

MCNETT FLATS SUBDIVISION

Major Subdivision Application

Section 1: Project Summary

<i>Revision</i>	<i>Date</i>
1 st Element Review Copy	August 25, 2020
1 st Sufficiency Review Copy	September 1, 2020
2 nd Sufficiency Review Copy	October 16, 2020
3 rd Sufficiency Review Copy	November 10, 2020
Governing Body Review	December 4, 2020

1. DEVELOPER AND REPRESENTATIVE INFORMATION

Owner & Developer: Tollefson Properties, LLC.
15311 Tyson Way
Frenchtown, MT 59834
(406) 360-4153

Representative: Kody Swartz, PE, LSI
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2. SUBDIVISION INFORMATION

Subdivision Name: Mcnett Flats
Number of Lots: 7 Mixed-use Commercial Lots
Subdivision Area: 20.21 acres
Legal Description: Section 12, Township 13 North, Range 20 West, Certificate of Survey 6109, Parcel 8A, 20.21 Acres

3. SUMMARY OF ROADS

The proposed subdivision will include approximately 3,250 lineal feet of new public roadways. The subject parcel is bisected by an easement for the future extension of George Elmer Drive, to be constructed under the Mullan Area BUILD Grant, which is classified as an Urban Collector (With Parking). The section of George Elmer Drive bisecting the parcel will have an 80-foot wide right-of-way and minimum of 10-foot wide northbound and southbound travel lanes. The other proposed public roadways will be classified as Urban Local Streets with 64-foot wide rights-of-way and a minimum of 10-foot wide travel lanes. All public roadways will include 8-foot wide parking lanes on both sides.

Outside connections from the subdivision include the existing section of George Elmer Drive to the south and a connection to Old Ranch Road in the Flynn Ranch development to the south. Future connections will include extensions of George Elmer Drive to the north, as well as connections to potential future developments located on parcels to the east and west of the project.

4. SUMMARY OF NON-MOTORIZED FACILITIES

The proposed subdivision will include sidewalks and bike lanes. The proposed extension of George Elmer Drive will include a 6-foot wide bike lane adjacent to the sidewalk on both sides of

the proposed roadway. All public roadways within the proposed subdivision will include boulevard sidewalks – the minimum boulevard width will be seven feet and the minimum sidewalk width will be five feet. George Elmer Drive will include a six-foot wide sidewalk adjacent to the bike lanes. Non-motorized facilities will conform to the requirements of the Americans with Disabilities Act (ADA). Connectivity to existing sidewalks along George Elmer Drive and Old Ranch Road will be provided.

5. VARIANCES REQUESTED

Six variances are being requested for the proposed subdivision:

1. The first variance requested is to reduce the right-of-way width of the extension of George Elmer Drive to 80' from the required 90' wide right-of-way. This variance will allow the new right-of-way to match the existing right-of-way and easements along the future alignment.
2. Reducing the proposed right-of-way width for Old Ranch Road, an Urban Local Street, to 64' from the required 80'. The variance will allow the total 62-foot width of required street improvements to fit within the right-of-way while matching the existing right-of-way.
3. Reduce the right-of-way width of the proposed east-west roads within the subdivision to 64' from 80'. This reduction will allow the proposed rights-of-way to match the future road improvements in the Remington Flats Subdivision to the west.
4. Lot 1 creates a block in excess of 480 feet in length. A pedestrian access easement will be created across each lot at a later date.
5. Lot 6 creates a block in excess of 480 feet in length. A pedestrian access easement will be created across each lot at a later date.
6. Provide half-street improvements along Pius Way adjacent to the subdivision, and replace the typical 5' sidewalk with the proposed 10' wide Tipperary Way Trail.

6. ZONING AND GROWTH POLICY COMPLIANCE

The comprehensive plans which are applicable to the property include the City of Missoula 2035 Growth Policy, adopted on November 23, 2015. According to the Missoula Urban Area Future Land Use Map, amended on February 13, 2017, the designated land use of the subject property is Neighborhood Mixed Use. In addition, the subject property falls within the area designated for future node development.

The Neighborhood Mixed Use designation is intended to distinguish, create, maintain, and enhance areas that already provide primarily local service within a neighborhood. They are intended to support and help give identity to individual or small groupings of neighborhoods by

providing a visible and distinctive focal point. Medium- to high-density residential uses are encouraged in Neighborhood Mixed Use areas.

The proposed development will include seven lots; the requested B2-2 zoning will allow for a variety of land uses, including household living in vertical mixed-use buildings, single-purpose residential buildings, and mixed-use buildings, as well as the variety of public, civic, and commercial uses outlined in Section 20.10.020 of Missoula Code of Ordinances Title 20. This wide variety of permitted uses will allow future projects within the proposed subdivision to comply with the goals of the land use designations by allowing medium- to high-density development to support a substantial portion of future City and County growth. The proposed subdivision is located at a future node within the Mullan Area BUILD Grant - the intersection of George Elmer Drive and a planned urban local street. The proposed B2-2 zoning will allow the land uses of the parcels within the proposed subdivision to maintain flexibility to meet variable current and future market needs.