

Aspire Community Neighborhood Character Overlay

The use of the Aspire Community Neighborhood Character Overlay allows the Aspire development to meet a combination of goals that would otherwise be difficult to achieve under current zoning standards.

The goals of the Neighborhood Character Overlay (NCO) are to help facilitate:

- A density that is the middle of the growth policy.
- Provide a broader range of housing types and prices within one development.
- Understand the existing characteristics of the area and provide similar housing types, especially along the borders of the development.
- Provide an individual outdoor space for pets and people to enjoy safely and privately.
- Provide an overabundance of desirable outdoor spaces that benefit the whole community not just Aspire, encouraging neighborhood gathering and mingling.

The current growth policy for the Aspire Development is listed as Residential Medium with a desired density of 3 to 11 dwelling units an acre. The current suggested zoning for this growth policy is RT10, R8, R5.4, and RT5.4. Following these zonings exactly as written could allow a maximum density for RT5.4 without parkland of around 8 dwelling units an acre.

The proposed layout for the Aspire Community has 172 single family lots varying in size for several different single-family building types, plus 80 townhome style multifamily units. This layout provides a density of around 7.1 dwelling units an acre, which accomplishes the growth policy goal as well providing a broad range of housing types. Having single-family residences along the perimeter of the development with backyard spaces provides an individual outdoor space as well as provides a similar housing type as the existing neighborhoods accomplishing both of those goals. The layout also provides over 4.1 acres of city park space for the entire community to enjoy. That includes over 1/4 mile of Clark Fork River frontage dedicated to the City of Missoula. Per subdivision statute the development is required to provide cash-in-leu or open space of 2.7 acres. The excess of 1.4 acres plus full pedestrian access throughout the subdivision and offsite accomplishes the goal of providing an overabundance of desirable outdoor spaces. These goals and the ability to accomplish them with the proposed layout would not be possible without some adjustments to the existing RT5.4 zoning.

Proposed Adjustments:

To achieve a middle density as listed in the growth policy setbacks for single family residence need to be adjusted. The current setbacks of 20' for the back, 7.5' for the sides and 20' for the front needed to be adjusted to allow the residence to be closer together. The proposed NCO proposes the back setback at 10', the side setback at 5', and the front setback at 10', except for the garages that will need to maintain 20' to allow for off-street parking in front of them. These adjustments allow for desired density to be in the middle of the growth policy, where if the setbacks were unable to change, the density would fall to the lower portion of the desired range. Also, by maintaining a 20' setback for garages additional parking is maintained for each residence without incumbering any pedestrian paths.

The NCO allowing multi-dwelling buildings in a select area of the subdivision allows the development to provide a larger range of housing types other than single-family residence. The proposed buildings will provide a garage and a ground floor entrance for each unit. In the future the residence maybe be able to

be turned into condos, providing additional ownership opportunities, but for this submittal each building is proposed one lot.

The last proposed adjustment from the standard RT5.4 zoning is to remove the requirement from the parking standards that only allows 40% of an R district residence's front yard to be paving (driveway, landscaping and sidewalks). The NCO proposes to remove this restriction and replace it with a restriction of 12' maximum driveway width per residence. This adjustment would still provide for an abundance of boulevard trees, and additional on street parking, but would allow for 2 garages with narrow lots. Attached is a conceptual landscaping plan for a stretch of lots with the narrowest frontage in the development to show how this area would be landscaped in a worst-case scenario.

Another way to reduce the paving in the front yard is to add alleys to the back of each residence. While there are many areas that this would be unfeasible i.e. the river front lots, the development chose to not use alleys for a variety of reasons:

