

# RESERVE STREET DEVELOPMENT PACKET

Special District #2

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## INTRODUCTION

The Reserve Street Area Plan is a result of the Montana State Highway Department's reconstruction plans for Reserve Street.

The Reserve Street reconstruction is expected to begin at the intersection of Route 7 (US 93 South) and extend north along Reserve Street for 2.1 miles where it will intersect with Third Street.

Projected traffic estimates indicate that by the time the design year (2000) is reached, four traffic lanes will be required. To deal with the impacts of this project, the Planning Staff has consulted with Reserve Street residents from preliminary stages of problem identification to the final stages of proposing transitional land uses.

Reserve Street residents have identified the following problems:

- Access
- Pedestrian crossing safety
- Discontinuous streets
- Traffic noise
- Air Pollution
- Sewer extension and annexation issues
- Conflict between commercial and residential uses

Noise level projections (Montana State Highway Department, May 1977 study) indicate that allowable noise limits would be exceeded from 250 to 350 feet beyond the Reserve Street centerline.

### GOALS

Land use goals in the Comprehensive Plan and those voiced by residents have led to the development of goals and objectives for Reserve Street.

### HISTORY

Intent of this zone is to permit a wide range of land use within the Reserve Street corridor while at the same time protect the integrity of residential land uses within the district. This is accomplished by requiring performance standards for all development within the district.

## THE PLAN

In the beginning of this planning process, several alternatives were developed which were conceptually "pure" in order to determine problems with each one. The alternative which is proposed here is a combination of those alternatives which the staff developed by examining existing land uses and consulting with landowners in a series of public meetings. To deal with unique situations, parcel by parcel, the plan proposes to use zoning along with special zoning overlay standards. These standards can address access, parking, landscaping, commercial and residential uses, transition of use, and noise abatement. The description of the plan begins with the southernmost part of the study area.

The south portion of Reserve Street is already primarily commercial. Commercial areas are impacted least by noise and traffic. Therefore, the east side of Reserve Street from Old Highway 93 to Dearborn is designated General Commercial. This provides for highway oriented and land extensive commercial uses. This change reflects existing patterns of development.

At the northeast and southeast corners of South and Reserve Street, Community Commercial is proposed which allows for the sale of retail and convenience goods intended to reach a community size market.

Medium Density Multi-Family (10-16 units/acre) is proposed for the northwest corner of South and along Reserve Street to Spurgin Road. This provides for mixed land use including multi-family, limited commercial and professional office uses. This designation could effectively be employed to form a smooth transition between lower density residential neighborhoods and major thoroughfares or commercial areas. This mixed land use designation is proposed for the Reserve Street Corridor from Central to Spurgin Road. Multi-family structures can be designed to reduce noise and it is desirable to have the more densely populated areas along the major traffic corridors to encourage use of public transportation.

A density of 6-10 units/acre increased from 4-6 units/acre is proposed for the portion of Reserve Street from Spurgin Road to 3rd Street because of the attitudes of landowners in this area. It provides for multi-family and office development capable of being adequately served by public services. Planned unit developments and planned variations are encouraged to promote innovative approaches to housing and environmental design. This designation is also proposed for areas north and south of 3rd Street.

A lower density is more appropriate for this northern portion of Reserve Street corridor because of access problems and the single family character of the adjacent neighborhood.

Extension and improvements of public streets is recommended to encourage alternate access for residents living near Reserve Street. Extension and improvements are encouraged for Clark Street and the alignment of Mount Street to 14th Street. Improvement of Burlington and Strand is also recommended.

For preservation of Single Family dwellings and in order to reflect existing development patterns, areas west of Reserve Street corridor have been proposed to change from 4-6 units/acre to 2-4 units/acre and 1-2 units/acre.

At the southwest corner of Spurgin Road and Reserve Street, Neighborhood Commercial is proposed. This district provides for convenience shopping for a limited neighborhood market. These uses should be at the same intensity level and in the same architectural scale of the neighborhoods which they serve. A change of density from 4-6 units/acre to 6-10 units/acre is proposed for areas east of Eaton from Spurgin Road to North. This change was based on the availability of vacant land and as a response to existing development patterns.

A noise buffer or wall is proposed for north of 3rd along Reserve Street. A buffer rather than a land use change is proposed since right-of-way has already been acquired and the area is largely developed.

The residents of Benson Addition at Reserve Street and 5th are strongly in favor of retaining 1 unit/acre. In addition, they favor construction of a noise barrier (wall). This designation is also proposed for the area at Garfield and 3rd Streets. In order for the noise barrier to be effective, an alternative access must be made and 4th and 5th Streets will have to be blocked from Reserve Street. The new access could tie in with 7th or 3rd Streets.

The area between Spurgin Road and about North Avenue from east of Reserve Street to Eaton is designated to change from 2-6 units/acre to 6-10 units/acre. This change reflects existing mobile home development in the area and the development opportunity present with the large vacant parcels. The availability of services and with a better access pattern, the large parcels would provide locations for well planned development.

