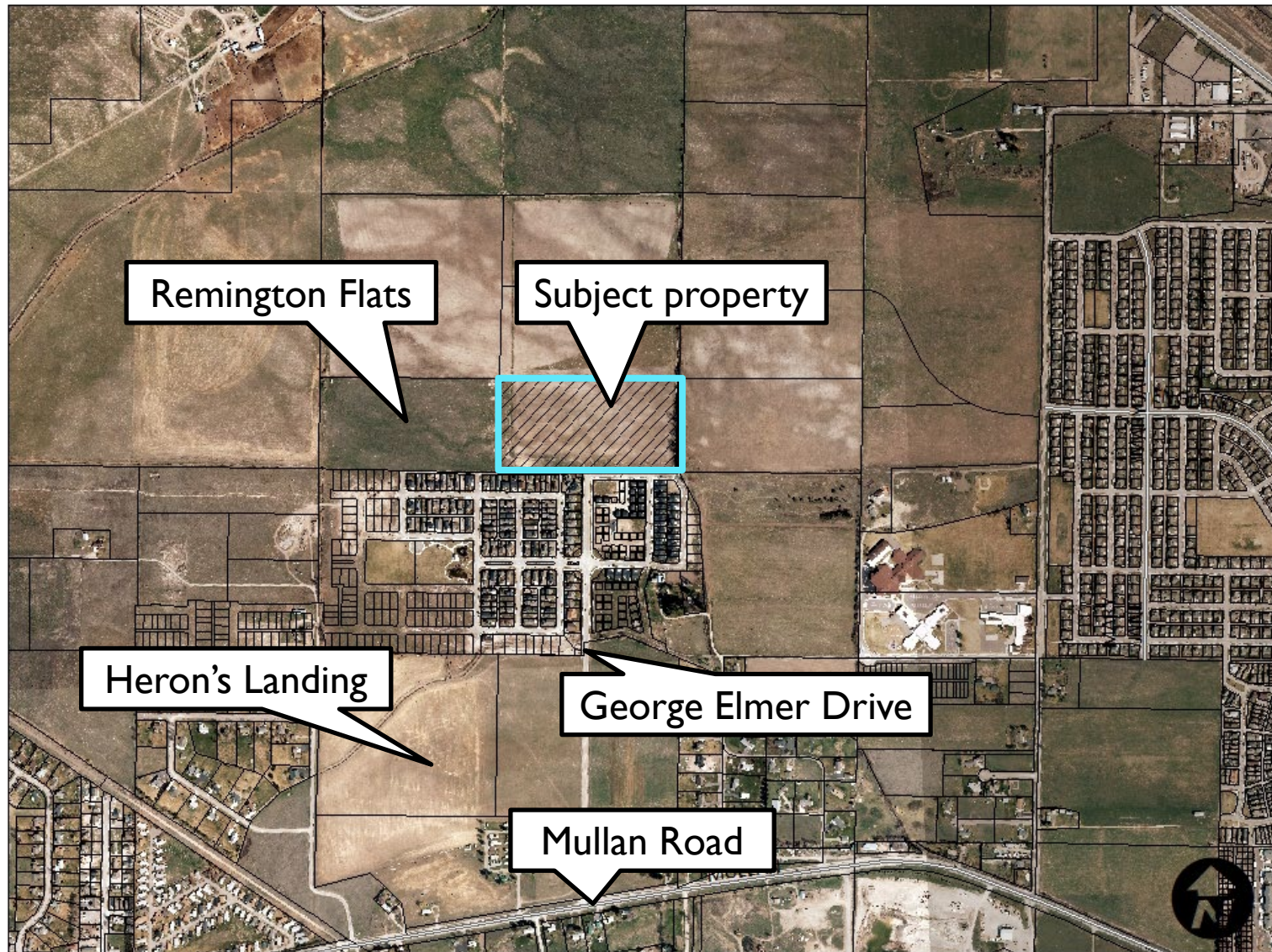
Mcnett Flats Annexation, Zoning Upon Annexation & Subdivision