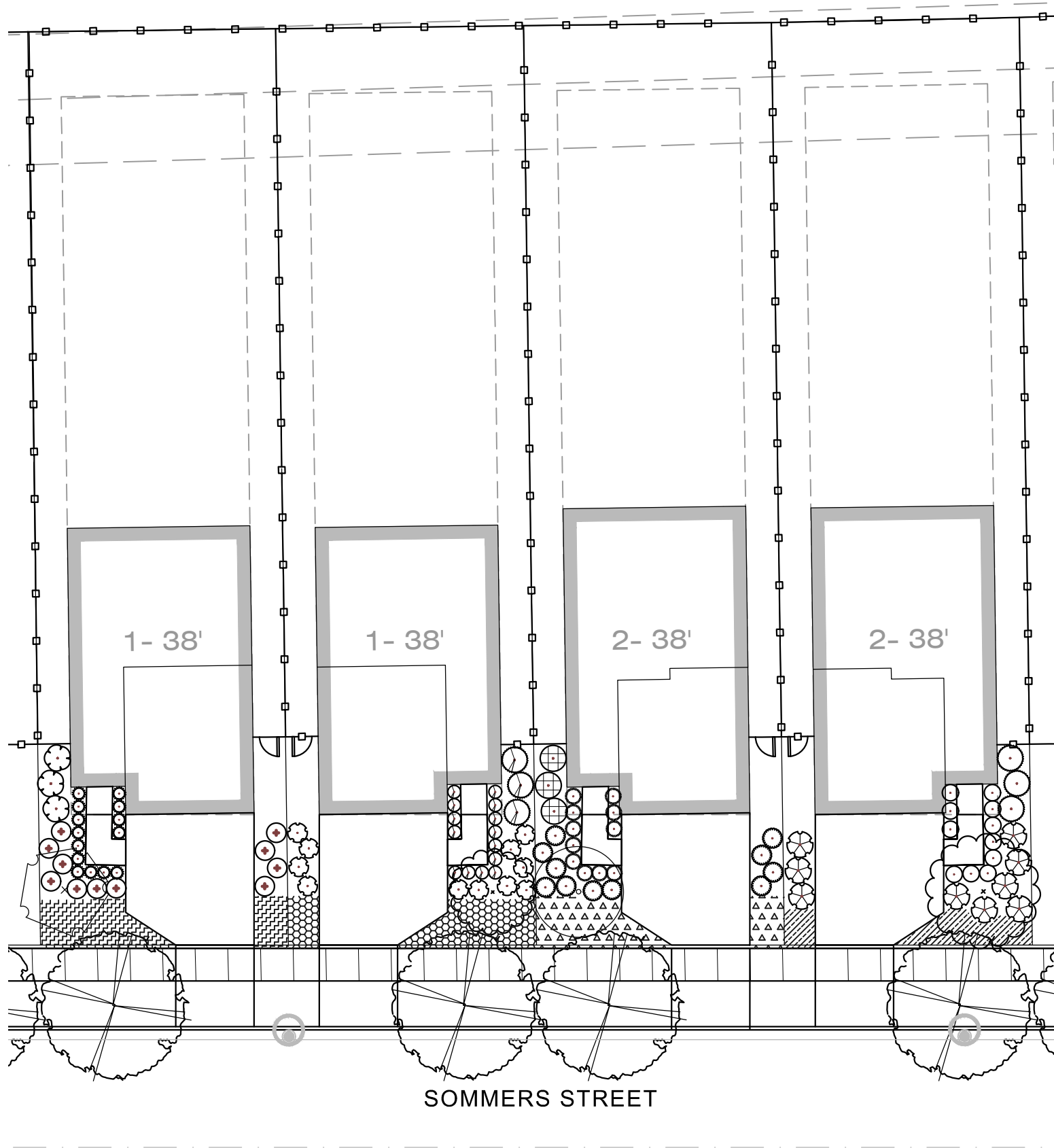
- The addition of alleys would require a reduction in density.
- Alleys would increase the impervious area of the development and increase the treatment needs for stormwater.
- The goal of providing an individual outdoor space would be highly difficult to provide and still maintain the density in the middle of the growth policy.

By including alleys, the average length of each lot would need to increase by 30' (20' for the garage and 10' for the alley). We have 4 rows residence that could have alleys running north and south. These lots average around 90'. Adding an additional 30' per lot would add 120' total to these blocks. This would mean we would need to remove an entire block length of housing. These same measurements hold true for the blocks that run east and west. The addition of alleys would result in a loss of around 30 lots and due to the existing conditions, that surround the development we would still have to have front loading residences that need an adjustment to the current zoning.






















Alleys would also add to the overall impervious area of the subdivision by studying existing areas of Missoula (i.e. 44 ranch) that have side by side comparisons of alley-load vs. front-load this area shows that alley-load homes had an increased impervious area over 14% compared to front-load homes. Attached is an exhibit showing some of the initial phases of 44 Ranch where alley-load and front-load homes were built side by side.

When placing a detached garage in the back of the house the ability to maintain a backyard without a great sacrifice to density is very difficult. Providing an area for homeowners to allow their pets and small children to play safely is a goal of the development that would be difficult to achieve by requiring alley-load residence. This is also illustrated in the exhibit showing 44 Ranches' current build out.

The Neighborhood Character Overlay proposed for this development allows this subdivision to hit a wide range of goals that align with the goals of the City of Missoula. To meet all these goals would be very difficult if not impossible without the addition of this Overlay.