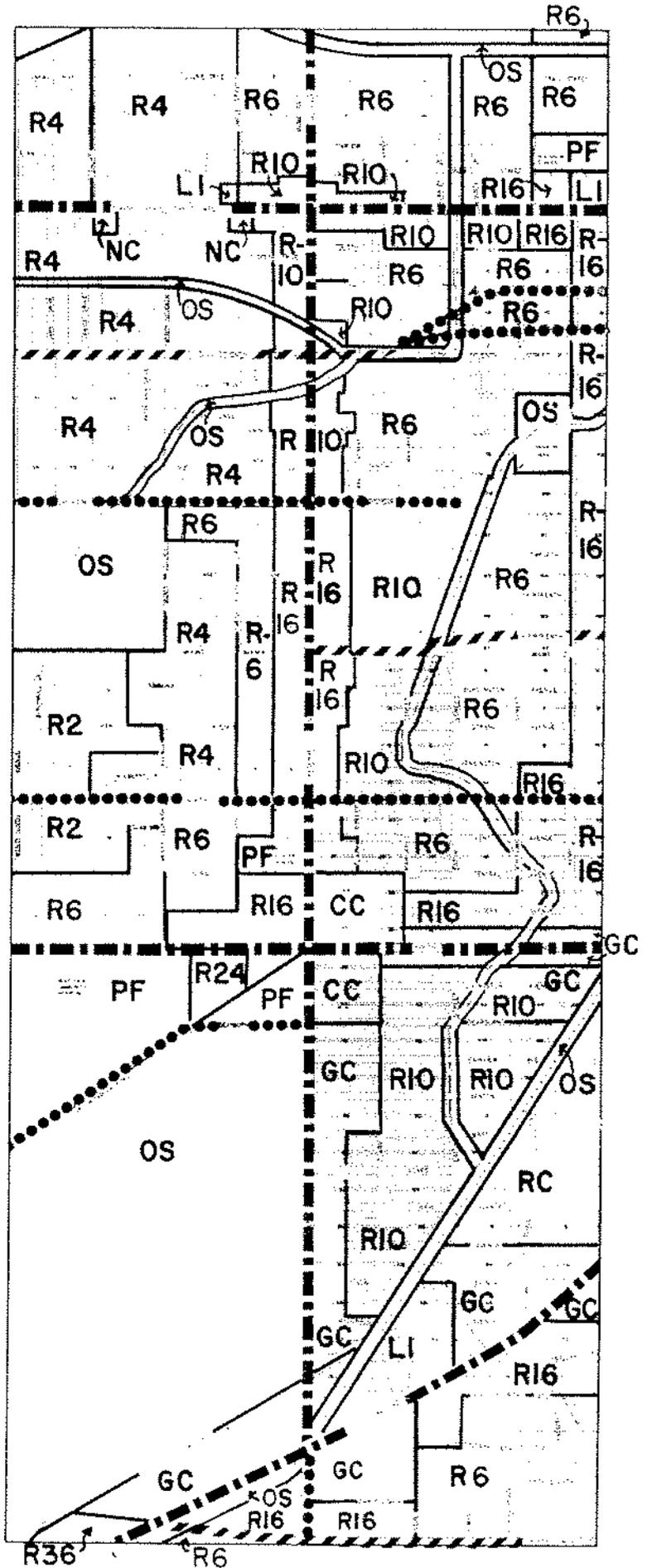
With the use of special zoning overlay standards, this plan provides solutions to problems that Reserve Street residents are experiencing. These standards and proposed land use changes provide an opportunity to plan for compatible land uses, efficient traffic patterns and provide for the health and safety of Reserve Street residents.

# RESERVE STREET AREA PLAN

## LEGEND

- R2 Residential (2 du/acre)
- R4 (4 du/acre)
- R6 (6 du/acre)
- R10 (10 du/acre)
- R16 (16 du/acre)
- R24 (24 du/acre)
- R36 (36 du/acre)
- NC Neighborhood Commercial
- GC General Commercial
- CC Community Commercial
- LI Light Industrial
- PF Public Facility
- OS Open Space

- ▬▬▬▬ Major Arterial
- ▨▨▨▨ Major Collector
- Minor Collector



## DISTRICT STANDARDS

The permit system outlining the district standards for compliance is in Section 8.18 of the Missoula County Zoning Resolution.

### SECTION 8.18 PERMIT SYSTEM

#### A. INTENT

This section is adopted to provide for the efficient and reasonable enforcement of these districts and to establish a procedure for compliance with the permit system districts' standards; to provide a procedure that is fair, predictable and that will improve the reliability of the decision-making process; to ensure that a proposal complies with the community's adopted plans and regulations; to protect both individual property owners and the general public from adverse impacts which might otherwise be the result of a proposed use and to minimize or eliminate potential conflicts.

This section is a supplement to the existing zoning resolution. Where this section has more specific standards or procedures, they shall apply.

#### B. DEFINITIONS

In addition to other definitions in Section 1.05, the following definitions apply to this District:

1. Absolute Standard: Required for approval of a development, unless not applicable to the development.
2. Approving Agent: The Planning Director for permitted uses and conditional uses. The governing body for special uses.
3. Assigned Value: The number awarded an applicant by the reviewing agent for each performance and relative standard according to criteria established in these Districts.
4. Multiplier: An established weight set by the governing body which is used to determine the importance of a relative standard. The higher the number, the greater the relative importance of the standard.
5. Performance Standard: A standard which need not be implemented by the development, but is encouraged. Each performance standard is assigned a value based on the level of performance, unless not applicable to the development.
6. Points: A numerical score computed by multiplying the relative and/or performance standard's multiplier by the assigned value.
7. Relative Standard: A standard which need not be implemented by the development, but is encouraged. Each relative standard is assigned a value based on the features of the proposed development, unless not applicable to the development.

