



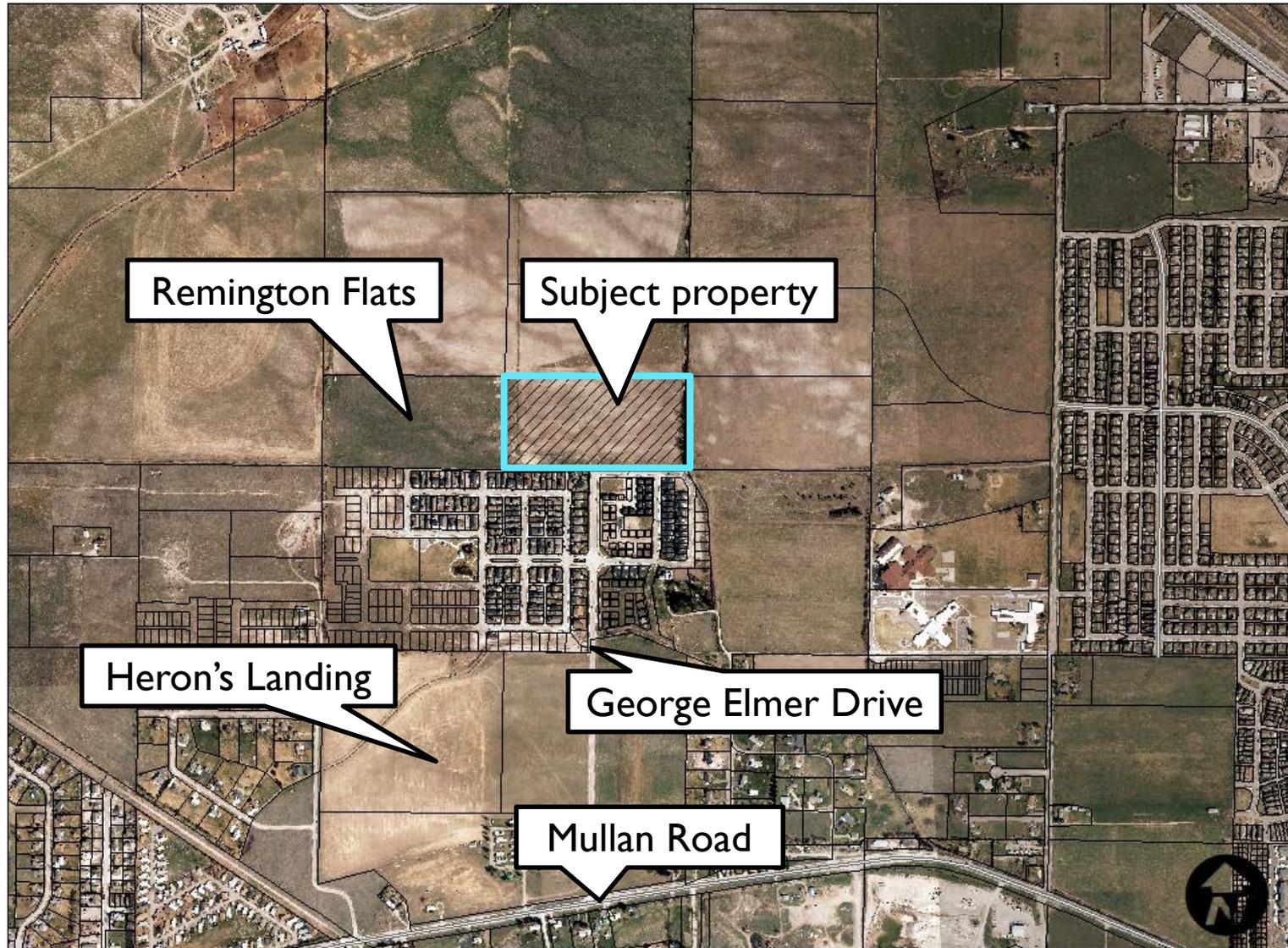
# Mcnett Flats Major Subdivision

**Planning Board**

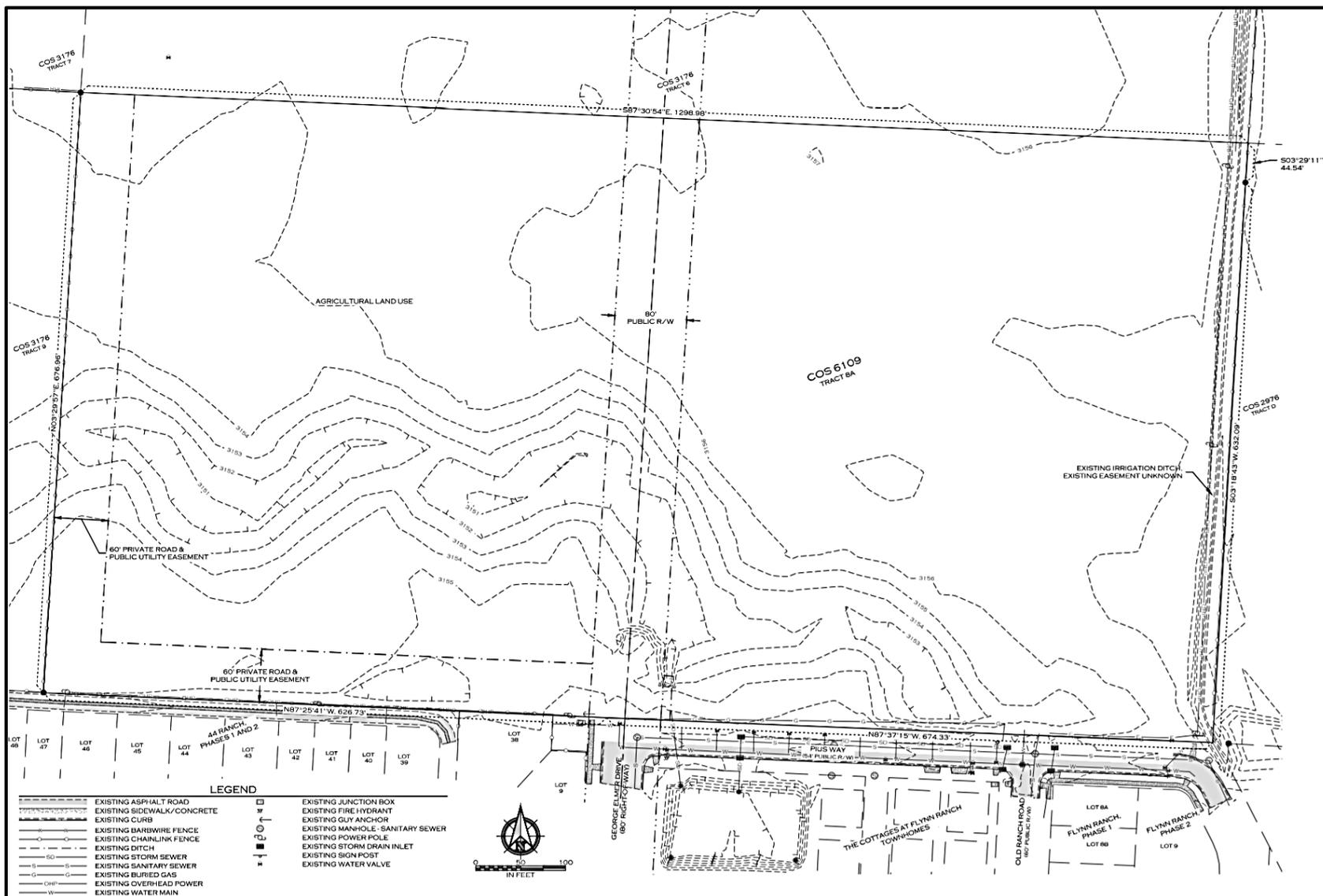
Dave DeGrandpre  
Development Services  
February 2, 2021



