

PROJECT SUMMARY

Owner and Developer: Homes for Missoula, LLC

Representative: Joe Dehnert & Danny Oberweiser with IMEG CORP

Subdivision Name: River View Subdivision

Number of Lots Proposed: Nineteen Proposed Lots

Number of Acres: 2.38 Acres

Legal Description: THAT PROPERTY DESCRIBED AS PLAT OF THE WEST HALF (W1/2) OF LOT 9 OF COBBAN AND DINSMORES ORCHARD HOMES ADDITION NO. 2 IN MISSOULA COUNTY, MONTANA, THE SAME BEING LAID OUT UPON A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4NE1/4) OF SECTION 20, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA, MISSOULA COUNTY MONTANA.

CONTAINING A TOTAL OF 2.38 ACRES, MORE OR LESS

Project Summary:

The River View Subdivision is a major subdivision which proposes 19 lots to be utilized for residential purposes. All lots will be utilized for single family homes. The property is located directly adjacent to the south of River Road between Carter Court and Lafray Lane. The site is currently utilized for one single family home. This existing home will be removed as part of the development of the site. The proposed lots will be connected to the City of Missoula water and sewer systems.

Summary of Roads:

The property is located directly adjacent to the south of River Road between Carter Court and Lafray Lane. A road with a preliminary name of Road A has been proposed within the subdivision. This roadway proposes singular access off of River Road which will form a T at a dead-end turn-around within the proposed subdivision.

Summary of Non-Motorized Facilities:

There are sidewalks and boulevards proposed on either side of proposed Road A. The proposed sidewalks on the southern end of the property will serve as a pedestrian connection to Lafray Park located directly adjacent to the southwestern property boundary.

Variance Requests:

This project includes variance requests pertaining to: (1) Missoula City Subdivision Regulations 3-020.5.A, B (3), B (5), and B (6) (Cul-de-sacs, Cul-de-sac road percentage representation, Cul-de-sac minimum right-of-way and pavement width), (2) 3-020 Table .2A, 3-020.3.C, and 3-020.4.N ("Low Density Local Residential Street Right-of-Way minimum width and street width, Table .2A compliance, and parking lane requirements for local residential streets), (3) 3-030.2.A (2) (blocks may not exceed a maximum length of 480 feet in urban-suburban subdivisions), and (4) 3.020 Table .2A and 3-020.3.H.(2) (Right-of-Way minimum width for Urban collectors (without parking) and Table .2A standards for subdivisions abutting Urban Collectors (without parking)).

Zoning and Growth Policy:

The proposed area is currently zoned under RT10 Residential (two-unit/townhouse) designation but will be rezoned at RT5.4 Residential (two-unit/townhouse) which is a residential zoning district. The RT5.4 Residential (two-unit/townhouse) dictates a minimum parcel size of 5,400 sqft. New development on the proposed lots will comply with all applicable Title 20 regulations.

The 'Our Missoula' 2035 City Growth Policy is the applicable regional plan for the property. The recommended land use designation for this property in the growth policy is Residential Medium Density. According to the 'Our Missoula' 2035 City Growth Policy, this land use designation is "...intended to fit with many already established residential neighborhoods and acknowledge the single dwelling residential building type as the primary use with the potential for accessory dwellings as well." The 'Our Missoula' 2035 City Growth Policy also lists the proposed RT5.4 zoning of the property as a current relatable zoning for the Residential Medium land use area.