City Council

Dave DeGrandpre & Emily Gluckin
Development Services
February 22, 2021

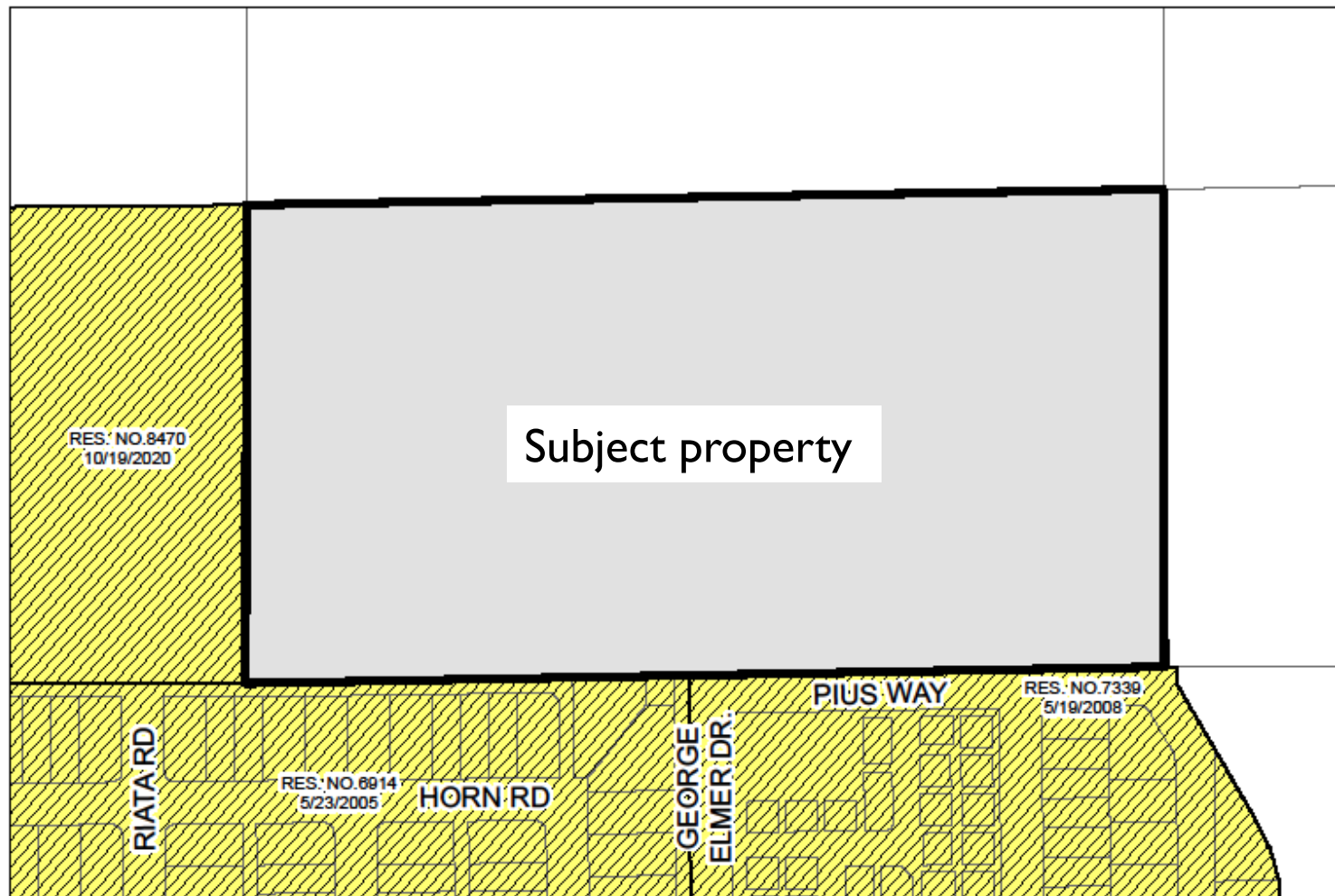


Location



- Annexation and zoning upon annexation to B2-2 [City Council only]
- Subdivision review [Planning Board & Council]
- Application deemed sufficient prior to adoption of Sx^wtpqyen Master Plan and Form Based Code so is reviewed under the existing subdivision and zoning rules [76-3-604(9)(a), MCA]

Annexation Exhibit



Parcel 8A Certificate of Survey 6109

All Located in Section 12, T.13 N., R.20 W., P.M.M.

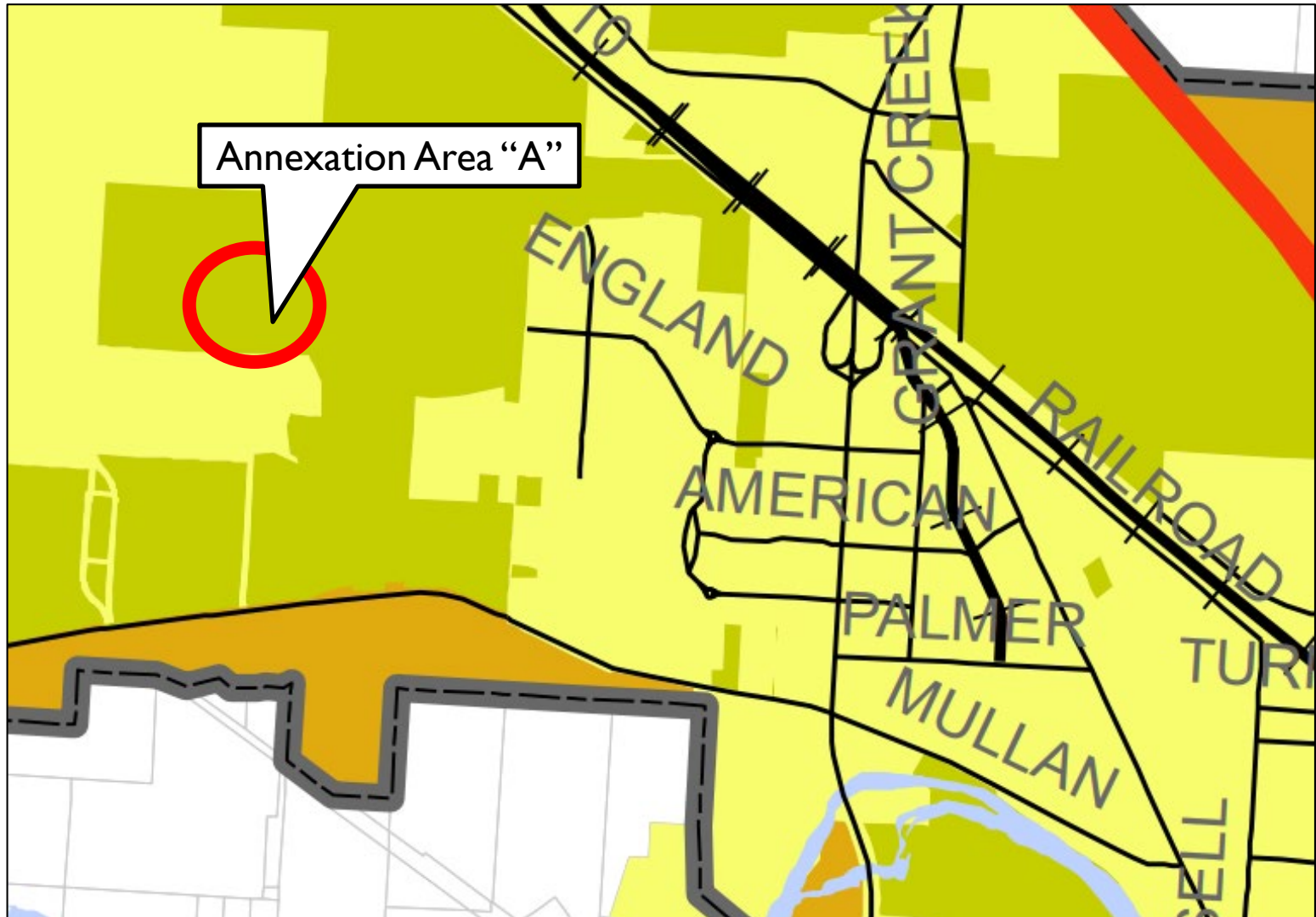
Prepared by: CITY OF MISSOULA GIS SERVICES

Legend

- Proposed Annexation
- Annexation Resolutions
- Parcel Boundaries
- City Limits

EXHIBIT A

Annexation Policy Map



Purpose: Provide for orderly development including the efficient delivery of municipal services to developed and developing areas and to protect public health and safety.

