

PROJECT SUMMARY

Owner(s)	B&M Zoo, LLC & Watson Children's Shelter, Inc.
Developer:	B&M Zoo, LLC
Representative:	Territorial-Landworks, Inc.
Subdivision Name:	B&M Zoo Subdivision
Number of Lots Proposed:	Nineteen (19)
Number of Acres:	Total 13.29 Acres
Legal Description:	Tract B-1 of Packwest, Tracts A-1 & B-1, a Subdivision of Missoula County, located in the West One-Half (W1/2) of Section 2, Township 12 North, Range 20 West, Principal Meridian Montana, Missoula County, Montana. Containing 13.29 acres, more or less.

Project Summary:

B&M Zoo is a proposed 19 lot subdivision of the property at 4978 Buckhouse Lane, located just north of Montana Highway 93 S, along the east side of Blue Mountain Road in Missoula County, Montana. The owner wishes to subdivide the property into nineteen lots. While a majority of the property is undeveloped, Watson Children's Shelter currently occupies the southeastern portion of the subject property, on what will become Lot 19 of the proposed subdivision. Lots 1-18 are proposed for single-family residential use.

Summary of Roads:

The project has access from Blue Mountain Road and Buckhouse Lane. Watson Children's Shelter is currently accessed via existing Buckhouse Lane. Buckhouse Lane is located within an 80' public right of way. Lots 1-18 of the proposed subdivision will have one access point off Blue Mountain Road. Blue Mountain Road is located within a 60' public right of way. There is an existing gravel access turnaround off Blue Mountain Road and an existing gravel access off the Watson Children's Shelter parking lot for septic system access. There is an existing dirt access to the Big Flat Ditch located on the adjacent property to the proposed subdivision. Tiberius Drive is an existing private drive located adjacent to the property for access to four Lots that are adjacent to this property.

The proposed road network has the preliminary title of "Proposed Road A" and "Proposed Road B". These names will be revised once the project receives preliminary plat approval. Proposed Road A is designed to be a 32' wide paved surface and Proposed Road B is also designed to be a 32' wide paved surface. The two proposed roads will end in hammerhead turnarounds designed in the subdivision. Access to Lots 1-18 will be by driveways located off the proposed roads except for Lot 11. There will be a driveway easement across Lot 12 for access to Lot 11.

Summary of Non-Motorized Facilities:

An 8' wide paved non-motorized sidewalk has been proposed on one side of Proposed Road A and along one side of Proposed Road B. This walkway meets the requirements of the subdivision regulations. A 5' wide trail has been proposed to connect the sidewalk at the end of the two hammerhead turnarounds.

The proposed internal sidewalk network will connect to the proposed offsite Blue Mountain Trail that will be located on the adjacent west side of Blue Mountain Road. Striping has been proposed across Blue Mountain Road for access to this proposed trail. This will promote the use of non-motorized transportation and will increase the overall network of trails within the area. The existing Watson's building has sidewalks that connect to the adjacent Peak sidewalks which will provide a connection to the Blue Mountain Trail when it is constructed. Watson's parking lot configuration and access point has been previously reviewed and approved as part of the building permitting process.

Zoning and Growth Policy:

The property is located in the Z.D. 43/Residential zone, which permits residential use with a maximum density of two (2) dwelling units per one (1) acre. This proposal maintains the two dwelling units per one acre requirement for this zoning district. The applicable Comprehensive Plan for this property is the 1998 Urban Comprehensive Plan. The current land use designation for this property is Res-02DUA.

Variance Requests:

This project does not include any variance requests.