

RESOLUTION NO. 2000-011

A RESOLUTION TO ZONE UNZONED PROPERTY AND REZONE PROPERTY FROM "C-RR1 RESIDENTIAL", "C-RR2 RESIDENTIAL". AND "C-A3 RESIDENTIAL" TO "MILLER CREEK VIEW ADDITION PLANNED UNIT DEVELOPMENT". THE PROPERTY IS DESCRIBED AS PORTIONS OF SECTIONS 12 AND 13, T.12N., R.20W. P.M.M.

WHEREAS, the Board of Missoula County Commissioners adopted Resolution No. 99-097 on December 14, 1999, stating their intention to zone and rezone the property described above from unzoned and "C-RR1" (Residential), "C-RR2" (Residential), and "C-A3" (Residential) to the Miller Creek View Addition Planned Unit Development, subject to conditions.

WHEREAS, a protest period was held for thirty (30) days after the first publication of the Resolution of Intent on December 19, 1999; and.

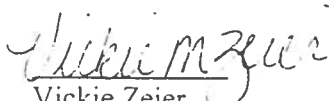
WHEREAS, no protest petitions were filed by district freeholders:

NOW, THEREFORE, BE IT RESOLVED, that the property described above is hereby rezoned from unzoned and "C-RR1" (Residential), "C-RR2" (Residential), and "C-A3" (Residential) to the Miller Creek View Addition Planned Unit Development subject to the conditions of approval listed in Attachment A attached, and illustrated by the zoning district standards and map exhibit contained in Attachment B attached.


PASSED AND ADOPTED THIS 24th DAY OF JANUARY, 2000.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
Missoula County, Montana


Vickie Zeier
Clerk and Recorder


Bill Carey, Chairman


Barbara Evans, Commissioner

Michael Kennedy, Commissioner

APPROVED AS TO FORM AND CONTENT:

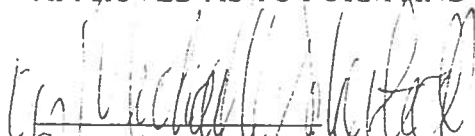
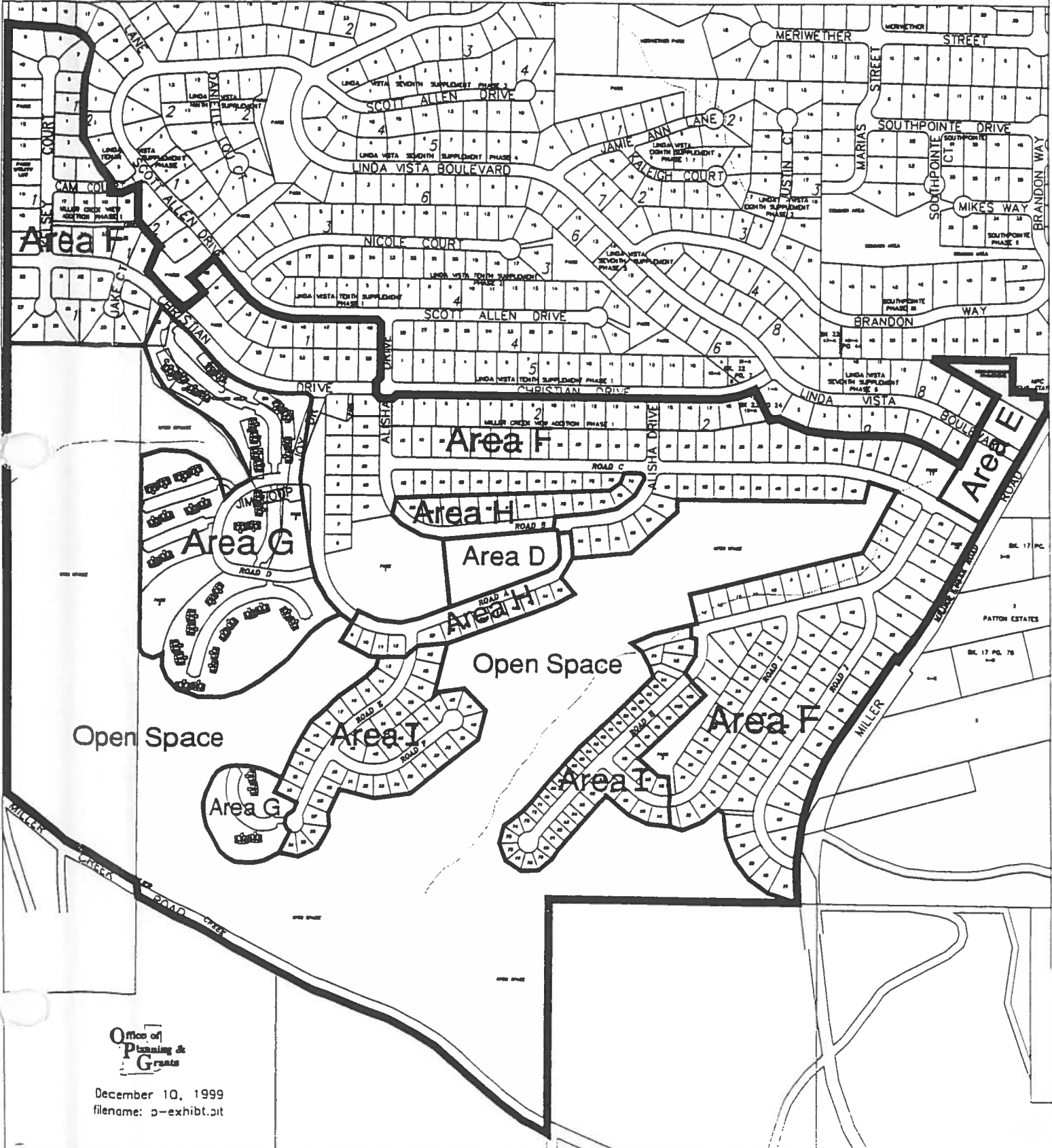
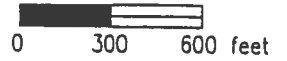