Compliance with City Plans and Policies:

- Be guided by the current City Growth Policy
- Support goals included in the City Housing Policy

Public Improvements and Service:

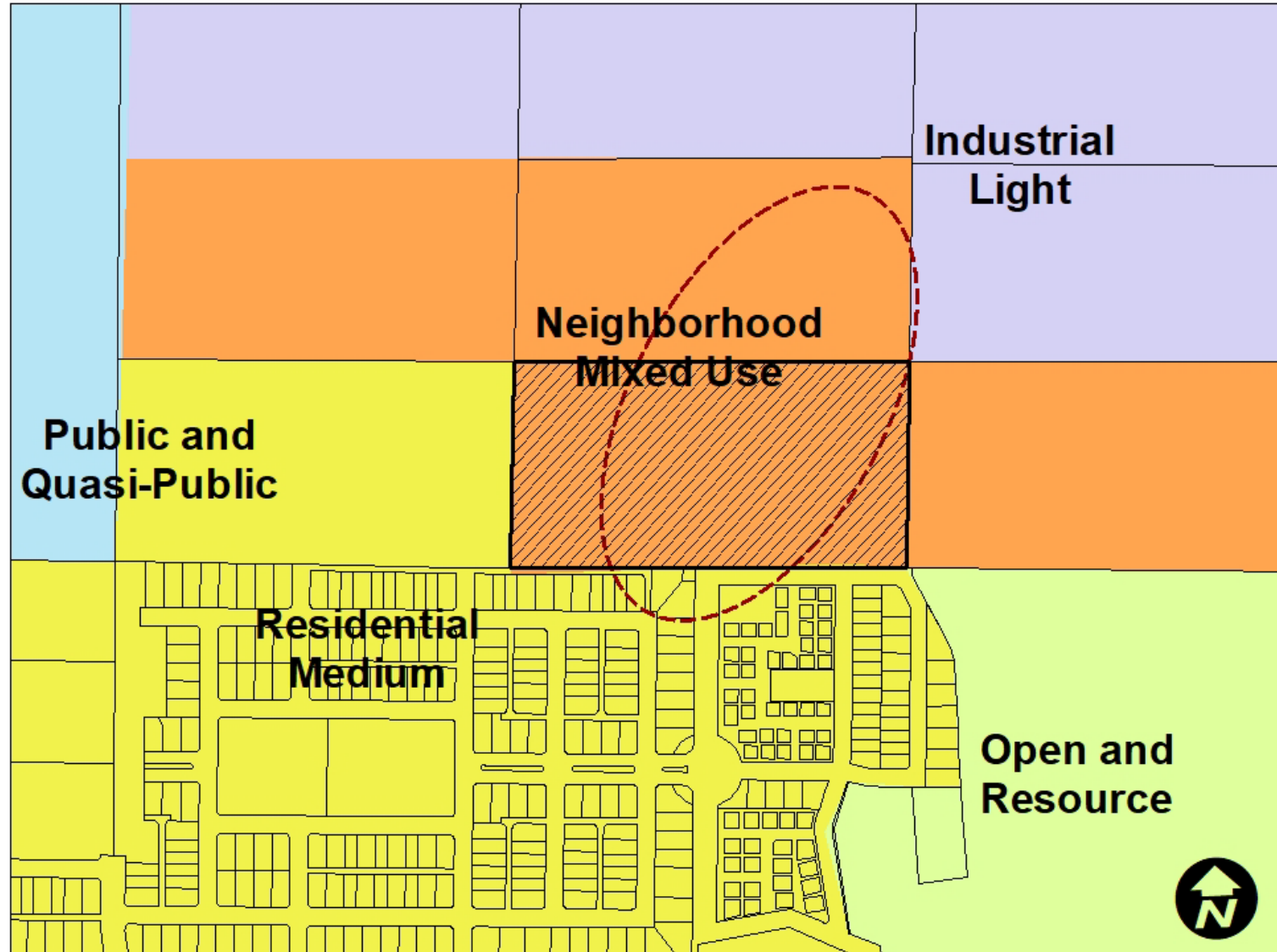
- Provide the same levels of service and infrastructure as other parts of the municipality.
- Prioritize areas that meet current city standards, including water, sewer and transportation infrastructure.

Title 20.85.040.1.2:

The zoning district classification assigned at the time of annexation must:

- a. Authorize land uses comparable to the land uses authorized under the county zoning classification that applied to the property immediately before it was annexed into the city;
- b. Authorize land uses that are consistent with the land uses approved by the Board of County Commissioners or the County Board of Adjustment; or
- c. Be consistent with the land use and zoning recommendations for the subject areas, as set forth in the Growth Policy.

Our Missoula Land Use



Neighborhood Mixed Use

- Provide a distinctive focal point for neighborhoods
- Commercial uses include retail, offices, entertainment, professional services, eating and drinking, and shopfront retail
- High-density residential development is encouraged

Node Development Overlay

- Concentrated mixed-use pedestrian friendly development
- Focal point for community gathering and transit
- Integration of office, retail, and residential uses
- Potential for transit oriented development and multi-modal transportation activities

Access to Facilities

- Balance the amount of public open/green spaces with development to provide adequate access, preserve vistas, and provide recreational opportunities.
- Increase the proportion of residents who have access to a multi-modal transportation network that provides accessibility for pedestrians, bicycles, transit, and vehicles.