8. Reviewing Agent: The Planning Director for permitted uses and conditional uses, the Missoula County Zoning Commission for special uses.
9. Special Use: A use which is specifically listed for a district and meets the intent of the district when design standards and conditions are met. A special review by the Zoning Commission is required. This review shall assure consistency and compatibility with existing and conforming uses within the district.

### C. PROCEDURE

1. Basis for Permit: Permits as required in Section 8.05 may be granted only if the applicant complies with all absolute standards and other mandatory requirements of the permit system district and obtains the appropriate overall points required for all applicable performance and relative standards.
2. Assignment of Points for Performance Standards: Applicable performance standards shall be assigned values as set by specifications based on the level of performance. Assigned value shall be multiplied by the performance standard multiplier to determine the points received.
3. Assignment of Points for Relative Standards: Applicable relative standards shall be assigned values based on the public interest as defined by consideration of the goals, objectives, and policies established by the community's comprehensive plans and the purposes, intents and standards established by the community's land use regulations in the following manner:
  - +2 - Provides a significant public benefit with no substantial public detriment. An excellent job of implementation of a relative standard.
  - +1 - Provides some public benefits, mitigates a minor public detriment. A good job of implementation of a relative standard.
  - 0 - No public benefit or detriment from the project. An adequate job of implementation of a relative standard.
  - 1 - Produces some public detriment. An inadequate job of implementation of a relative standard.
  - 2 - Produces significant public detriment. Substantially no effort to implement a relative standard.

The assigned value shall be multiplied by the relative standard multiplier to determine the points received.
4. Pre-Application Conference:
  - a. Purpose. A conference between the Director (and any referral agencies deemed appropriate) and the applicant shall take place prior to

submission of an application. The purpose of this conference is to acquaint the County with the applicant's intentions, to acquaint the applicant with substantive and procedural requirements of the district and to identify standards which may create opportunities or pose significant constraints for the proposed development.

- b. Form. The applicant shall be provided forms for each standard upon which he shall submit evidence relating to the specific standard and assign a value which he believes the evidence supports.
5. Application Acceptance: The Director shall determine if an application is complete within one business day after submittal. Only complete applications shall be accepted and shall be set for hearing as follows:
- a. Permitted Uses shall be reviewed within ten calendar days of acceptance. The Director shall schedule a regular review session not more than once a week and post in public view at the Planning Office and the office of the Clerk and Recorder an agenda at least five calendar days prior to the review.
  - b. Conditional Uses shall be reviewed within 15 calendar days of acceptance. The Director shall schedule a regular review session not more than once a week and post a notice and agenda on the property and in public view at the Planning Office and at the office of the Clerk and Recorder at least five calendar days prior to the review.
  - c. Special Uses shall be submitted for review at least 21 days prior to a regular meeting of the Zoning Commission. Notice of the hearing shall be in accordance with Section 8.06 "Notice of Hearing". The Zoning Commission shall make a recommendation to the governing body on the special uses within 21 days of the first public hearing. This recommendation shall be submitted to the governing body in writing not later than five days after the reviewing agent's action. Special uses within this district shall not be subject to review by the Board of Adjustment.
6. Hearing Procedure
- a. Review Criteria. In making decisions the reviewing agent shall consider the application, comments from reviewing agencies, the staff report, the requirements of this district and public testimony limited to the applicable standards.
  - b. Approval/Denial. If a proposed development implements all applicable absolute standards and is allocated the minimum points as required in the Permit System District for the performance and relative standards, the approving agent shall approve the development with conditions deemed necessary or desirable to ensure compliance. If a proposed development does not implement an applicable absolute standard or does not obtain the required minimum points or if the applicant will not comply with an approval condition, the approving agent shall deny the application.

- c. Burden of Proof. In all hearing and decisions the burden shall be on the applicant to prove that the proposed development complies with the provisions of the Permit System Districts and implements all applicable standards.
7. Conditions: The reviewing or approving agent may place conditions upon the issuance of a permit which it deems necessary and desirable to ensure that a standard will be implemented in the manner indicated in the application for a permit. The conditions may consist of one or more of the following:
- a. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the proposed development, or any portion thereof, to prevent speculation in permits, to enable new applications or revisions to come forward for nonviable developments or to implement other policies.
  - b. Use. The conditions may restrict the future use of the proposed development to that indicated in the application, and the approving agency may require another permit for a change in use.
  - c. Homeowner's Association. If a homeowners' or merchants' association is necessary or desirable to hold and maintain common property or enforce covenants, the conditions may require that one be created prior to issuance of a permit.
  - d. Dedications. The conditions may require conveyances of the title or easements to public utilities or the homeowners' association. They may require construction to public standards and dedication of public facilities to serve the development and the public.
  - e. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral which may provide for partial releases to ensure that all construction features required by policy are in fact constructed as represented and approved.
  - f. Commitment Letter. The conditions may require a letter from a utility company or public agency committing it to serve the development if such service is required by standards.
  - g. Covenants. The conditions may require the recording of covenants on the subject property.
8. Appeal and Call Up:
- a. Notification of Decision. The Director shall notify the governing body of any decision on conditional uses by the Director and recommendations on special uses by the Director or the Zoning Commission within five working days of the decision.
  - b. Appeal Procedures. An appeal of any Conditional Use or Special Use by anyone allegedly aggrieved may be made within five working days of the reviewing agent's action to the governing body. The appeal shall be filed with the Missoula Planning Office and shall include the following:

- (1) Name of applicant;
- (2) Proposal;
- (3) Standards in contention;
- (4) Supporting evidence; and
- (5) Other pertinent information.