County Attorney

EXHIBIT 1 PUD - MILLER CREEK VIEW



- PUD Boundary
- Area D - Neighborhood/Community Facility
- Area E - Neighborhood Commercial
- Area F - Single Family Residential
- Area G - Multifamily Residential
- Area H - Mixed Use
- Area I - Mixed Use Residential



Office of
Planning &
Grants

December 10, 1999
filename: p-exhibit.dwg

MILLER CREEK VIEW ADDITION PLANNED UNIT DEVELOPMENT

A. INTENT

The Miller Creek View Addition Planned Unit Development recognizes the mixed uses to be allowed in Miller Creek View Addition. The Planned Unit Development encourages uses that will preserve a balance and a transition between open spaces, neighborhood commercial uses and varied residential uses. The Planned Unit Development enhances the goals outlined in the 1997 Miller Creek Area Comprehensive Plan Amendment. The development of the site shall be consistent with the site plan approved by the governing body.

B. GENERAL STANDARDS

1. Bicycle parking facilities shall be required as follows:

- a. Each rental unit shall have Class II facilities to accommodate residents and guests at a ratio of 1 space per dwelling unit. (Class II bicycle parking facilities are defined as stationary racks to which the user can lock the bicycle frame and both wheels with a U-shaped or cable lock).
- b. Bicycle Parking Facilities shall be provided for all neighborhood commercial use establishments, mixed use establishments, and neighborhood community facilities establishments according to the following:
 - (1) The individual owner shall provide and install and maintain Class II facilities to customers at a ratio of 20% of the spaces required for off street parking with a minimum of two bicycle spaces per business (see definition of Class II facilities above).
 - (2) The individual lot owners shall provide and install and maintain Class I facilities to accommodate the employees of the business establishments at a ratio of 20% of the employees of the business establishment, with a minimum of one Class I space per business establishment. (Class I facilities are high security and are intended for long-term use. They fully protect the entire bicycle and its components and accessories from theft and weather. Examples are bicycle lockers, in-building parking, check-in systems, fenced-in areas and attended, covered parking.)
- c. Bicycle parking facilities shall be clearly designated, safe, and convenient locations and shall not impede pedestrian access. The bicycle parking facilities shall be no more than twenty (20') from an entrance to the building for which the bicycle parking spaces are intended.

2. The following lighting standards shall apply to each business establishment and multi-family building (triplex and greater) within the Miller Creek View Addition PUD:

- a. Exterior lighting shall be limited to external lighting of signs and safety and security lighting only. Lighting shall be shielded or recessed so that direct glare and reflections are contained within the boundaries of the property.
- b. Lighting fixtures shall be reduced in height to accomplish the specific objective and shall be directed downward and away from adjoining properties and public rights-of-way.
- c. No lighting shall blink, flash, or be of unusually high intensity in order to avoid excessive lighting.
- d. The owner shall provide a lighting plan that reduces the overall intensity of light and efficiently directs and focuses the light on the intended element(s), reducing the spread of light throughout the area and on adjacent properties.