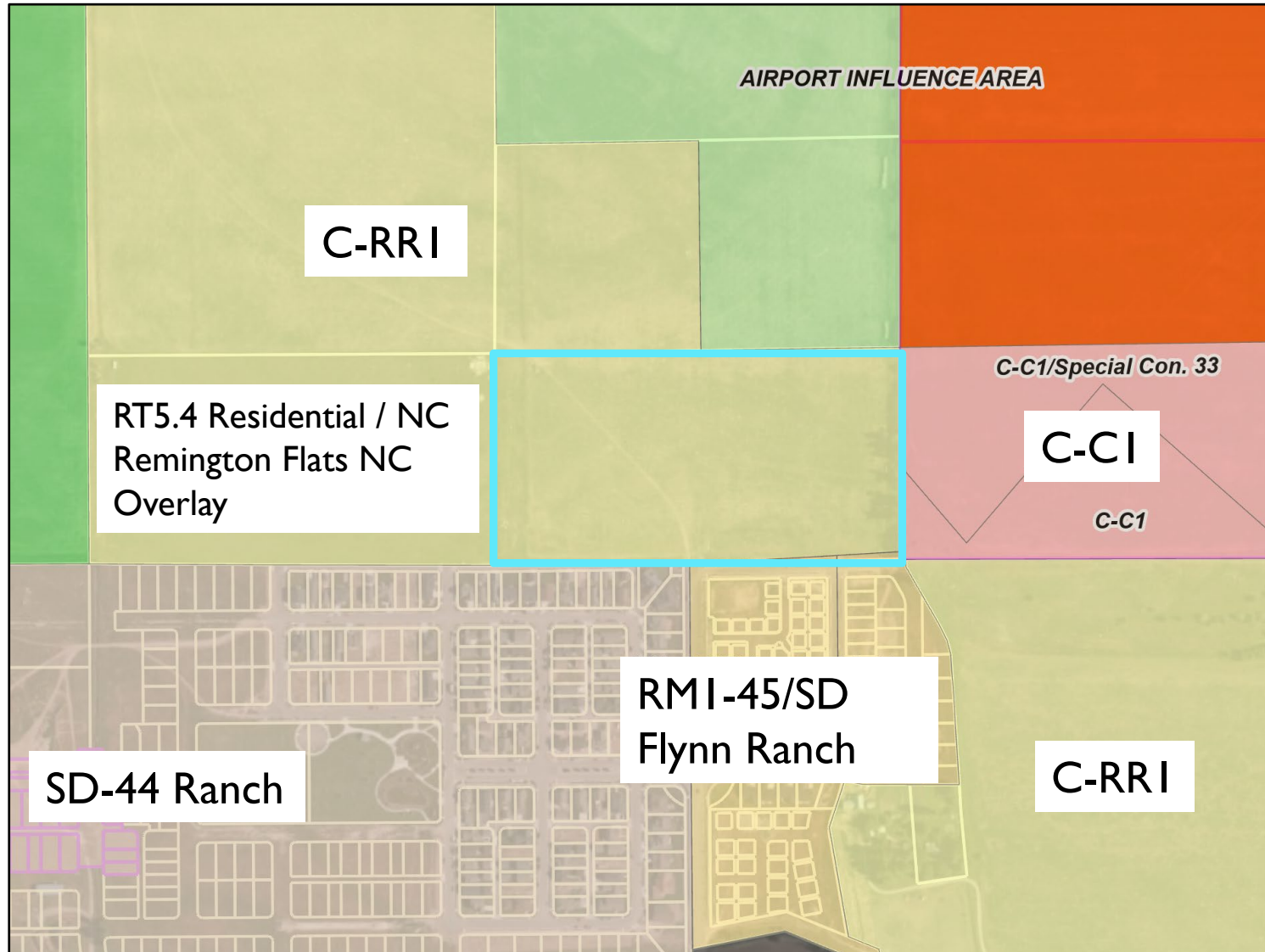
Housing

- Meet the needs of a growing and diverse population by having a sufficient supply of housing and a variety of housing types through compatible residential development.
- Cultivate leadership support to support rezoning of land to allow for multi-dwelling residential units in appropriate areas.

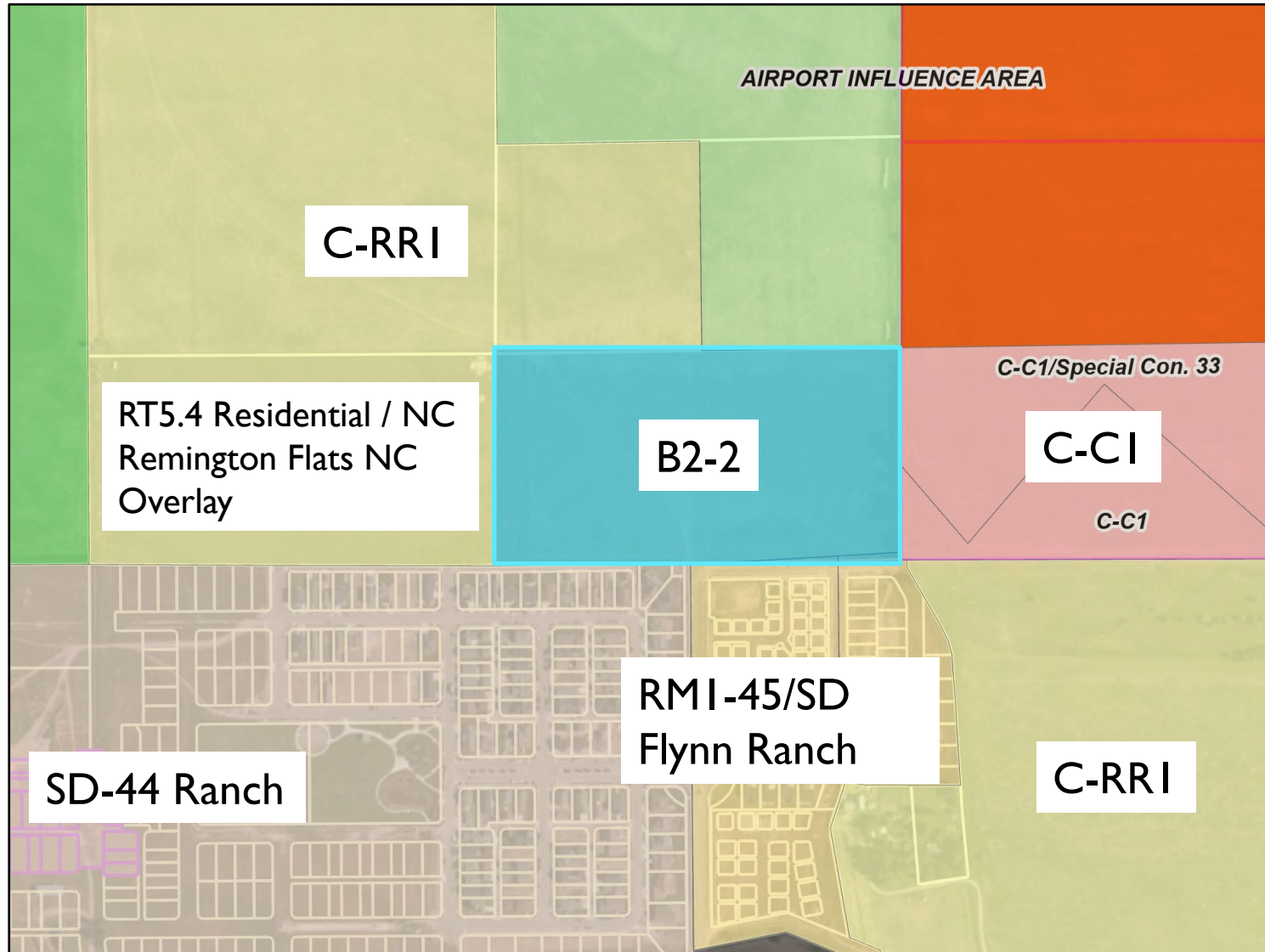
A Place to Call Home:

- The majority of growth is supported by a small number of neighborhoods that are zoned for higher density.
- Equity in land use – every neighborhood should participate in addressing Missoula's housing issues.
- Housing affordability is deeply tied to achieving more compact development patterns than single-family zones allow.