# Location



# Existing Conditions

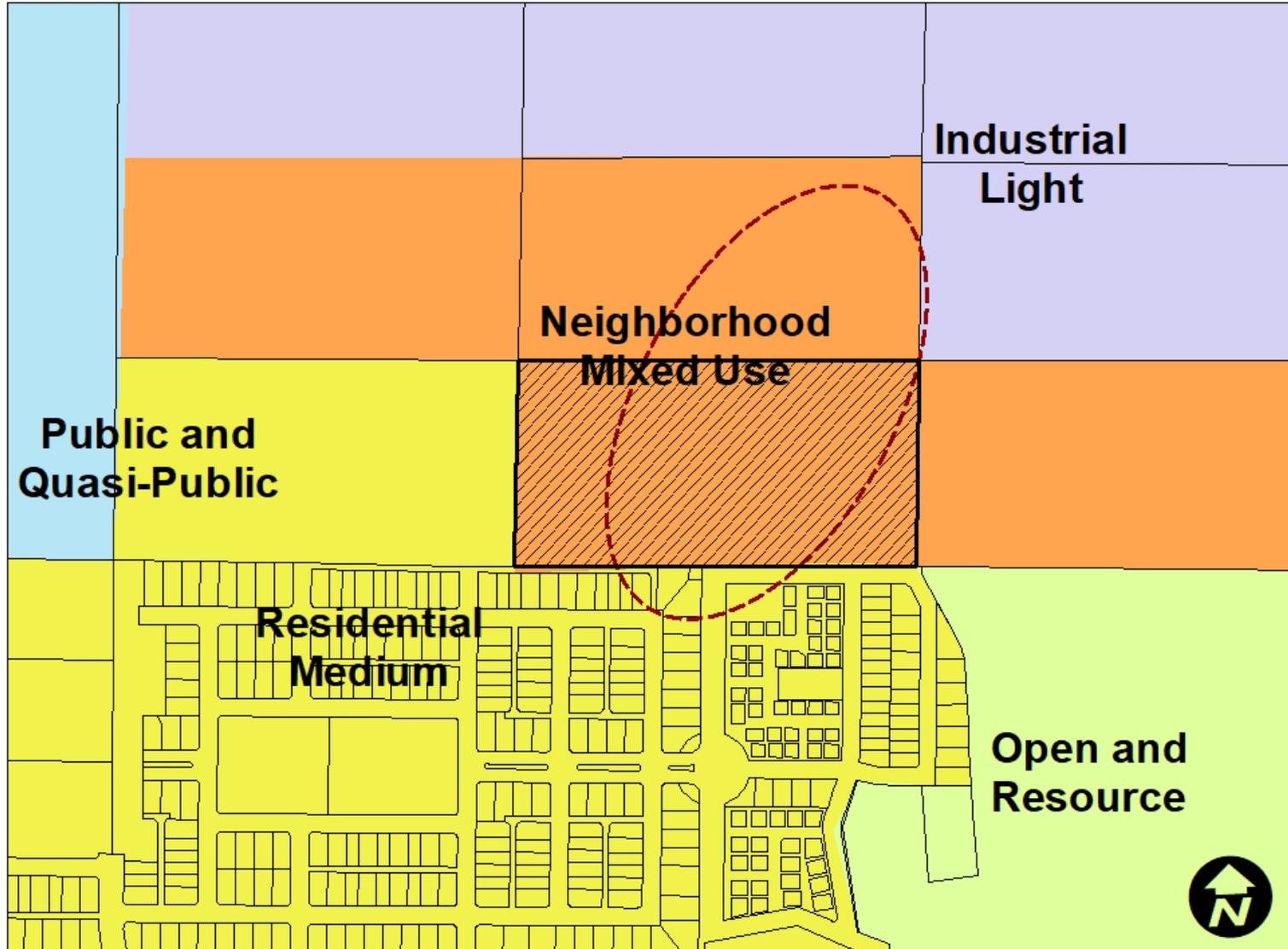


# Subdivision Proposal



- I. Growth Policy and Zoning**
- II. Agriculture and Irrigation Facilities**
- III. Local Services**
- IV. Natural Environment, Wildlife & Wildlife Habitat**
- V. Public Health and Safety**

# 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

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