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE MIN.	QTY	
TREES							
	ACER TRUNCATUM X PLATANOIDES 'WARRENRED'	PACIFIC SUNSET MAPLE	B & B	1.75" CAL		1	
	MALUS X 'DOLGO'	DOLGO CRABAPPLE	B & B	1.75" CAL		1	
	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	1.75" CAL		3	
	PRUNUS VIRGINIANA 'SCHUBERT'	SCHUBERT CHOKECHERRY	B & B	1" CAL		1	
	SYRINGA RETICULATA	JAPANESE TREE LILAC	B & B	1.75" CAL		1	
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	FUNCTION	QTY	
SHRUBS							
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL			11	
	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	1 GAL			3	
	EUONYMUS FORTUNEI 'EMERALD GAITY'	EMERALD GAITY WINTERCREEPER	1 GAL			11	
	GENISTA LYDIA	LYDIA BROOM	1 GAL			14	
	HEMEROCALLIS X 'BAJA'	BAJA DAYLILY	1 GAL			14	
	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	1 GAL			3	
	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	5 GAL			11	
	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINQUEFOIL	1 GAL			9	
	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY BUSH CINQUEFOIL	1 GAL			12	
	RHODODENDRON X 'ELECTRIC LIGHTS'	ELECTRIC LIGHTS AZALEA	1 GAL			3	
	SPIRAEA BETULIFOLIA 'TOR'	WHITE FROST™ BIRCHLEAF SPIREA	1 GAL			11	
	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	1 GAL			3	
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	FUNCTION	SPACING	QTY
GROUND COVERS							
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	1 GAL			72" o.c.	6
	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTERCREEPER	1 GAL			36" o.c.	13
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	1 GAL			72" o.c.	6
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL			48" o.c.	11

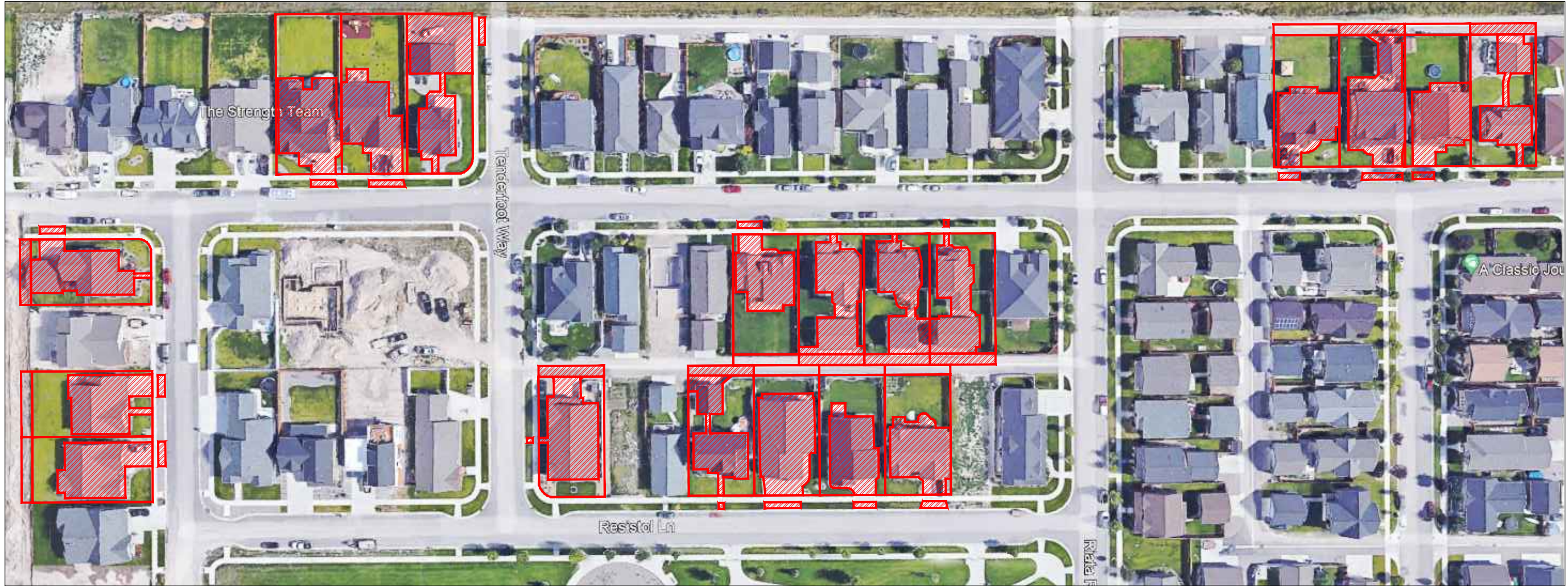
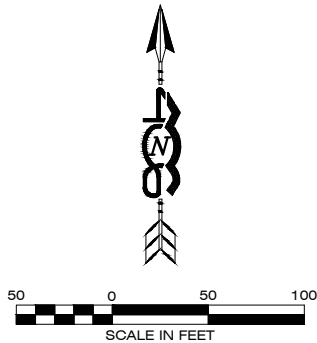