After proper notice, the governing body shall hold a public hearing to review the record and application. The governing body may decide to rehear the application or to limit its scope to specific standards. A decision must be made by the governing body within 35 days of receiving the appeal. The decision of the governing body to approve or deny the proposal shall follow Section C.6.b. (Approval/Denial) of these procedures.

Notice of hearing shall be in accordance with Section 8.06 "Notice of Hearing". The review criteria set forth in the Permit System District shall be the basis of any decision by the governing body. Any appeal from the decision of the governing body may be made by petition to the district court within 30 days after the decision and shall specify the grounds of appeal.

- c. Call Up. At its next regular meeting after receiving notification of an action by the reviewing agent, the governing body shall review the record and may call up the decision for rehearing. A determination not to call up is a decision to uphold the action of the reviewing agent. The motion to call up shall specify if the hearing is limited to specific standards or is a complete rehearing.

After proper notice the governing body shall hold a public hearing. Notice of the hearing shall be in accordance with Section 8.06 "Notice of Hearing". The review criteria set forth in the Permit System District shall be the basis of any decision by the governing body. A decision must be made by the governing body within 35 days of the decision to call up. The decision of the governing body to approve or deny the proposal shall follow Section C.6.b. (Approval/Denial) of these procedures.

9. Revision to Applications: The applicant may make revisions to the application at any time before the decision. The Director shall determine if the revision requires study by the staff or comment by one or more referral agencies and may move the application back in the hearing procedure. The applicant bears any hardship caused by such delay.

10. Abandonment and Revocation of Permits:

- a. An approval shall be revoked if a Zoning Compliance Permit is not obtained within six months of approval and held valid until completion.

- b. A permit may be revoked by the reviewing or approving agent at any time for the violation of the permit or any of its conditions. Along with written notice to the applicant, a hearing date shall be set as described in Section 8.18 C.5.a.b.c. The approving agent may revoke the permit by motion at the hearing.
- c. If a permit is abandoned or revoked such action shall be recorded in the office of the Clerk and Recorder, and the terms of the permit and its conditions shall be of no force and effect.

11. Permit Recording:

- a. No approval shall be valid and no Zoning Compliance Permit shall be issued until the permit is filed and recorded in the office of the Clerk and Recorder. It is the responsibility of the applicant to accomplish this recording.

# DEVELOPMENT STANDARDS

The specifics for development for the Reserve Street Plan are set forth in Section 6.03 of the Missoula County Zoning Resolution.

## SECTION 6.03 SPECIAL DISTRICT 2

### A. INTENT

This Special District promotes a wide range of uses including residential, office and commercial and incorporates standards referred to as absolute performance and relative standards that address existing and potential problems identified in the adopted Comprehensive Plan. The use of performance and relative standards is known as the Permit System. The Permit System and the Special District Standards would allow for flexibility in that a developer may comply with a variety of standards to the extent which satisfies the function of the proposed development and satisfies the public's interest; by providing for safe and convenient vehicular and pedestrian travel ways; by abating noise generated by vehicular traffic and by minimizing conflicts between commercial and residential uses with standards which address lighting, signs and incompatible building design.

### B. SPACE AND BULK REQUIREMENTS

Minimum lot area .....None

Minimum required yard - front: Twenty-five (25) feet from any street other than Reserve Street.

Twenty-five (25) feet from any street for seasonal commercial uses.

Seventy-five (75) feet between any non-residential use and Reserve Street

One hundred (100) feet between any residential use and Reserve Street

- rear: Rear yard setbacks shall equal the height of the building.
- side: Side yard setbacks shall equal 1/3 the height of the building.

Maximum building height .....Forty-five feet (45')

Minimum setback for automotive filling and service station pump islands.....Fifteen feet (15')

**C. GENERAL STANDARDS**

See Supplementary Regulations - Chapter III

**D. PERMITTED USES**

Permitted uses requiring a minimum score of at least zero (0).

1. Single family dwelling
2. Two family dwelling
3. Home occupation
4. Mini-warehouse
5. Seasonal Commercial Uses

**E. CONDITIONAL USES**

1. Conditional uses requiring a minimum score of 20% of the maximum possible points.
  - a. Community residential facility.
  - b. Boarding house.
  - c. Child day care home.
  - d. Nursing home.
  - e. Multiple family dwelling not more than thirty-six (36) feet high and having a maximum density of ten (10) dwelling units per acre.
  - f. Business, professional or government office.
2. Conditional uses requiring at least a score of 40% of the maximum possible points:
  - a. Multiple family having a maximum density of sixteen (16) dwelling units per acre.
  - b. Private lodge or fraternal organization.
  - c. Personal service establishment.
  - d. Transient lodging.
  - e. Public/quasi public use.
  - f. Retail trade and service with no outdoor storage or display and with a maximum floor area of 3500 square feet (except retail food, eating and drinking establishments and repair service).

## F. SPECIAL USES

1. Special uses requiring a score of at least 60% of the maximum possible points:
  - a. Child day care center.
  - b. Recreation, amusement, cultural facility - indoor.
  - c. Eating establishment - without drive-in.
  - d. Retail food - less than 3500 square feet.
  - e. Repair service - without auto.
  - f. Wholesale trade.
  - g. Public utility installation.
  
2. Special uses requiring a score of at least 80% of the maximum possible points:
  - a. Printing and publishing.
  - b. Recreation, amusement, cultural facility - outdoor.
  - c. Veterinary service, animal hospital and kennel.
  - d. Retail trade and service with a gross building floor area of less than 100,000 square feet.
  - e. Automobile service station.

