

PROJECT SUMMARY

Owner and Developer:	Roy Johnson
Representative:	Territorial-Landworks, Inc.
Subdivision Name:	RJ Bars Subdivision
Number of Lots Proposed:	Two Residential Lots
Number of Acres:	Total 2.9 Acres
Legal Description:	Lot B of the Amended Plat of Orchard Home Company's Addition No. 6, Lot 34B, records of Missoula County, located in the SW1/4 of Section 25, Township 13 North, and Range 20 West, P.M.M., Missoula County, Montana

Project Summary:

The RJ Bars Subdivision is a proposed 2 lot single-family residential subdivision. The property is located at 3927 Mount Avenue and is approximately 1.8 miles west of Reserve Street. According to the 2010 Census, this property is located entirely within the Missoula Urbanized Area. This property is located within the Missoula County Urban Growth Area & Wastewater Sewer Service Study Area, the Missoula Active Transportation Plan Area, and is in the Missoula Metropolitan Planning Organization Metropolitan Planning Area Boundary. The property is located approximately 1.4 miles west of the City of Missoula limits. There is currently a single-family home with an existing driveway, well, and on-site sewage treatment system occupying the property in what would become Lot 2 of the proposed subdivision. The other proposed lot will have a single-family residential dwelling with an individual driveway, well, and on-site sewage treatment system.

Summary of Roads:

The property is currently accessed by Mount Avenue, a paved public road. Each of the two proposed lots will have a private driveway. There is currently a paved driveway that comes off Mount Avenue for the existing home on the property. That driveway will provide access to proposed Lot 2 of the subdivision. The driveway for proposed Lot 1 will also come directly off Mount Avenue.

Summary of Non-Motorized Facilities:

No non-motorized facilities are proposed with this project. This is a rural minor subdivision, which is not required to provide pedestrian facilities. There are no adjacent non-motorized facilities.

Variance Requests:

This project does not include any variance requests.

Zoning and Growth Policy:

The property is located in the County's C-RR2 zoning district. This zoning district permits single-family residential homes. The zoning district has a two (2) dwelling units per one (1) acre maximum residential density. There are no minimum lot size requirements in this zoning district.

The Missoula County Growth Policy and the Target Range Neighborhood Plan are the applicable policy/plan for this property. The RJ Bars Subdivision complies with the growth policy land use designation of two residential dwelling units per one acre. This project also complies with the one residential dwelling unit per one acre recommended land use designation from the neighborhood plan.

A more detailed description of how this project complies with the C-RR2 zoning district, Growth Policy, and the Neighborhood Plan can be found in the Subdivision Application.