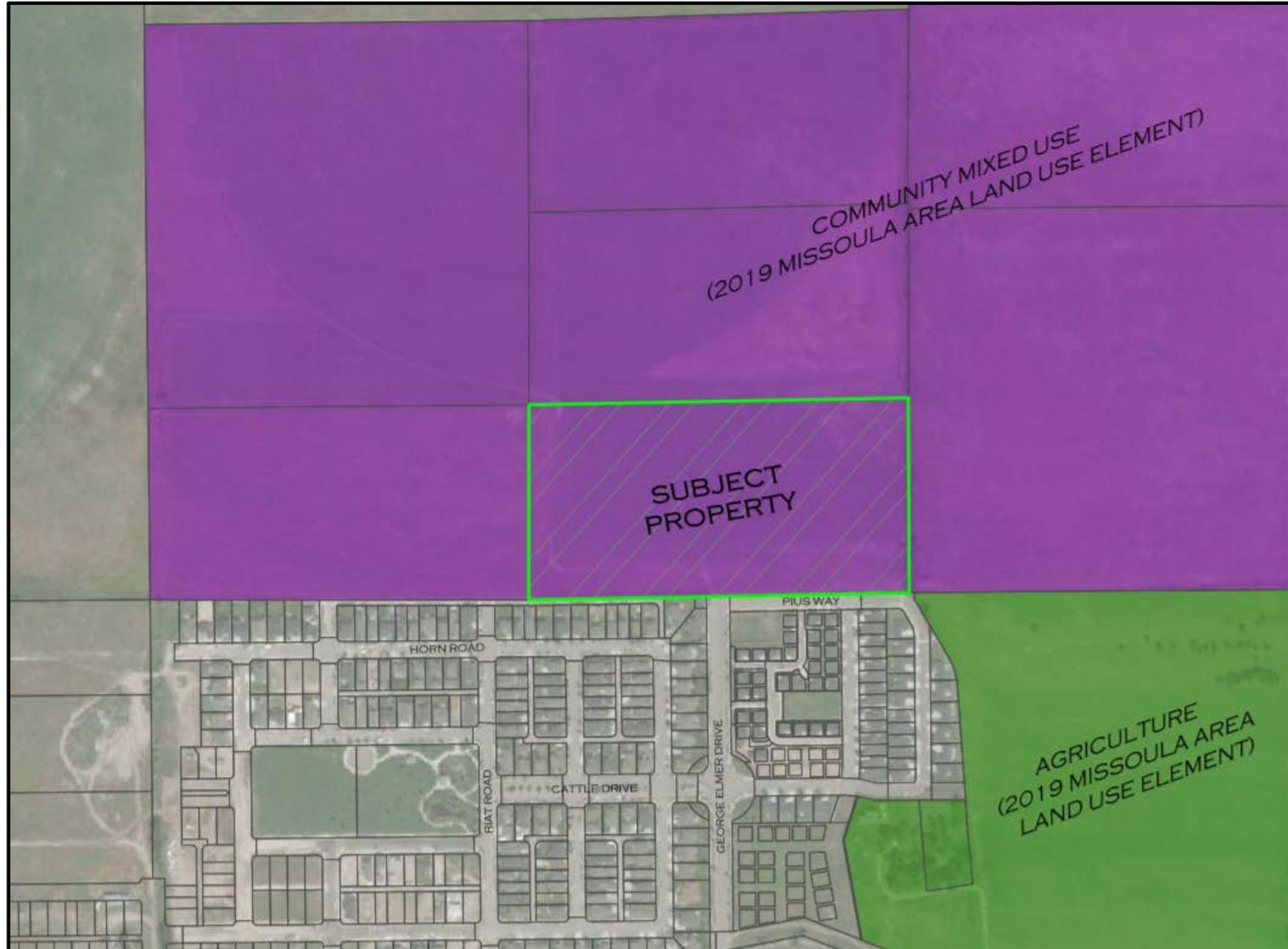
## Housing Chapter

- Meet the needs of a growing and diverse population by having a sufficient supply of housing and a variety of housing types.
- Provide for the diverse housing needs while protecting the strong sense of place 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.