## G. DEVELOPMENT STANDARDS

1. Neighborhood Compatibility
  - a. Comprehensive Plan Compliance Standards
    - (1) Absolute Standards
      - (a) All development shall substantially comply with the goals and, more specifically, the uses and densities of the adopted Reserve Street Comprehensive Plan.
      - (b) Each lot or parcel used exclusively for residential development must comply with the designated densities of the adopted Reserve Street Comprehensive Plan.
      - (c) Mixed use lots or parcels must comply with the designated residential densities of the Reserve Street Comprehensive Plan and must satisfy the required minimum percentage of the relative standards for the proposed commercial use.
      - (d) Any development which includes more than one primary building on a single lot or parcel must be designed such that the lot or parcel could be subdivided, creating a separate lot or parcel for each primary building which would be in compliance with the development standards of Section 6.03.

b. Landscaping/Buffering

(1) Absolute Standards

- (a) For all developed lots, excluding single family lots, the area not covered by building, sidewalks, pavement and driveways shall be landscaped.
- (b) Twenty-five (25) feet of required front yard, exclusive of driveways and parking, shall be landscaped in accordance with Section 3.05.
- (c) Residential uses, excluding single family residences, shall provide an area equal to seventy percent (70%) of the units' total floor area for outdoor recreation. Any area used to satisfy this requirement must be a minimum of ten (10) feet in width and must consist of a minimum of 200 sq. ft. Paved recreation areas, such as basketball or tennis courts, may be used toward the satisfaction of this requirement, provided that this paved recreation area is not also used for drives or parking areas.
- (d) All buildings must be separated from drives and parking areas by a minimum of six (6) feet, with the exception of that part of a driveway leading directly into an attached parking structure. This six (6) ft. setback area shall be maintained as paved sidewalk and/or landscaping (in accordance with Section 3.05 of the Missoula County Zoning Resolution).

(2) Relative Standards

- (a) Internal parking areas should provide the types, amounts and locations of accessibility needed to meet the uses and functions of the development. Internal circulation should facilitate the movement of goods, services and waste products in a safe manner. Landscaped islands are encouraged between every ten (10) adjacent parking spaces and at the end of each row. Each island shall have an average width of five (5) feet with a minimum size of one hundred (100) square feet.

$$\frac{a}{b} = \frac{c}{d} \quad \frac{axc=d}{axb=}$$

$$\frac{5}{+2/-2} = \frac{10}{}$$

(b) The use of vegetative and/or non-vegetative visual barriers are encouraged between uses of different intensities. Non-vegetative visual barriers are encouraged to be architecturally compatible with adjacent main buildings to maintain or improve the character of the area. 4 +2/-2 8

c. Design of Development

(1) Relative Standards

(a) A development is encouraged to be designed and maintained in such a way that nuisances, such as glare, noxious odors, noise, dust, noxious fumes and storm drainage, will not emanate off-site to produce any adverse impacts on adjacent uses. 4 +2/-2 8

(b) All development is encouraged to be developed in such a way that the siding and general appearance of structures should conform to materials and design common to residences in the area. The degree of aesthetic improvement shall be measured against the existing character of the site and the basic nature of the proposed use. 5 +2/-2 10

d. Signs

(1) Absolute Standard

(a) Proposed uses shall follow the standards in Chapter 3.04 A-L and proposed uses should follow the sign standards with similar applicability. For example, residential development shall follow Chapter 3.04 M.1. a b c axc=d abx=e

(2) Relative Standard

Illumination of signs is discouraged.

(a) Non-illuminated Signs		<u>0</u>		
(b) Illuminated Signs	<u>2</u>	<u>-1</u>		<u>0</u>
(c) Flashing Signs		<u>-2</u>		

e. Commercial Standards

Relative Standard

Non-residential uses are discouraged from operating between the hours of 7:00 p.m. and 7:00 a.m. to avoid noise, traffic, light and activity which would conflict with adjacent uses.

<u>4</u>	<u>+2/-2</u>			<u>8</u>
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f. Specific Use Standard

(1) Absolute Standards

- (a) Child day care homes and centers shall comply with the standards contained in Section 4.02 C. 1-4 of the Missoula County Zoning Resolution 76-113.
- (b) Community residential facilities shall comply with the standards contained in Section 4.02 D. 1-3 of the Missoula County Zoning Resolution 76-113.
- (c) Two-family and multi-family structures shall comply with the standards contained in Section 4.03 C. 1-5 of the Missoula County Zoning Resolution 76-113.
- (d) Home occupations shall comply with the standards contained in Section 4.03 D. 1-7 of the Missoula County Zoning Resolution 76-113.

SUBTOTAL..... 54

2. Transportation

a. Vehicular Access

(1) Absolute Standards

- (a) Residential lots along Reserve Street shall have only one access on Reserve Street.
- (b) Corner lots shall access on the street with the lowest classification.
- (c) Service stations shall front on designated collectors or arterials. Service stations shall not occupy more than two (2) quadrants of any intersection.

    a         b         c     axc=d axb=e

(2) Relative Standards

- (a) All uses are encouraged to locate access drives at a distance greater than required (in Section 3.02 D2 and 3) to minimize driveways and to provide for better traffic flow and to draw traffic away from single family areas.
- (b) Non-residential uses are encouraged to locate at intersections of major streets to avoid traffic conflict on local streets.