Current Zoning

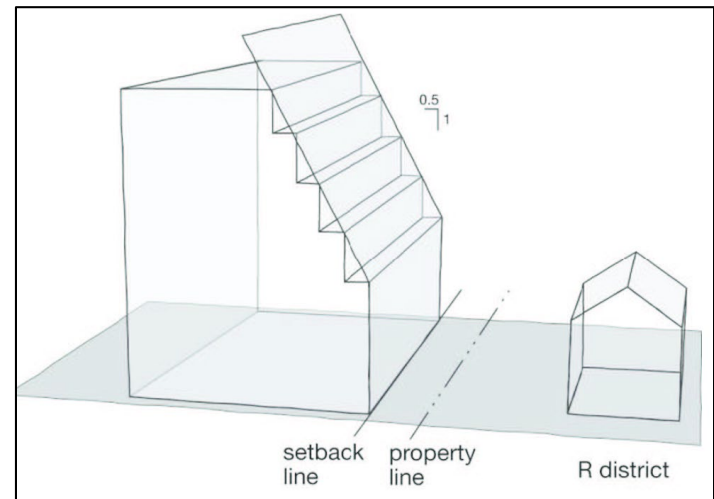


Recommended Zoning



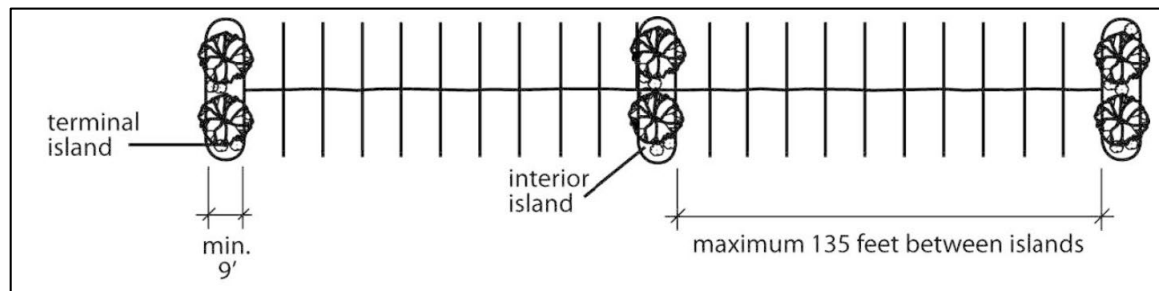
Title 20.40.090: Multi-Dwelling Buildings

- Building height must be 35 feet where abutting residential.
- Pedestrian access must be provided by a system of walkways.
- Surface parking must be located behind the building and accessed from the alley (if applicable).
- Highly visible building entry and glazing on street facing façade.
- Minimum 25 SF storage units must be provided for each unit.
- Other design features: modulation, balconies, varied rooflines, visual diversity, or landscaping.



Title 20.65: Landscaping

- General site landscaping: 15%-35% depending on the project.
- Street frontage landscaping: 5'-10' from street property line
- Interior parking lot landscaping and perimeter parking lot screening.
- Buffers abutting residential parcels.
- Screening of utilities, equipment, trash receptacles, etc.



Title 20.60: Parking

- Off-street vehicle parking minimums for each type of use
 - 1-2 spaces for multi dwelling depending on SF of dwelling units.
 - Commercial parking based on SF of use, number of employees, restaurant seats, etc.
- Short-term and long-term bike parking minimums:
 - Multi-dwelling: one STB per five dwelling units, one LTB per dwelling unit.
 - Commercial: one STB per ten vehicle spaces, one LTB per five employees

Protest Petitions



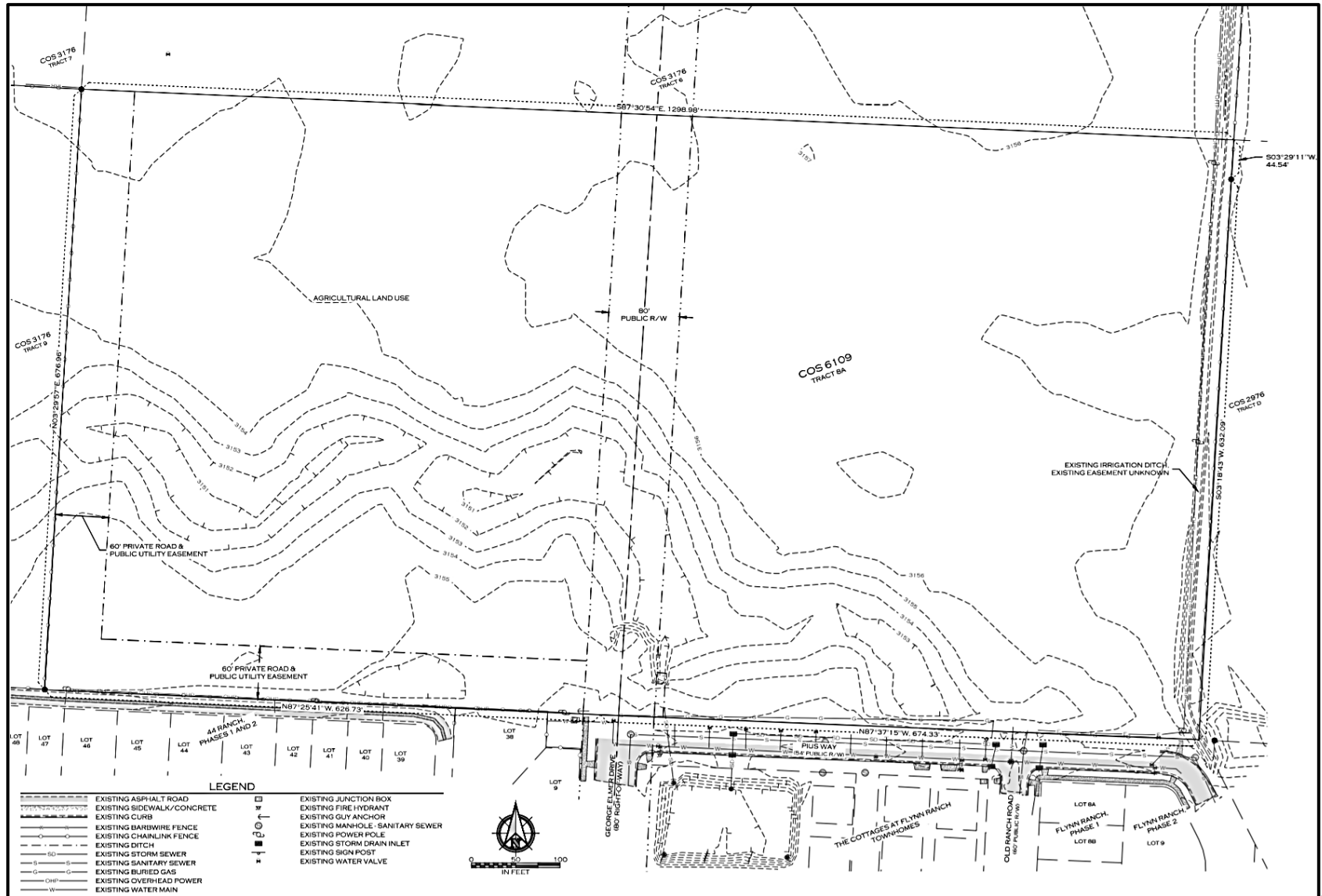
Properties within 150 feet: **29**
Protest threshold: **8**