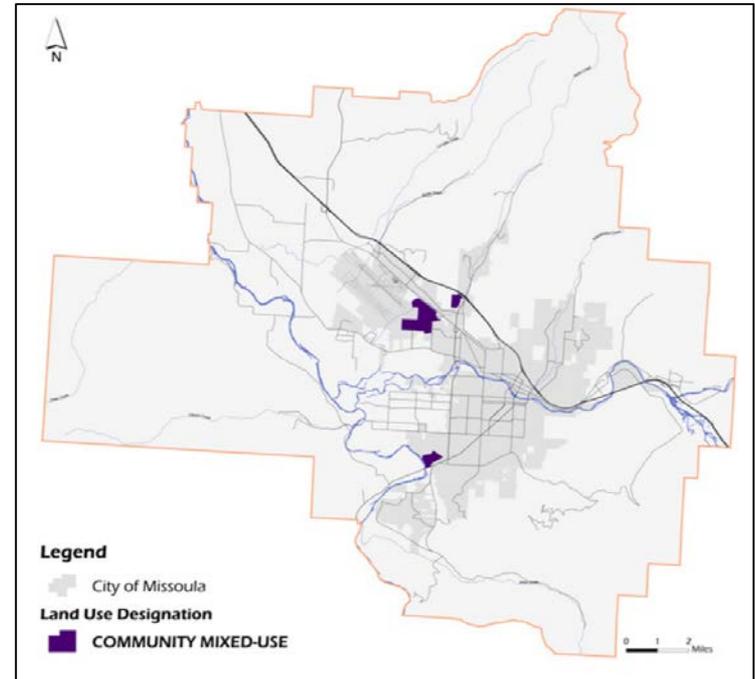
# Missoula Area Land Use Element



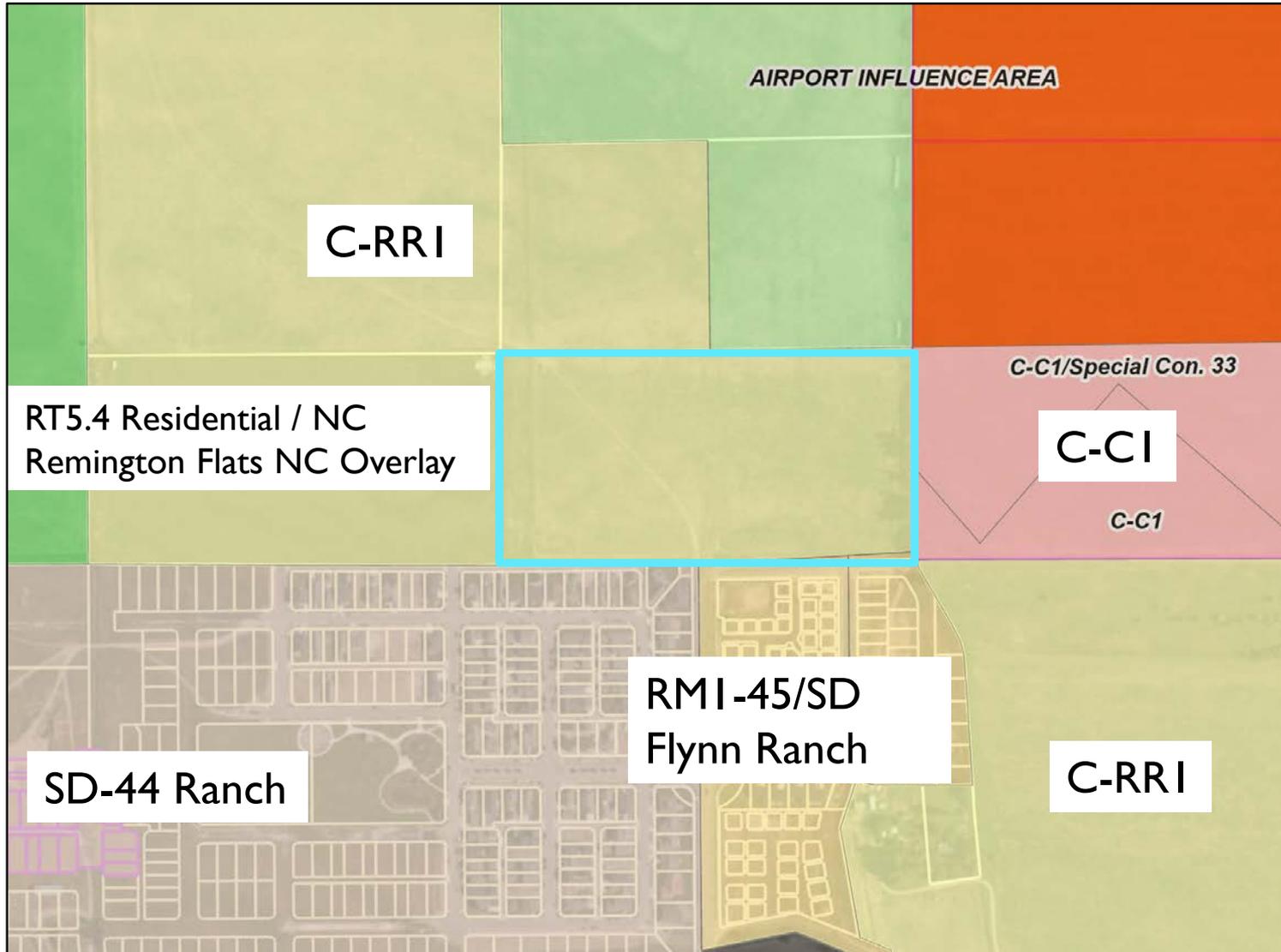
## Community Mixed-Use

### Designation:

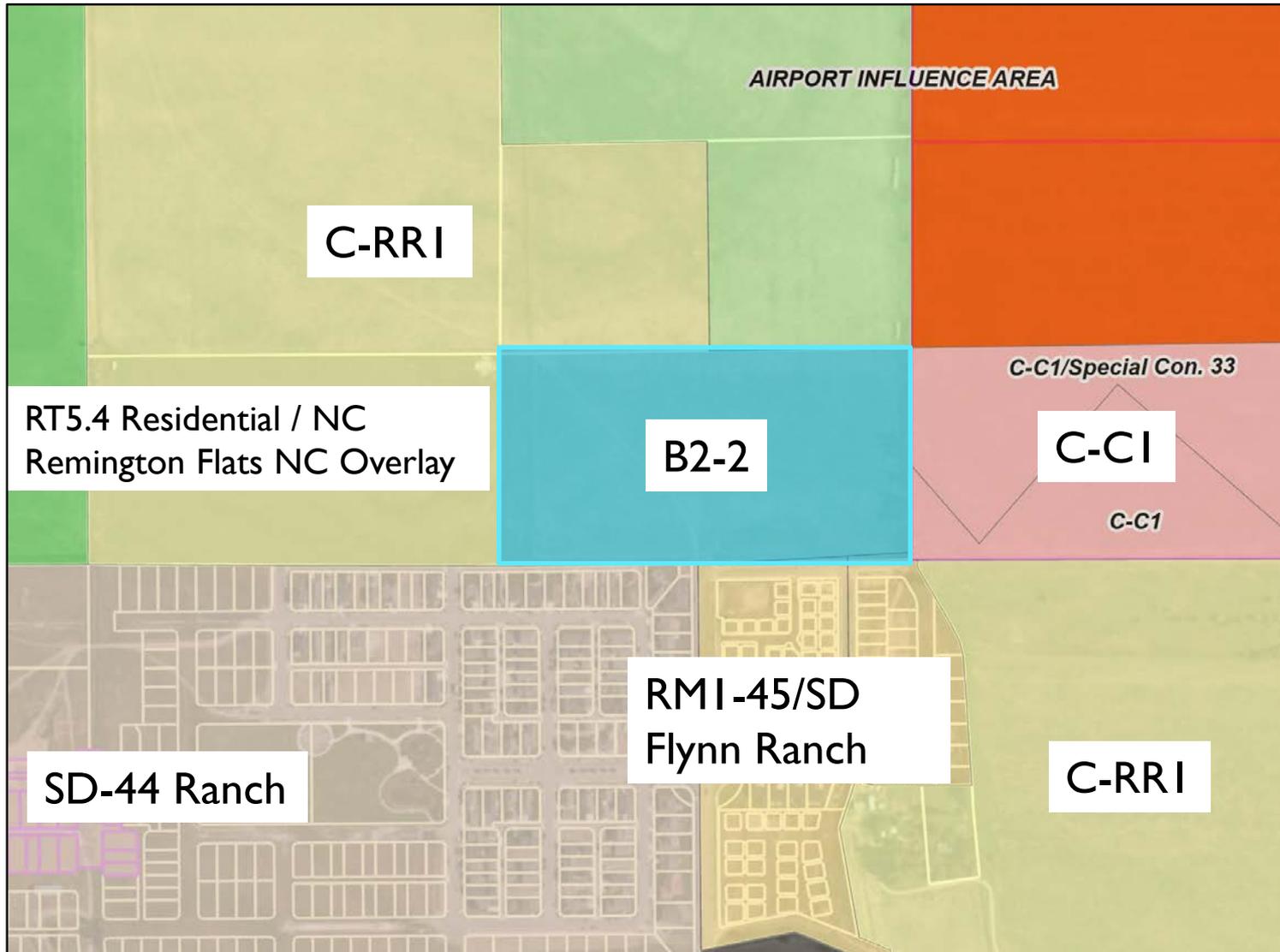
- Provide for a mix of residential, commercial, and civic activity.
- Provide opportunities for retail, service, and employment.
- Accommodate higher residential choices that contribute to housing diversity.