    2     +1/-1               2    

    3     +1/-1               3    

b. Pedestrian Access

Relative Standard

The internal pedestrian walkway system should be designed to meet the uses and functions of the development. Internal circulation should facilitate the movement of pedestrians through the lot and to and from the structure in a safe manner. The sidewalks/walkways should connect with existing sidewalks/walkways, if any, and should be provided within two years of development. All lots fronting on Reserve Street should have sidewalks and walkways outside of the right-of-way of Reserve Street except at pedestrian crosswalks or walkways.

    4     +2/-2               8

c. Parking

(1) Absolute Standards

Except for seasonal commercial uses, interior curbs for any commercial use shall be constructed within the property lines to separate driving surfaces from sidewalks and landscaped areas and along property lines adjacent to street.

(2) Performance Standards

(a) Joint parking is encouraged for best utilization of the land and to minimize access.

Joint Parking

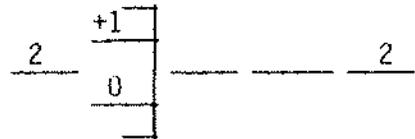
No Joint Parking

(b) Joint use of loading berths is encouraged for best utilization of facilities.

Joint Loading Berths

No Joint Loading Berths

    a         b         c     axc=d axb=e



SUBTOTAL.....     17    

3. NOISE ABATEMENT

a. Absolute Standard

All residential structures shall erect walls and/or berms or incorporate non-residential structures or meet or exceed STC-39 (Sound Transmission Coefficient) standards to reduce the noise level to the acceptable rate of 45 decibels within the dwellings. If a wall, berm or combination thereof is constructed along Reserve Street, it shall be at least ten (10) feet in height. Accessory structures may be located within the required twenty-five (25) foot landscaped strip along Reserve Street and in the "front" yard to within five (5) feet of the property lines.

b. Relative Standard

Outdoor recreation areas for group activities are encouraged to be at least twenty-five (25) feet from single family residential uses or districts and to be visually and acoustically screened from Reserve Street to allow proper noise reduction and to be designed for maximum recreation utility.

<u>  a  </u>	<u>  b  </u>	<u>  c  </u>	<u>axc=d</u>	<u>axb=e</u>
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<u>  4  </u>	<u>+2/-2</u>	<u>      </u>	<u>      </u>	<u>  8  </u>
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SUBTOTAL.....        8  

GRAND TOTAL .....        79

## APPENDIX



# DEVELOPMENT STANDARDS COMMENT GRID

1. Neighborhood Compatibility
  - a. Comprehensive Plan Compliance Standards
    - (1) Absolute Standards
 

(a) All development shall substantially comply with the goals and, more specifically, the uses and densities of the adopted Reserve Street Comprehensive Plan.

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(b) Each lot or parcel used exclusively for residential development must comply with the designated densities of the adopted Reserve Street Comprehensive Plan.

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(c) Mixed use lots or parcels must comply with the designated residential densities of the Reserve Street Comprehensive Plan and must satisfy the required minimum percentage of the relative standards for the proposed commercial use.

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(d) Any development which includes more than one primary building on a single lot or parcel must be designed such that the lot or parcel could be subdivided, creating a separate lot or parcel for each primary building which would be in compliance with the development standards of Section 6.03.

YES	NO	NA	Applicant Comment	Multiplier	Value Range	Assigned Value	Points Received	Maximum Possible Points
			Applicant Comment					
			Staff Comment					
			Applicant Comment					
			Staff Comment					
			Applicant Comment					
			Staff Comment					
			Applicant Comment					
			Staff Comment					
			Applicant Comment					
			Staff Comment					

- b. Landscaping/Buffering
- (1) Absolute Standards
- (a) For all developed lots, excluding single family lots, the area not covered by building, sidewalks, pavement and driveways shall be landscaped.
- (b) Twenty-five (25) feet of required front yard, exclusive of driveways and parking, shall be landscaped in accordance with Section 3.05.
- (c) Residential uses, excluding single family residences, shall provide an area equal to seventy percent (70%) of the units' total floor area for outdoor recreation. Any area used to satisfy this requirement must be a minimum of ten (10) feet in width and must consist of a minimum of 200 sq. ft. Paved recreation areas, such as basketball or tennis courts, may be used toward the satisfaction of this requirement, provided that this paved recreation area is not also used for drives or parking areas.

YES	NO	NA	Applicant Comment	Multiplier	Value Range	Assigned Value	Points Received	Maximum Possible
			Applicant Comment					
			Staff Comment					
			Applicant Comment					
			Staff Comment					
			Applicant Comment					
			Staff Comment					

YES	NO	NA	Applicant Comment	Staff Comment	F Multiplier	D Value Range	C Assigned Value	B Points Received	A Maximum Possible
			(d) All buildings must be separated from drives and parking areas by a minimum of six (6) feet, with the exception of that part of a driveway leading directly into an attached parking structure. This six (6) ft. setback area shall be maintained as paved sidewalk and/or landscaping (in accordance with Section 3.05 of the Missoula County Zoning Resolution).						
			(2) Relative Standards						
			(a) Internal parking areas should provide the types, amounts and locations of accessibility needed to meet the uses and functions of the development. Internal circulation should facilitate the movement of goods, services and waste products in a safe manner. Landscaped islands are encouraged between every ten (10) adjacent parking spaces and at the end of each row. Each island shall have an average width of five (5) feet with a minimum size of one hundred (100) square feet.	Applicant Comment	5	+2/-2			10
			(b) The use of vegetative and/or non-vegetative visual barriers are encouraged between uses of different intensities. Non-vegetative visual barriers are encouraged to be architecturally compatible with adjacent main buildings to maintain or improve the character of the area.	Applicant Comment	4	+2/-2			8
				Staff Comment	4	+2/-2			8

c. Design of Development

(1) Relative Standards

(a) A development is encouraged to be designed and maintained in such a way that nuisances, such as glare, noxious odors, noise, dust, noxious fumes and storm drainage, will not emanate off-site to produce any adverse impacts on adjacent uses.