Subject Property

Petitions received: **12**
Petitions verified: **6**



Existing Conditions



Subdivision Proposal



Agriculture & Ag. Water User Facilities: Prime soils; planned and zoned for residential use; irrigation ditch in easement, no existing water rights;

Natural Environment, Wildlife & Wildlife Habitat: No public lands or critical wildlife habitat nearby; impacts of storm runoff evaluated; no significant impacts anticipated;

Public Health & Safety: Adequate circulation systems, city water and sewer, fire, and police, nearby medical services; no natural hazards; airport influence area;

Local Services

Access

- Access via George Elmer Drive, Old Ranch Road, Winchester Drive, Remington Drive, Briar Way, Abby Lane;
- Internal street network built by the subdivider and dedicated to the public;
- Located within Mullan BUILD Project Area, George Elmer Drive included in improvements;

Non-Motorized Transportation/Transit

- Petition into Missoula Urban Transportation District
- Boulevard sidewalks; Tipperary Way Trail

Local Services

Emergency Services

- Provided by City Police and Fire

City Parks

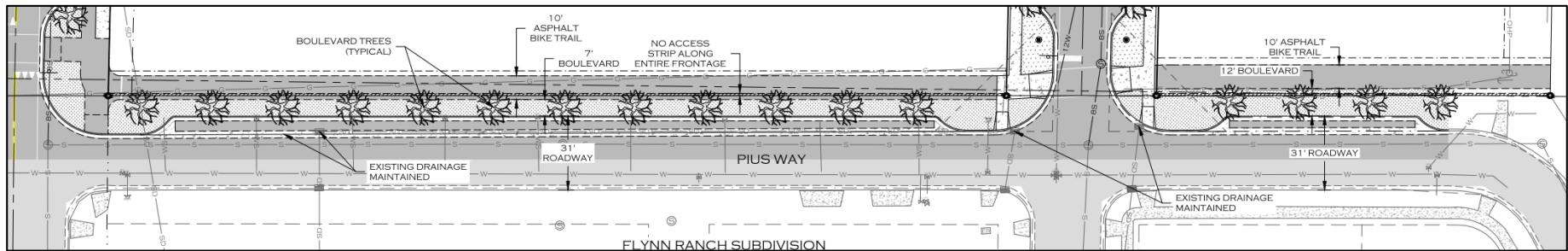
- Combination of cash in-lieu (west of George Elmer) and dedicated parkland

Schools

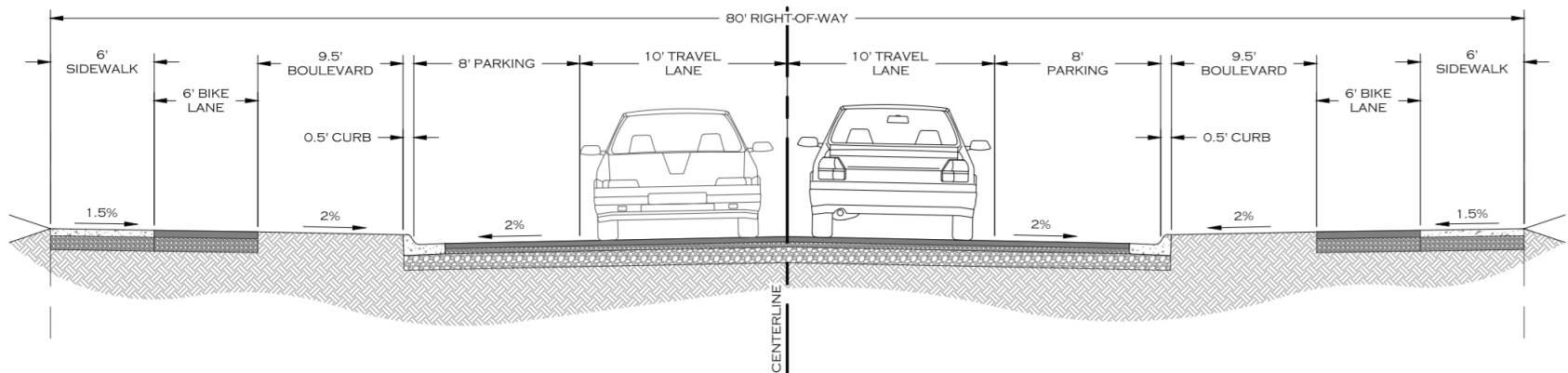
- Application states a range of 250-300 school-age students & schools can support anticipated population

Parkland Dedication Options:

- Cash-in-lieu of 2.92 acres of parkland and dedication of 0.15 acres of multi-use trail easement; or
- Cash-in-lieu of 1.46 acres of parkland, 1.46 acres of common area to be platted to the east of George Elmer Drive, and dedication of 0.15 acres of multi-use trail easement.