# Current Zoning



# Recommended Zoning



**Agriculture & Ag. Water User Facilities:** Prime soils if irrigated; planned and zoned for urban development; irrigation ditch 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**

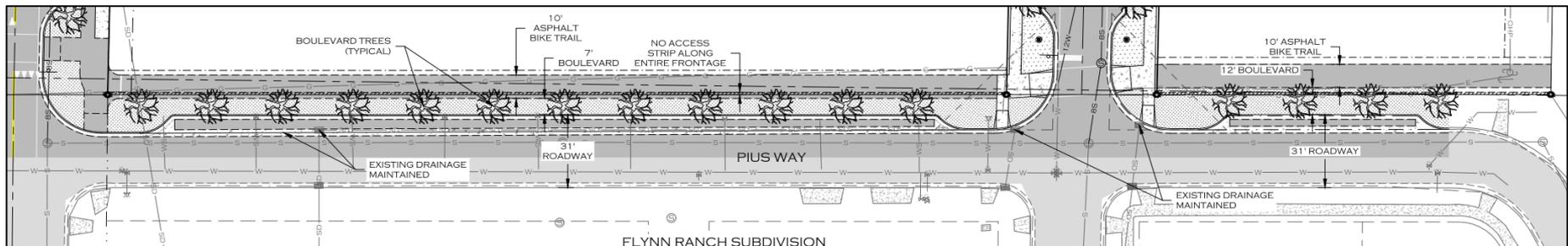
- Combination of cash in-lieu (west of George Elmer) and dedicated parkland (common area)