(b) All development is encouraged to be developed in such a way that the siding and general appearance of structures should conform to materials and design common to residences in the area. The degree of aesthetic improvement shall be measured against the existing character of the site and the basic nature of the proposed use.

d. Signs

(1) Absolute Standards

(a) Proposed uses shall follow the standards in Chapter 3.04 A-L and proposed uses should follow the sign standards with similar applicability. For example, residential development shall follow Chapter 3.04 M.1.

YES	NO	NA	Applicant Comment	a Multiplier	b Value Range	c Assigned Value	d Points Received	e Maximum Possible Points
			Applicant Comment	4	+2/-2			8
			Staff Comment	4	+2/-2			8
			Applicant Comment					
			Staff Comment	5	+2/-2			10
			Applicant Comment					
			Staff Comment	5	+2/-2			10
			Applicant Comment					
			Staff Comment					

	YES	NO	NA	Applicant Comment	Multiplier	Value Range	Applied Value	Points Received	Maximum Possible Applicable Points
(2) Relative Standard Illumination of signs is discouraged.				Applicant Comment	2	0-2			0
(a) Non-illuminated Signs				Staff Comment					
(b) Illuminated Signs									
(c) Flashing Signs									
e. Commercial Standards				Applicant Comment					
Relative Standard									
Non-residential uses are discouraged from operating between the hours of 7:00 p.m. and 7:00 a.m. to avoid noise, traffic, light and activity which would conflict with adjacent uses.				Staff Comment	4	+2/-2			8
f. Specific Use Standard				Applicant Comment					
(1) Absolute Standards									
(a) Child day care homes and centers shall comply with the standards contained in Section 4.02 C. 1-4 of the Missoula County Zoning Resolution 76-113.				Staff Comment					



2. Transportation

a. Vehicular Access

(1) Absolute Standards

(a) Residential lots along Reserve Street shall have only one access on Reserve Street.

(b) Corner lots shall access on the street with the lowest classification.

(c) Service stations shall front on designated collectors or arterials. Service stations shall not occupy more than two (2) quadrants of any intersection.

(2) Relative Standards

(a) All uses are encouraged to locate access drives at a distance greater than required (in Section 3.02 02 and 3) to minimize driveways and to provide for better traffic flow and to draw traffic away from single family areas.

YES	NO	NA	Applicant Comment	Multiplier	Value Range	Applied Value	Points Received	Maximum Possible
			Applicant Comment					
			Staff Comment					
			Applicant Comment					
			Staff Comment					
			Applicant Comment					
			Staff Comment					
			Applicant Comment					
			Staff Comment					
			Applicant Comment	2	+1/-1			2
			Staff Comment					
			Applicant Comment	2	+1/-1			2

(b) Non-residential uses are encouraged to locate at intersections of major streets to avoid traffic conflict on local streets.

b. Pedestrian Access

Relative Standard

The internal pedestrian walkway system should be designed to meet the uses and functions of the development. Internal circulation should facilitate the movement of pedestrians through the lot and to and from the structure in a safe manner. The sidewalks/walkways should connect with existing sidewalks/walkways, if any, and should be provided within two years of development. All lots fronting on Reserve Street should have sidewalks and walkways outside of the right-of-way of Reserve Street except at pedestrian crosswalks or walkways.

c. Parking

(1) Absolute Standards

Except for seasonal commercial uses, interior curbs for any commercial use shall be constructed within the property lines to separate driving surfaces from sidewalks and landscaped areas and along property lines adjacent to street.

YES	NO	NA	Applicant Comment	Multiplier	Value Range	Assigned Value	Points Received	Maximum Possible Points
			Applicant Comment	3	+1/-1			3
			Staff Comment	3	+1/-1			3
			Applicant Comment					
			Staff Comment	4	+2/-2			8
			Applicant Comment					
			Staff Comment	4	+2/-2			8
			Applicant Comment					
			Staff Comment					

(2) Performance Standards

(a) Joint parking is encouraged for best utilization of the land and to minimize access.

Joint parking

No Joint Parking

(b) Joint use of loading berths is encouraged for best utilization of facilities.

Joint Loading Berths

No Joint Loading Berths

YES	NO	NA	Multiplier	Value Range	Applied Value	Points Received	Maximum Possible
			2	0/1			2
			2	0/1			2
			2	0/1			2

SUB-TOTAL APPLICANT

17

SUB-TOTAL STAFF

17

$$d = \frac{e}{e} \%$$

3. Noise Abatement

a. Absolute Standard

All residential structures shall erect walls and/or berms or incorporate non-residential structures or meet or exceed STC-39 (Sound Transmission Coefficient) standards to reduce the noise level to the acceptable rate of 45 decibels within the dwellings. If a wall, berm or combination thereof is constructed along Reserve Street, it shall be at least ten (10) feet in height. Accessory structures may be located within the required twenty-five (25) foot landscaped strip along Reserve Street and in the "front" yard to within five (5) feet of the property lines.

b. Relative Standard

Outdoor recreation areas for group activities are encouraged to be at least twenty-five (25) feet from single family residential uses or districts and to be visually and acoustically screened from Reserve Street to allow proper noise reduction and to be designed for maximum recreation utility.