3. Off-street parking:

- a. All residential uses, at the level of triplex and greater, shall provide off-street parking at a ratio in accord with the Missoula County Zoning Resolution except as noted in the Multi-Family Zone.
- b. All neighborhood commercial uses shall provide off-street parking at a ratio in accord with the Missoula County Zoning Resolution, and shall be physically located at the rear or sides of the building, away from the front of the building and away from the public or private road.
- c. All open automobile parking areas in neighborhood commercial developments, containing 6 or more spaces in or abutting a residential area shall be effectively screened to a height of not less than 5 feet, except for sides of parking areas which adjoin other off-street parking areas. Such screening shall consist of plantings, walls or fences or combinations thereof, and shall provide at least 75% opacity at the time of planting.
- d. A landscaped island consisting of grass, shrub and 2" deciduous tree be placed for every 10 continuous off-street parking spaces.

4. Boulevard landscaping standards for all zones:

- a. The boulevard(s), less the pedestrian walkway(s) shall be landscaped with 100% living material, consisting of grass and 2" caliper (at time

of planting) boulevard deciduous street trees, placed every 30 feet.

- b. All vegetation shall be kept alive and maintained. If the vegetation dies, it shall be replaced within 1 year.

C. OPEN SPACE AND PARKS

- 1. Eighty percent (80%) of the combined area of the lots shall be dedicated as park or open space.
- 2. Structures shall be limited to accessory buildings for the parks and open spaces.
- 3. Public and private utilities shall be permitted.

D. NEIGHBORHOOD/COMMUNITY FACILITY ZONE

The planned unit development for Miller Creek View Addition includes a site that allows for construction of community facilities as described under "permitted uses" below. The location of this zone is designated Area D on Exhibit 1.

1. Space and Bulk Requirements:

Minimum lot area.....	None
Minimum lot width	None
Minimum required yard	
.....front	Twenty-five (25) feet
.....side	Ten (10) feet or not less than one third (1/3) of the building height, whichever is greater.
.....rear	Ten (10) feet or not less than one third (1/3) of the building height, whichever is greater.
Maximum building height.....	Fifty (50) feet.

2. Permitted Uses.

- a. Assembly hall
- b. Auditorium
- c. Cemetery
- d. Church
- e. Civic Center
- f. Park/Playground
- g. Community Garden
- h. Library
- i. School
- j. Public Building
- k. Recreation Establishment or Accessory Building and uses

- k. Eating establishments, except drive-in establishments
- l. Gasoline sales
- m. Public utility installation

3. General Standards

- a. Off-street Parking and Driveway Approaches. The regulations, as described in the Missoula County Zoning Regulation, Chapter III, Section 3.02, shall apply to the neighborhood commercial.
- b. Off-street Loading. The regulations, as described in the Missoula County Zoning Regulation, Chapter III, Section 3.03, shall apply to the neighborhood commercial.
- c. Signs. The regulations, as described in the Missoula County Zoning Regulation, Chapter III, Section 3.04, shall apply to the neighborhood commercial.
- d. Landscaping and Buffering. The regulations, as described in the Missoula County Zoning Regulation, Chapter III, Section 3.05, shall apply to the neighborhood commercial.
- e. Standards for Child Day Care Homes and Centers. The regulations, as described in the Missoula County Zoning Regulation, Chapter IV, Section 4.02 Part C, shall apply to the neighborhood commercial.

4. Architectural Building Design Standards

- a. Provide a repeating window pattern.
- b. Provide windows on all sides of the building.
- c. Provide a step back or extend forward the front wall.
- d. Provide a balcony or bay window.
- e. Provide a patio, porch, deck, or covered entry.
- f. Provide changing rooflines (roof slope to be a minimum of 4" vertical to 12" horizontal).
- g. Provide changing materials in the building plane.
- h. Provide street furniture.

F. RESIDENTIAL - SINGLE FAMILY ZONE

The intent of the residential single-family zone is to provide housing with flexibility for homeowners to build energy efficient homes and to conserve open space. This zone is designated as Area F on Exhibit 1.