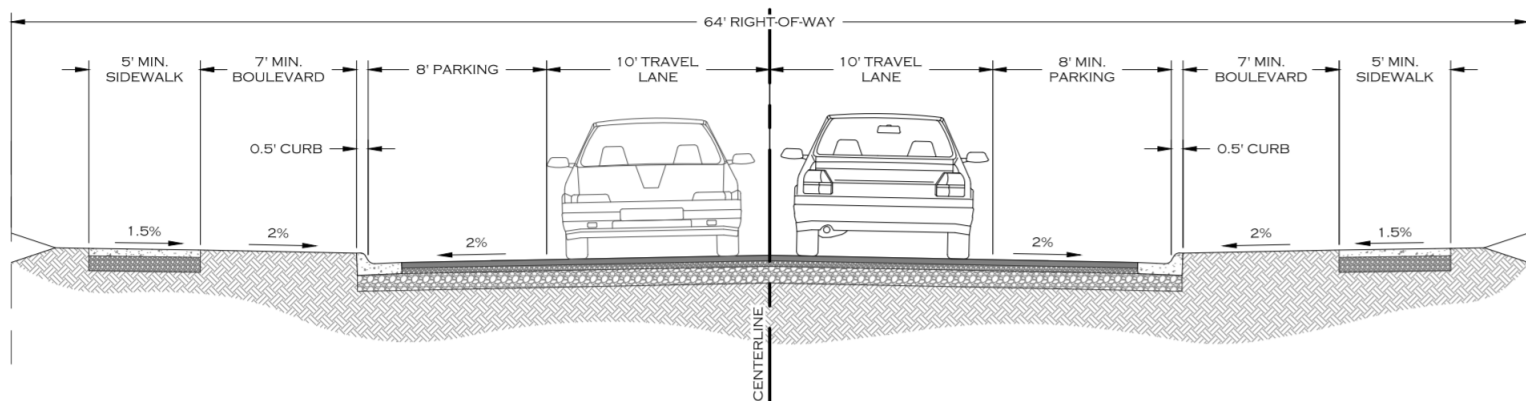
Article 3-020 Table .2A:
80-foot right-of-way for an Urban Collector with Parking
instead of 90 feet (George Elmer Drive)



Variance #2 and #3

Article 3-020 Table .2A:

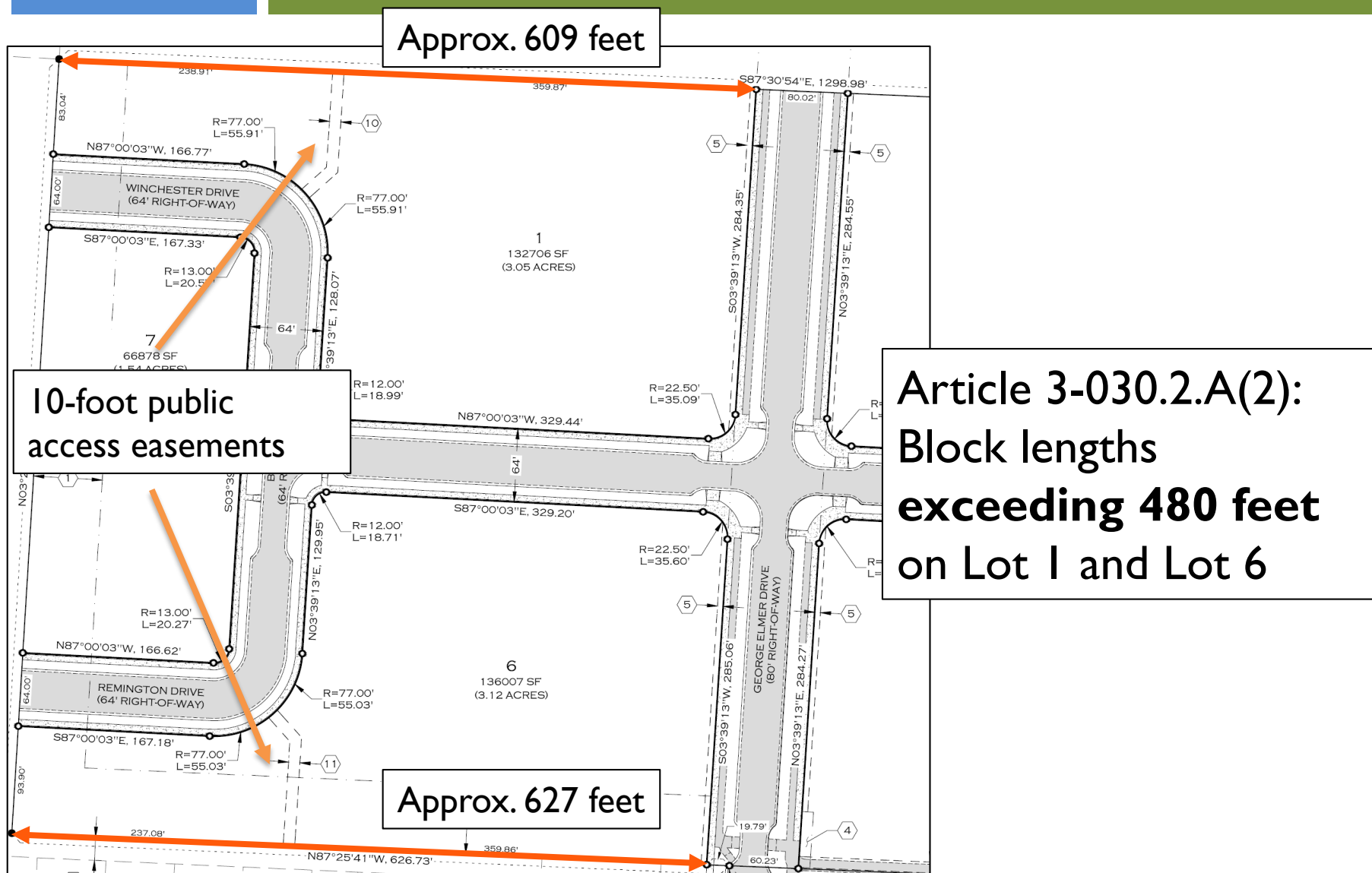
64-foot right-of-way for an Urban Local Streets instead of 80 feet (Old Ranch Road, Winchester Drive, Briar Way, Remington Drive, and Abby Lane)



ROAD CORRIDOR SECTIONS
SCALE: N.T.S.