Exhibit Notes:

- 1. Lots shown in Exhibit are located in the 44 Ranch Subdivision in Missoula, Montana.
- 2. All lots shown in exhibit are 60' wide.
- 3. 10 front-load homes, 9 alley-load homes.
- 4. Alley is 20' wide, this adds an area of 10' x 60' (600 SF) of impervious area to alley-load homes.
- 5. Average impervious area for alley-load homes is 4235 SF (60.9%).
- 6. Average impervious area for front-load homes is 3670 SF (51.58%).



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Kalispell, MT 59901
(406) 257-0575

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DESIGNED: _____
DRAFTED: _____ TO _____
CHECKED: _____
DATE: JAN. 2024

REVISIONS	DATE

LOCATION:
PARCEL TRACTS 1-5 OF COS 6629
SEC. 24, T.13N, R.19W, P.1M, M.
MISSOULA COUNTY, MONTANA
PREPARED FOR:
DENOVA HOMES

PROJECT NAME
ASPIRE SUBDIVISION
SHEET TITLE:
IMPERVIOUS AREA

406 PROJECT NO.
21-001

SHEET:
1 OF 1

Codification Instructions: Amend the following section to add the new row to the existing table.

20.25.040 - /NC, Neighborhood Character Overlays Generally

G. Districts Established

The City's /NC overlay districts are listed below:

Map Symbol	District Name	Regulations
/NC-Aspire	Aspire Neighborhood Character Overlay	20.25.042

Codification Instructions: Add the following new section to the code.

20.25.042 - /NC-A, Aspire Neighborhood Character Overlay

A. Purpose

The Aspire Neighborhood Character Overlay District is intended to create a variety of housing options for households with varying income levels within a cohesive neighborhood. The district is also intended to provide for a medium-density residential development in a similar pattern and intensity as the existing East Missoula community in accordance with the 2035 Our Missoula Growth Policy. Further, this district is intended to provide for the development of workforce-attainable housing by allowing modified building setbacks and multi-dwelling structures in addition to the residential building types allowed in the standard RT 5.4 Residential Zoning District.

B. Applicability

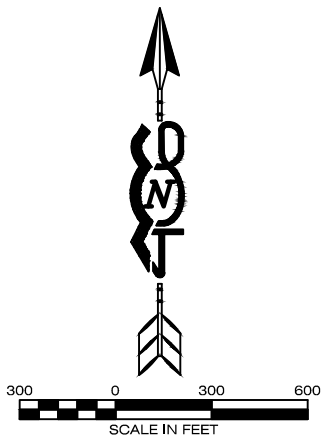
1. The /NC – A overlay district regulations apply to the property legally described in the ordinance and in the location shown on Map 20.25.042.1
2. New construction and re-development, including additions of primary structures, shall meet all parcel and building standards contained within the RT5.4 zoning district and /NC – A overlay district, except as provided below.