1. Space and Bulk Requirements:

Maximum Gross Residential Density....Four (4) dwelling units per acre
Minimum Lot Width.....Fifty (50) feet
Minimum Required Yards
 Front.....Twenty (20) feet
 Front (corner lot-primary).....Twenty (20) feet
 (secondary)Ten (10) feet (no garage/driveway)
 Side.....Zero (0) feet (for attached)
 Side.....Seven and one-half (7½) feet (detached)
 Rear.....Twenty (20) feet
Maximum Building Height.....Thirty (30) feet

2. Permitted Uses:

- a. Single family dwelling
- b. Attached single-family
- c. Accessory building and uses
- d. Home occupation
- e. Day care

G. MULTI-FAMILY ZONE

The intent of the multi-family zone is to allow for attached housing on those sites shown as multi-family units in Area G on Exhibit 1. Each identified site shall allow up to twelve (12) residential dwellings.

1. Space and Bulk Requirements:

Lot Area.....None
Building Size.....Maximum twelve (12) dwellings per building
Maximum Building Height..Forty (40) feet
Setbacks:
 Front:.....30 feet from parking lot curb line to liveable space
 Side:.....15 feet between buildings

2. Permitted Uses:

- a. Single-family to twelve-plex

3. General Standards:

- a. All walkways shall be a minimum of five (5) feet wide and shall be concrete.
- b. The minimum landscaping requirements for each site shall include:

1. Ten trees (at least three varieties)
2. Eight shrubs
3. All area on the site to be landscaped by the building owners. All area between buildings shall be landscaped. The landscaping style shall be at the owner's discretion.

c. Two parking spaces per unit shall be required within 150 feet from the building (covered or uncovered).

4. Building characteristic standards:

- a. Brick or stone facia to a minimum height of three (3) feet on all exterior walls.
- b. Roof slope to be a minimum of 4" vertical to 12" horizontal.
- c. Each dwelling unit to be a minimum of 800 square feet of living space.
- d. Each building shall include a minimum of four (4) gables.
- e. Each dwelling shall include a storage area with a minimum size of twenty-five (25) square feet.
- f. Provide a repeating window pattern.
- g. Provide windows on all sides of the building.
- h. Provide a step back or extend forward the front wall.
- i. Provide a balcony or bay window.
- j. Provide a patio, porch, deck or covered entry.
- k. Provide changing materials in the building plan.
- l. Provide street furniture.

H. MIXED USE ZONE

The intent of the mixed-use zone is to encourage a mixture of housing types and limited neighborhood commercial uses. This zone is designated as Area H on Exhibit 1.

1. Space and Bulk Requirements:

Maximum Residential Density.....	Eight (8) dwelling units per acre
Minimum Required Yards	
Front.....	Ten (10) feet
Rear.....	Ten (10) feet
Side.....	Five (5) feet
Maximum Building Height.....	Single-family, Duplex: Thirty (30) feet
Multi-family: Forty (40) feet
Commercial: Forty (40) feet

2. Permitted Uses.

Single-family, Duplex, Triplex, Fourplex, Neighborhood Commercial uses including retail, personal service, professional and business office, general merchandising, eating establishment (no drive-through), repair service (other than automotive), accessory building and uses, home occupation.

3. Architectural Building Design Standards.

- a. Provide a repeating window pattern.
- b. Provide windows on all sides of the building.
- c. Provide a step back or extend forward the front wall.
- d. Provide a balcony or bay window.
- e. Provide a patio, porch, deck, or covered entry.
- f. Provide changing rooflines (roof slope to be a minimum of 4" vertical to 12" horizontal).
- g. Provide changing materials in the building plane.
- h. Provide street furniture.

I. MIXED USE RESIDENTIAL ZONE

The intent of the mixed-use residential zone is to encourage a mixture of housing types and is designated as Area I on Exhibit 1.

1. Space and Bulk Requirements:

Maximum Residential Density.....Six (6) dwelling units per acre

Minimum Required Yards

Front.....Twenty (20) feet

Front (corner lot-primary).....Twenty (20) feet

..... (secondary)Ten (10) feet (no garage/driveway)

Rear.....Twenty (20) feet

Side.....Zero (0) feet (for attached)

Side.....Seven and one-half (7 ½) feet (detached)

Maximum Building Height.....Single-family, Duplex: Thirty (30) feet

.....Multi-family: Forty (40) feet

2. Permitted Uses.

- a. Single-family, Duplex, Triplex, Fourplex