### **Schools**

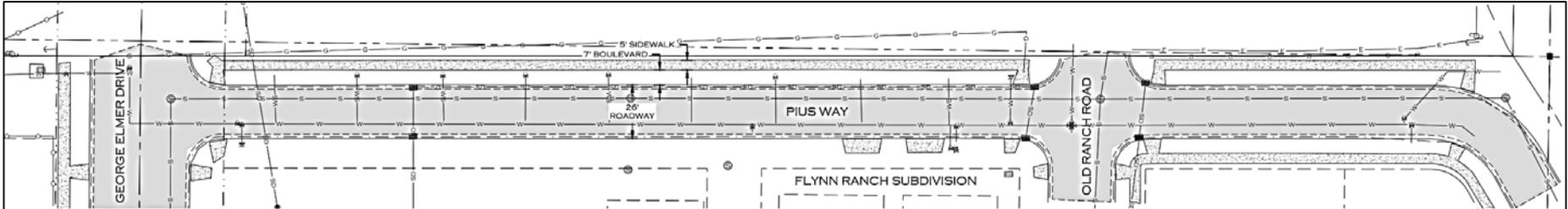
- Application states a range of 250-300 school-age students & schools appear to have ability to support anticipated population

## Parkland Dedication Options:

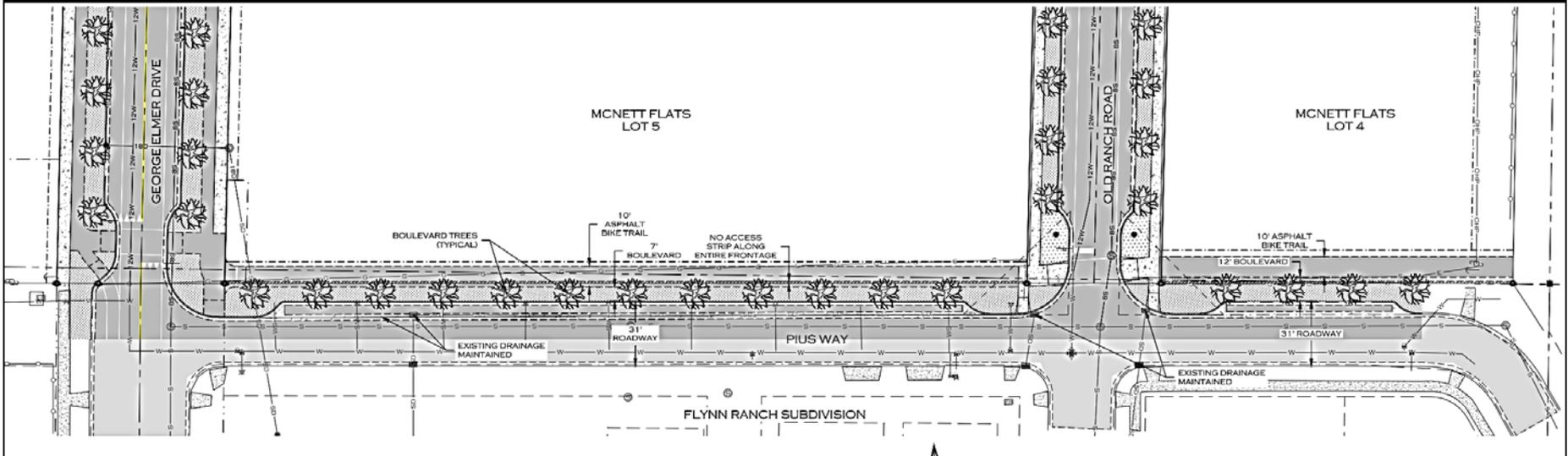
- Cash-in-lieu of 2.92 acres of parkland and dedication of 0.15 acres of multi-use trail easement.
- Cash-in-lieu of 1.46 acres of parkland, 1.46 acres of common area to be platted to the east of George Elmer Drive, and dedication of 0.15 acres of multi-use trail easement.