YES	NO	NA	Applicant Comment	Multiplier	Value Range	Applied Value	Points Received	Maximum Possible
							$\frac{d}{e} = \%$	$\frac{d}{e} = \%$
			Staff Comment					
			Applicant Comment				8	
				4	+2/-2			
				4	+2/-2		8	

		$\frac{d}{e} = \%$	
		d	e
SUB-TOTAL APPLICANT		69	8
SUB-TOTAL STAFF		69	8

		$\frac{d}{e} = \%$	
		d	e
SUB-TOTAL APPLICANT		8	8
SUB-TOTAL STAFF		8	8

RESERVE STREET  
SPECIAL DISTRICT #2

FEES: Permitted Use - \$15.00  
 Conditional Use - \$15.00  
 Special Use - \$150.00

OFFICE CASE NO. \_\_\_\_\_

DATE \_\_\_\_\_

Owner Name \_\_\_\_\_

Address: Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Agent Name \_\_\_\_\_ Phone \_\_\_\_\_

Proposed Use \_\_\_\_\_

- Score Required:     Permitted (0)  
                        Conditional Use (20%)  
                        Conditional Use (40%)  
                        Special Use (60%)  
                        Special Use (80%)

Complete Legal Description:

Lot \_\_\_\_\_ Block \_\_\_\_\_ Survey Subdivision \_\_\_\_\_

and/or

Attached deed with metes and bounds description

Property address as issued by the County Surveyor \_\_\_\_\_

SITE PLAN REQUIREMENTS FOR ZONING COMPLIANCE PERMIT

Three copies of a site plan, containing the following, must be submitted:

	<u>APPLICANT</u> <u>CHECKLIST</u>	<u>ZONING</u> <u>OFFICE</u> <u>CHECKLIST</u>
1. Boundaries and dimensions of the property (if the property located next door or across the alley is in the same ownership, the site plan should include that property also).	[ ]	[ ]
2. The location and dimensions of:		
a. Existing buildings or structure retained (including height)	[ ]	[ ]
b. Existing parking spaces - precise number and location	[ ]	[ ]
c. Proposed buildings or structures (including height)	[ ]	[ ]
d. Proposed parking spaces* (the parking arrangement should include ten percent landscaping. The percentage is of the total area devoted to accommodating automobiles including the driving aisles).	[ ]	[ ]
e. Proposed landscaping shown in detail, include:		
i. Topography	[ ]	[ ]
ii. Types of plants - botanical & common names, (ultimate size) drawn to scale	[ ]	[ ]
iii. Size (height or width) at planting - container size	[ ]	[ ]
iv. Type of ground cover (bark, soil, grass, stones, etc.) i.e. juniperus communis 12" o.c.	[ ]	[ ]
v. Irrigation plan - location of heads, underground.	[ ]	[ ]
3. Identify the present and proposed uses of all buildings (show the square footage of all buildings and breakdown of the uses by square footage assigned to each use)	[ ]	[ ]

- |  |     |     |
|--|-----|-----|
| 4. Show the names of bordering streets.  | [ ] | [ ] |
| 5. Location and width of alley(s).   | [ ] | [ ] |
| 6. Distance from front property line to curb or street.  | [ ] | [ ] |
| 7. Distance between all buildings or structures  | [ ] | [ ] |
| 8. Distance from all structures or buildings to property lines.  | [ ] | [ ] |
| 9. Heights and types of fences and/or walls.   | [ ] | [ ] |
| 10. Show and identify any easements.   | [ ] | [ ] |
| 11. Show existing and proposed:  |     |     |
| a. Curbs   | [ ] | [ ] |
| b. Curb cuts for driveways   | [ ] | [ ] |
| c. Sidewalks   | [ ] | [ ] |
| d. Doors and entrances to buildings  | [ ] | [ ] |
| 12. Provide a north arrow.   | [ ] | [ ] |
| 13. Indicate the scale used.   | [ ] | [ ] |
| 14. Location of loading area (must not conflict with parking and must be paved).   | [ ] | [ ] |
| 15. Location and type of trash storage (if dumpsters are used, provide a concrete or asphalt pad. Trash storage must not interfere with parking, not be obstructed by parking and must be screened). | [ ] | [ ] |
| 16. Indicate the present uses on adjoining lots.   | [ ] | [ ] |
| 17. Any easements required for access or parking (a copy of a legal, long term agreement must be submitted).   | [ ] | [ ] |
| 18. Show any signs proposed and submit a rendering to scale for each sign.   | [ ] | [ ] |
| 19. Show any irrigation or drainage ditches.   | [ ] | [ ] |
| 20. Obtain Access Permit from County Surveyor.   | [ ] | [ ] |
| 21. Three copies of the site plan.   | [ ] | [ ] |
| 22. Any supporting documentation necessary to complete application.  | [ ] | [ ] |

\*For parking guidelines, consult the off-street parking ordinance.  
Engineering specifications are available from the County Zoning Officer.

I hereby attest that the information submitted with regards to this application is true and accurate.

Signature \_\_\_\_\_

I, \_\_\_\_\_, owner of said property authorize \_\_\_\_\_  
\_\_\_\_\_ to act as my agent in this application.

Owners Signature \_\_\_\_\_