

PROJECT SUMMARY AND DEVELOPMENT PROGRAM

Owner (s) and Developer: Owner: James D Dougherty Family LLC
Developer: Cathcart Properties Inc., or Its Assigns

Representative: IMEG CORP

Subdivision Name: Sapphire Place

Number of Lots Proposed: 41

Number of Acres: 18.73

Legal Description: PARCEL 2A OF CERTIFICATE OF SURVEY NO. 6689, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NW1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY. CONTAINING A TOTAL OF 18.73 ACRES, MORE OR LESS.

Project Summary:

The Sapphire Place Subdivision is a major subdivision which proposes 317 Units on 41 lots to be utilized for residential purposes which will offer multi-family housing options for the greater Missoula area. Please see the Regulating Plan included in the Master Site Plans attached in Section A of this submittal. The project will include the optimization of the T4 and T5 Transects to provide apartment buildings for lease or rent along with high end amenities such as a pool, playground, and dog park. The property is located at 3285 Flynn Lane. The site is currently unoccupied and used predominantly for agricultural use. The proposed lots will be connected to the City of Missoula water and sewer systems. The project is set to occur in a single phase.

Development Program:

The development program for the proposed subdivision pairs well with the intent of the Sxwtpqyen Neighborhood Master Planned Area by providing a layout that promotes the “center to edge” neighborhood character. The allocation of different multi-family buildings across the various transect zones will include multiplex buildings in the T4-O, T4-R, and T5 transect zones along with duplexes and villas to include the required building types in each transect zone.

The various multi-family products being proposed by Cathcart allows for the stringent planning required by the Form-Based Code to occur at early stages. This can be seen in the Scale and Character Illustration Exhibit included in Section A of this submittal. Site statistics, conceptual designs, and the multi-family building ethos being proposed for this subdivision are already being discussed to ensure the subdivision not only offers residential housing options, but is providing a safe, desirable, and connected place to live.

For more information regarding the specifics for transect zone allocation or overall development programming please see the Regulating Plan attached in the Master Site Plans included in Section A of this submittal.

Summary of Roads:

The property is located adjacent to Flynn Lane. Half road improvements are proposed along Flynn Lane for the property's entire road frontage. Two primary entrances to the subdivision are proposed off Flynn Lane. The subdivision will have alleys which will provide resident access throughout the subdivision and provide access to the entrances described above. There are five proposed alleys within the subdivision. Please see the Master Site Plans attached in Section A of this submittal.

Summary of Non-Motorized Facilities:

There are no existing non-motorized facilities on the proposed subdivision property. There are non-motorized facilities along Flynn Lane adjacent to the subject property. These non-motorized facilities will be expanded to the proposed subdivision in the form of sidewalks and bicycle lanes in accordance with Mullan Traditional Neighborhood Development Form Base Code (MTNDFBC) Section 6.3. Sidewalks are also proposed on both sides of the proposed Roads A, B, and C and the creation of the Grant Creek/Flynn Lane extension will be along the northern section of Road C which will intersect and run North along the proposed Trail Street ultimately creating a connection to any future development to the West. This will provide pedestrian facilities access to the residential lots in accordance with MTNDFBC Section 6.3. The proposed alleys will adhere to all stipulations covered in MTNDFBC Section 6.3.

In addition to providing non-motorized access to the existing facilities, the proposed facilities will provide access throughout the subdivision to both residences and proposed open spaces. Please see the Street Atlas included in the Master Site Plans attached in Section A of this submittal.

Variance Requests:

This project currently includes a single variance request from Section 3-030.1.C(3) the City of Missoula Subdivision Regulations stating that each lot must abut on and have access to a public or private street or road.

Zoning and Growth Policy:

The majority of the property is zoned in the Town Center Neighborhood Unit with a small portion of the property falling in the Crossroads Center Neighborhood Unit within the Sxwtpqyen Neighborhoods Planned Area which is a residential, commercial, and civic use district. This zoning permits dwelling unit minimums of 6 units/acre (T3), 12 units per/acre (T4-R/T4-O), and 24 units per/acre (T5) with dwelling unit maximums of 8 units/acre (T3), 36 units per/acre (T4-R/T4-O), and 72 units per/acre (T5). These maximum and minimum standards comply with the 2021 Sxwtpqyen Neighborhoods Master Plan and the 2019 Missoula Land Use element by offering high density housing and cost-burdened options for Montana residents.

The applicable regional plan for this property is the Sxwtpqyen Neighborhoods Master Plan, but the project also aligns with the 'Our Missoula' 2035 City Growth Policy and the 2019 Missoula Land Use Element. The current land use for this property is Agricultural. According to the 'Our Missoula' 2035 City Growth Policy, some of the keys to a healthy built environment are "good connectivity, appropriate mixed-uses of land, a range of affordable housing choices, and a variety of active transportation options."