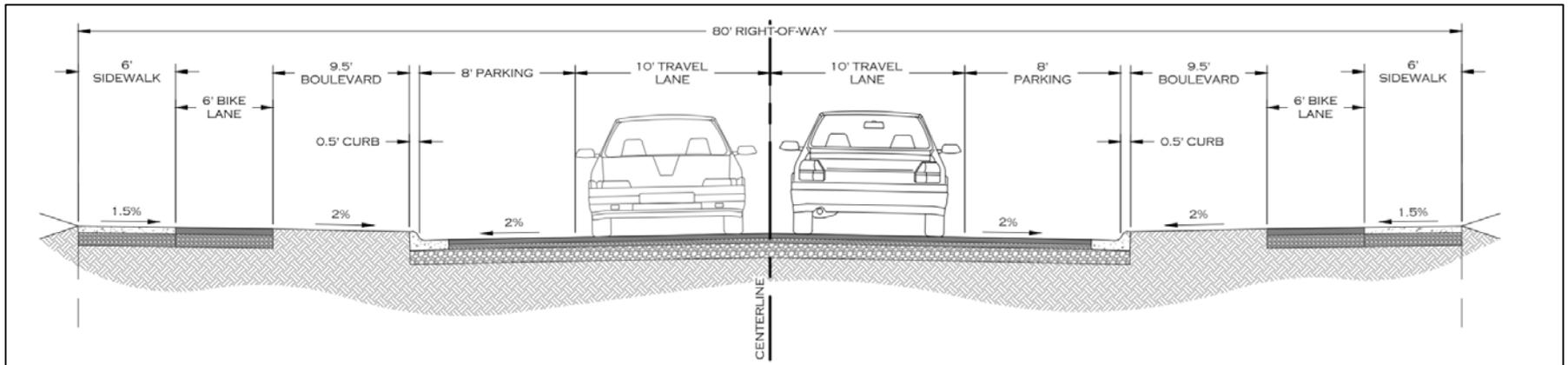
# Pius Way Improvements



EXISTING CONDITIONS



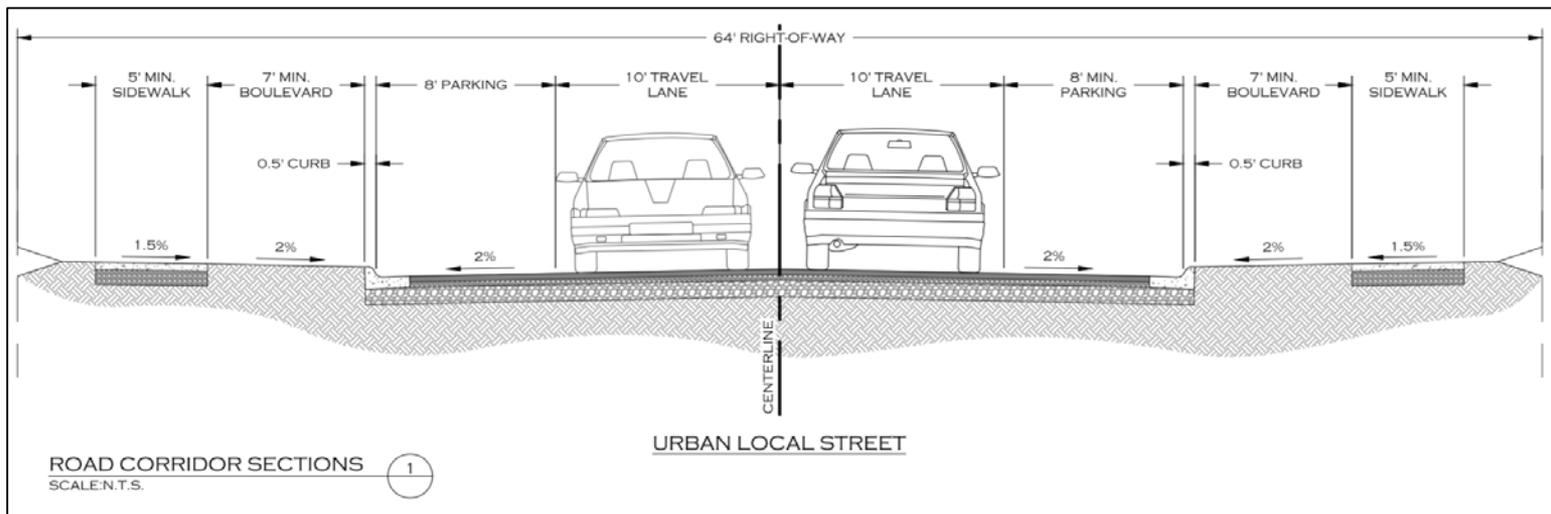
Article 3-020 Table .2A:  
**80-foot right-of-way** for an Urban Collector with Parking  
instead of 90 feet (George Elmer Drive)