Insert map 20.25.042.1 here

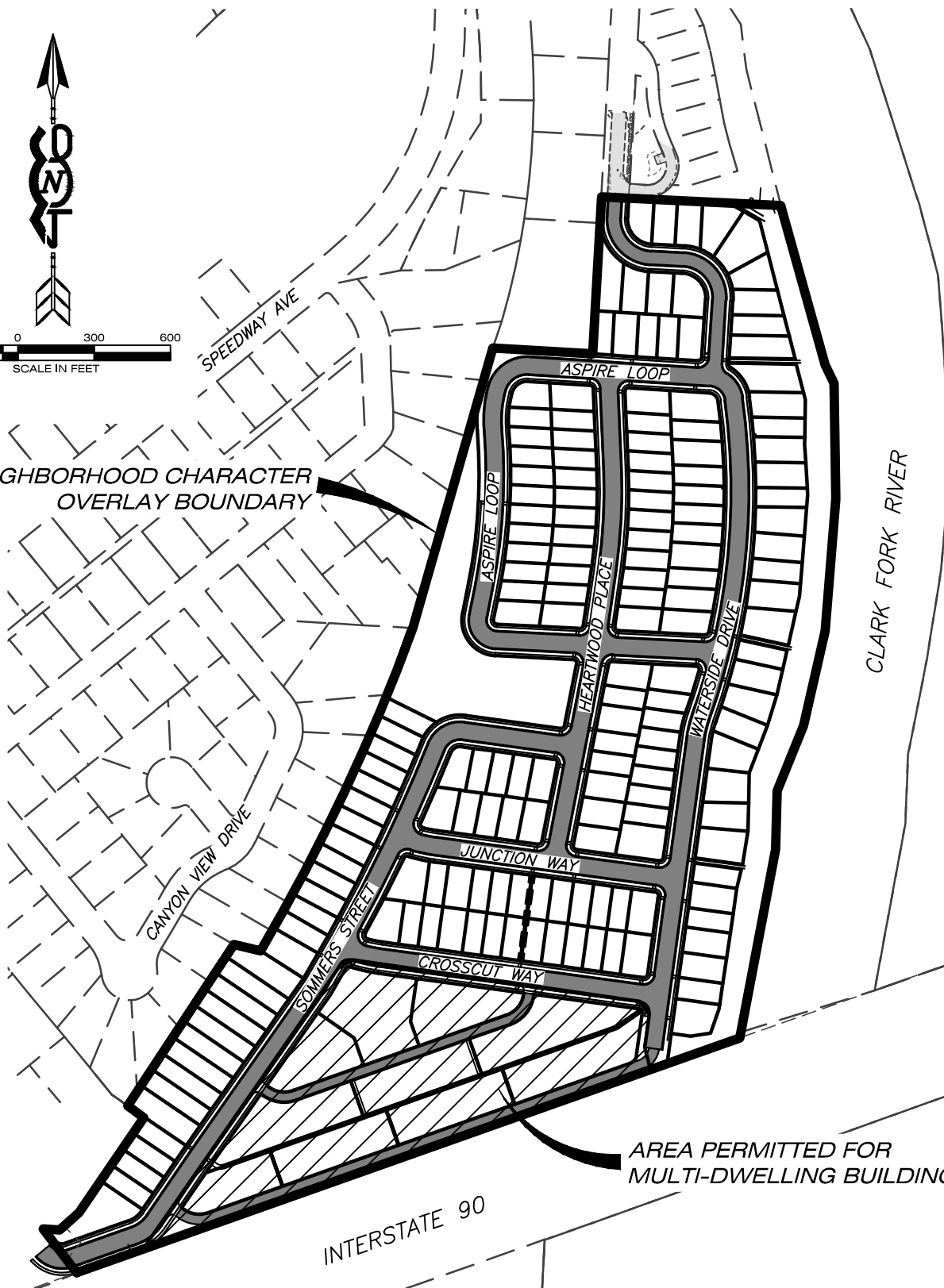
C. Standards

1. All applicable portions of the City of Missoula Zoning Ordinance Title 20 shall apply including but not limited to 20.05.020 Allowed Uses, 20.05.030 Building Types, 20.05.040 Development Options, 20.05.050 Parcel and Building Standards, and 20.05.060 Other Regulations.
2. In addition to the Building Types allowed in 20.05.030, multi-dwelling buildings are permitted in the portion of this /NC-A Aspire Neighborhood Character Overlay District identified on Map 20.28.042.1.
3. The following are the minimum building setbacks in this /NC-A Aspire Neighborhood Character Overlay District:
 - a. Front: 10 feet, except for street facing garages, where the face of the garage shall be set back at least 20 feet from the property line.
 - b. Side (interior): 5 feet, except for common walls.
 - c. Side (street): 10 feet

- d. Rear: 10 feet
- 4. The location of off-street parking requirements of Title 20 Section 20.60.040 apply, except for 20.60.040.B.2 However, curb cuts shall be limited to 12 feet in width to allow for placement of boulevard street trees, and reduce the street frontage for driveways.



NEIGHBORHOOD CHARACTER
OVERLAY BOUNDARY



AREA PERMITTED FOR
MULTI-DWELLING BUILDINGS



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OVERLAY BOUNDARY
ASPIRE SUBDIVISION
COS 6629 & COS 6338 & COS 5298
SECTION 24, T13N, R19W, P.M.M.
MISSOULA COUNTY, MONTANA

PROJECT: 21-001
TAB: NCO
DRAFTER: SA
DATE: 02-18-24
SHEET 1 OF 1