1

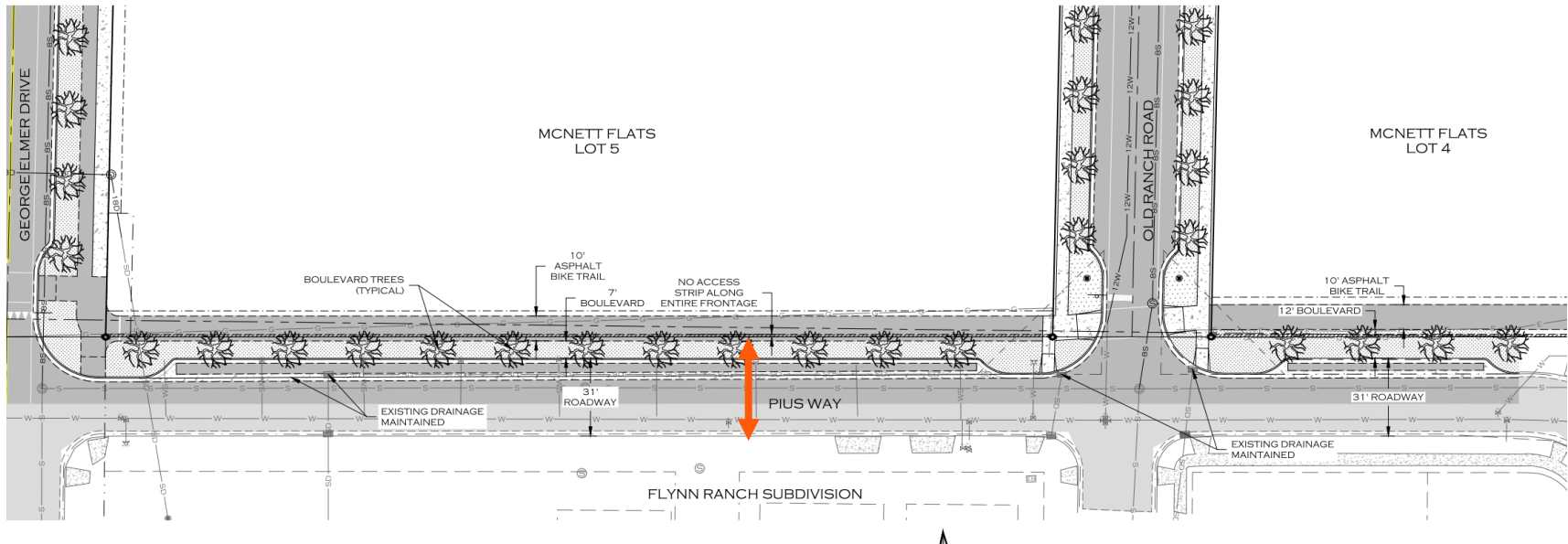
Variance #4 and #5



Variance #6



Article 3-020.3.H(2):
54-foot right-of-way for Urban Local Street instead of 80 feet (Pius Way)



Conditions of Approval



- 20-foot irrigation easement, ditch culverts, and continued water to parcels to the north
- Participation in the costs of Mullan BUILD Project improvements and additional 5-foot access and utility easements along George Elmer Drive
- Proportionate share improvements for a future roundabout at the intersection of George Elmer Drive and Cattle Drive
- Dedicated public streets, city water, sewer and fire hydrants
- Boulevards, sidewalks, and separated 10-foot wide secondary commuter trail within approved ROWs and easements
- Petition into Missoula Urban Transportation District
- 1.46 acres of parkland (common area) on the north side of the trail and cash in lieu for 1.46 acres.

- Discussion:
 - Questions regarding the process of concurrent annexation and subdivision projects.
 - Frustration that the subdivision will not be governed by the Sx^wtpqyen Master Plan and Form Based Code.
 - Lack of information regarding how the lots are intended to be developed.
 - Ideal design would allow transition from residential zoning
 - Lack of mitigation for the loss of agricultural land.
 - Questions regarding whether proposal sufficiently addresses parkland requirements.

- Subdivision Condition of Approval #14:
 - Winchester Drive, Remington Drive, Briar Way, Abby Lane and Old Ranch Road shall be designed and built as proposed to Urban Local street standards including at minimum two 10-foot drive lanes, 8-foot parking lanes, curb and gutter, 7-foot boulevards, and 5-foot sidewalks within 64-foot rights-of-way, **and Abby Lane shall have an 80-foot right-of-way. Abby Lane shall also include 6-foot protected (off street) bike lanes on both sides.**

- Variance #3:
 - **APPROVAL** of the variance request from Section 3-020 Table .2A, which requires a minimum 80-foot right-of-way for Urban Local Streets, to allow 64-foot rights-of-way for Winchester Drive, Briar Way, Remington Drive, ~~and Abby Lane~~.

- Development compatibility, expectations for continued single-dwelling development
- Traffic impacts and timing of transportation improvements
- Connectivity with Old Ranch Road
- Snow storage and removal
- Soil suitability
- Wildlife displacement

ADOPT a resolution to annex Tract 8A of Certificate of Survey 6109 in Section 12, Township 13 North, Range 20 West, P.M.M. and zone upon annexation to B2-2, subject to the conditions of approval, based on the findings of fact and conclusions of law.

APPROVAL of the variance request from Section 3-020 Table .2A, which requires a minimum 90-foot right-of-way for an Urban Collector with Parking, to allow an 80' right-of-way for George Elmer Drive.

APPROVAL of the variance request from Section 3-020 Table .2A, which requires a minimum 80-foot right-of-way for an Urban Local Street, to allow a 64-foot right-of-way for Old Ranch Road.

APPROVAL of the variance request from Section 3-020 Table .2A, which requires a minimum 80-foot right-of-way for Urban Local Street, to allow 64-foot rights-of-way for Winchester Drive, Briar Way, Remington Drive, and Abby Lane.

APPROVAL of the variance request from Section 3-020 Table .2A, which requires a minimum 80-foot right-of-way for Urban Local Street, to allow 64-foot rights-of-way for Winchester Drive, Briar Way, Remington Drive (**but not Abby Lane**).

APPROVAL of the variance request from Section 3-030.2.A(2) to allow a block length longer than 480 feet on Lot 1.

APPROVAL of the variance request from Section 3-030.2.A(2) to allow a block length longer than 480 feet on Lot 6.

APPROVAL of the variance request from Section 3-020.3.H(2), which requires dedication of right-of-way on abutting existing streets to meet the requirements of Table .2 A, to allow a 54-foot right-of-way to be maintained on Pius Way.

APPROVAL of the **Mcnett Flats Subdivision**, subject to the **staff** recommended conditions of approval based on the findings of fact and conclusions of law in the staff report.

OR

APPROVAL of the **Mcnett Flats Subdivision**, subject to the **planning board** recommended conditions of approval, based on the findings of fact and conclusions of law in the staff report.