# Variance #2 and #3

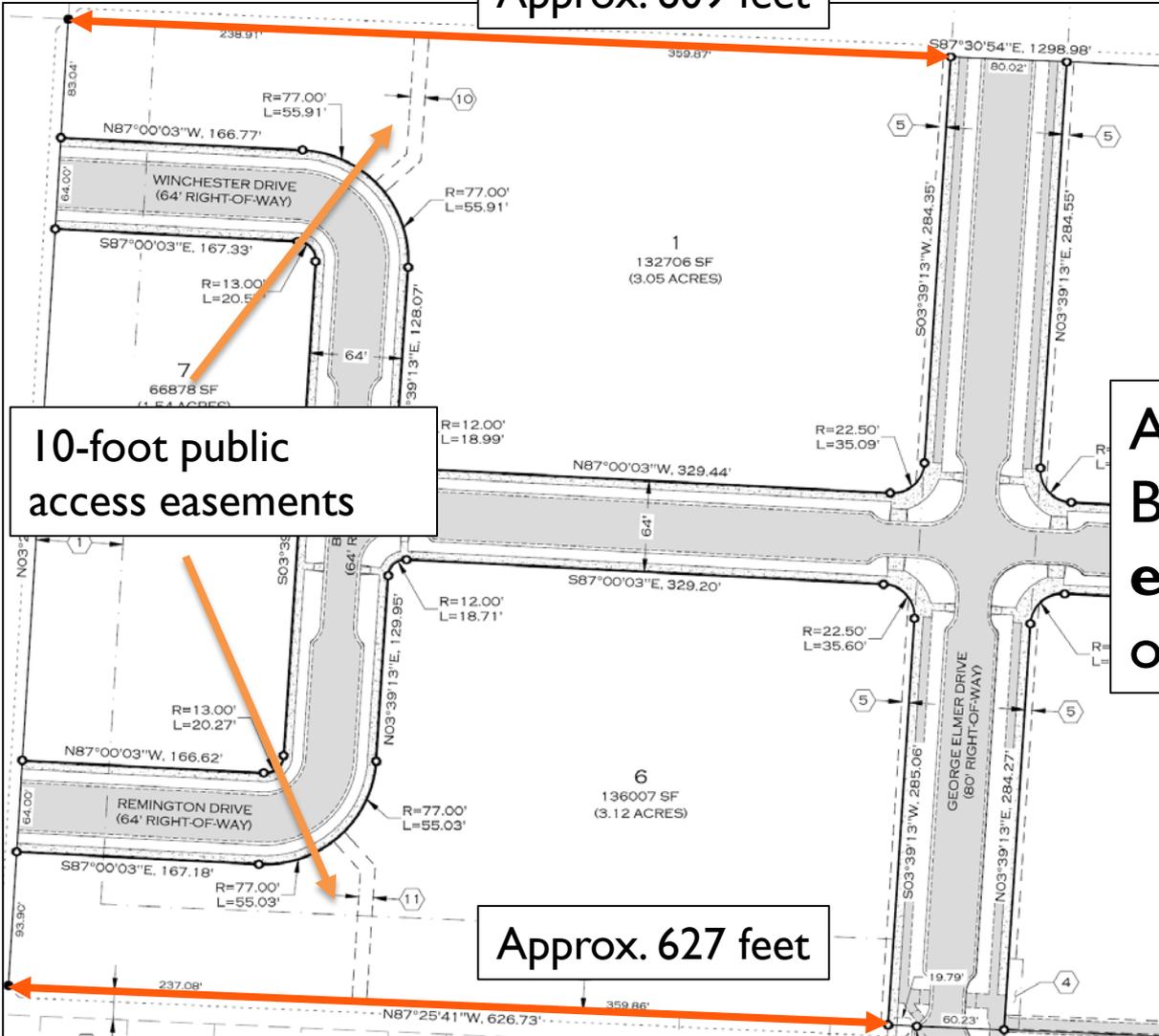
Article 3-020 Table .2A:

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



# Variance #4 and #5

Approx. 609 feet



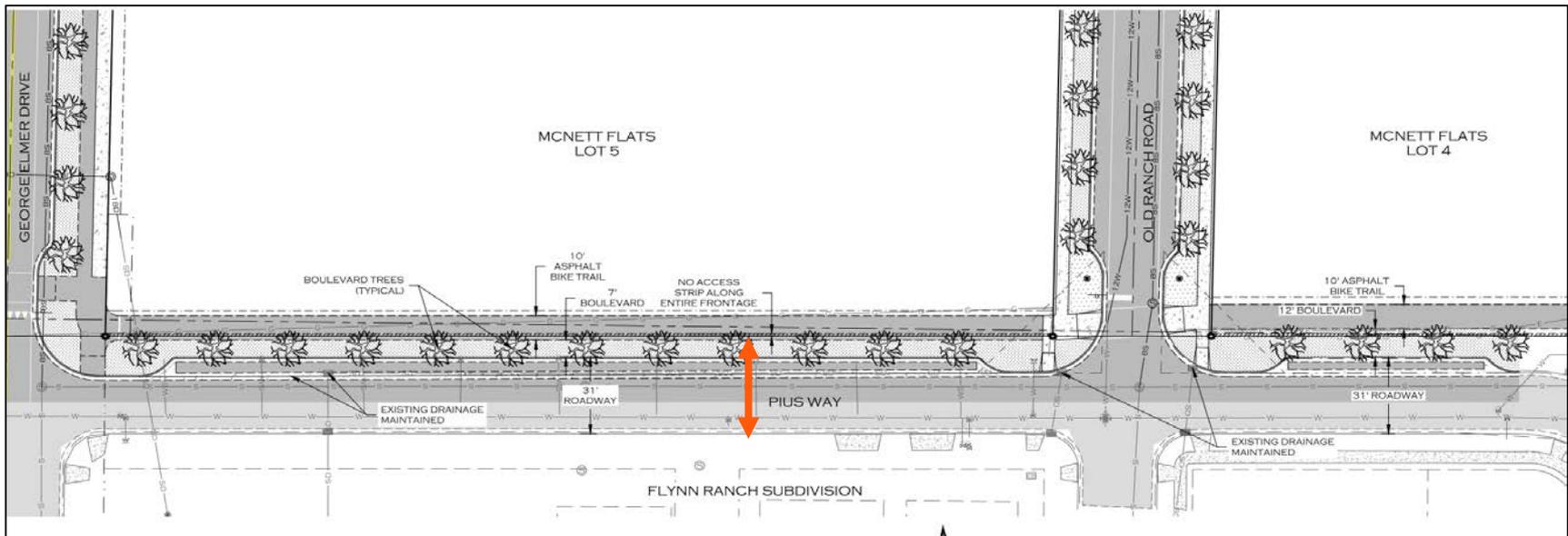
10-foot public access easements

Article 3-030.2.A(2):  
Block lengths  
exceeding 480 feet  
on Lot 1 and Lot 6

Approx. 627 feet

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 for 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.

**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-foot 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 3-030.2.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 recommended conditions of approval, based on the findings of fact and conclusions of law in the staff report.

- 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