

PLANNING, DEVELOPMENT & SUSTAINABILITY DEPARTMENT

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Use this application to apply for a Cluster Subdivision authorized in Section 9.9 of the Missoula County Zoning Regulations. The fillable boxes will expand as you type.

Clustered Subdivision Development Application

Owner(s) of Record:

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Applicant:

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

☐ Send correspondence to the applicant, in addition to the agent.

Authorized Representative (Agent): All correspondence is sent to Agent.

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Legal Description of Property:

Street Address (Geocode if no address is available): _____

Subdivision Name: _____ Tract/Lot No. _____ Block No. _____

Certificate of Survey No.: _____

Attach metes and bounds description if necessary.

Zoning

1. What zoning district is the property located in?

Public Benefit

1. Describe the intent and the public benefit of the proposed Clustered Subdivision Development.
2. Does the development achieve diversified housing opportunities that otherwise would not be gained according to the required lot size requirement of the zoning district? If yes, please explain. YES ☐ NO ☐
3. Does the development provide public benefit by a conserving or protecting a sensitive land or protect important agricultural soils, operating agricultural uses, water bodies or riparian resources, wildlife habitat and corridors, shallow groundwater less than 8 feet from the surface, areas prone to stormwater runoff or seasonal flooding, or steep slopes over 10 percent? If yes, please explain. YES ☐ NO ☐ N/A ☐

Design

1. Does the clustered subdivision design comply with the density requirements of the zoning district? YES ☐ NO ☐ N/A ☐
2. Does the clustered subdivision design comply with the minimum homes per acre requirements of the zoning district? YES ☐ NO ☐
3. With the exception of minimum lot area, does the development comply with all other bulk and dimensional requirements of the zoning district? YES ☐ NO ☐
4. If developing the clustered subdivision for a conservation benefit, are the lots that meet the zoning district minimum proposed in a location where the resource is present? YES ☐ NO ☐ N/A ☐

Ownership

1. Community buildings, parking areas, streets, utilities, and common open spaces not dedicated and accepted by the county shall be owned and maintained in common through a condominium association, a property owners' association, or a similar mechanism. Provide a copy association documents that will be recorded with the project.

CERTIFICATION

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, plans or any other information submitted, as a part of this application, to be true, complete, and accurate to the best of my knowledge.

Should any information or representation provided in connection with this application be found to be inaccurate or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. I also understand that, in considering an application for an Adaptive Reuse Development, the Zoning Officer may attach reasonable and appropriate conditions to ensure that any potentially injurious effect of the Adaptive Reuse Development on adjoining properties, the character of the neighborhood, the purpose and intent of the TIF Special District (if applicable), or the health, safety and general welfare of the community will be minimized.

The signing of this application signifies approval for Missoula County, its Elected Officials, Employees, Agents, and Board Members, to enter onto the property for the purpose of inspection and routine monitoring during the review, approval, and construction process.

X

Owner Signature(s)

Date

X

Owner Signature(s)

Date