

## TRANSMITTAL

<b>TO:</b>  Charlie Ream, Associate Planner City of Missoula Development Services 435 Ryman Street Missoula, MT 59802  Hand Delivered	<b>DATE:</b>  11-07-2024
	<b>PROJECT NAME:</b>  2812 & 2816 S 3 <sup>rd</sup> St W Annexation
	<b>PROJECT NO:</b>  WGM 24-02-12.1

ITEM NO.	DESCRIPTION
1.	Annexation Petition Cover Letter
2.	SIGNED Petition for Annexation to City with Supporting Exhibits

**COMMENTS:**

**SIGNED:** Jamie Erbacher, CFM, Senior Land Planner



October 31, 2024

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**Charlie Ream**

Associate Planner  
City of Missoula Development Services  
435 Ryman Street  
Missoula, MT 59802

Re: 2812 & 2816 S 3<sup>rd</sup> Street West – Annexation Petition

Dear Charlie:

On behalf of our client, Third Street Partners LLC, we are requesting annexation into the Missoula city limits and zoning upon annexation for the property described in the attached annexation petition and overall addressed as 2812 and 2816 S 3<sup>rd</sup> Street West.

The property is currently within the jurisdiction of Missoula County and is zoned Citizen Initiated Zoning District 13 (CZD13). Upon annexation we would request the property be zoned Neighborhood Business (B1-1). According to "Our Missoula Growth Policy 2035", adopted November 23, 2015, the desired land use designation for the subject property is Neighborhood Mixed-Use. The Neighborhood Mixed Use land use designation includes current relatable zoning districts of B1 (Neighborhood Business), B2 (Community Business), and M1R (up to 43 du/acre and commercial uses). Our client's primary goal is to annex the property, allowing for potential development and resale, while aligning with the surrounding zoning and City growth policy. This approach supports the City of Missoula's initiative to focus on infill development.

Per the City of Missoula Growth Policy 2035 Business and Commercial (B and C) zoning districts are "primarily intended to accommodate and promote neighborhood and community-serving business and commercial uses (e.g., retail, service, office), as well as mixed-use development consisting of business uses and residential uses in the same building or on the same site. Encouraging true mixed-use development can help reduce vehicle travel demand and provide increased housing choice and transit-oriented densities."

In summary, the requested annexation and rezoning will enable the property to align with the City of Missoula's growth and development strategies, specifically the focus on neighborhood-scale mixed-use development. Rezoning to Neighborhood Business (B1-1) will provide the flexibility to develop a blend of residential and commercial uses, supporting both housing needs and local business opportunities.

If you have any questions or concerns, please feel free to reach out either by contacting our main line at 406-728-4611 or via email at [jerbacher@wgmgroup.com](mailto:jerbacher@wgmgroup.com).

Sincerely,  
WGM Group, Inc.

A handwritten signature in black ink that reads "Jamie Erbacher". The signature is fluid and cursive, with the first name "Jamie" and last name "Erbacher" clearly legible.

**Jamie Erbacher**  
Senior Land Planner

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JE: clf

Return to: City Clerk  
City of Missoula  
435 Ryman Street  
Missoula MT 59802-4297

PETITION NO. \_\_\_\_\_  
BEFORE THE CITY COUNCIL  
CITY OF MISSOULA

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PETITION FOR ANNEXATION TO CITY

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SUID#: 2379100  
GeoCode# 04-2200-19-3-07-04-0000

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

COME NOW the undersigned and respectfully petitions the City Council of the City of Missoula requesting city annexation of the herein described real property into the City of Missoula.

The petitioner(s) requesting City of Missoula annexation of the property described herein hereby mutually agree with the City of Missoula that immediately upon annexation of the land all City of Missoula municipal services will be provided to the property described herein on substantially the same basis and in the same manner as such services are provided or made available within the rest of the municipality prior to annexation.

Petitioner(s) hereby agrees and submits the real property described herein to municipal taxation and assessments upon annexation, including but not limited to sanitary sewer utility assessments, in the same manner as other private property within the city is taxed and assessed for municipal tax, assessment and utility service purposes.

Petitioner(s) hereby states that there is no need to prepare a Municipal Annexation Service Plan for this annexation pursuant to Section 7-2-4610, MCA since the parties are in agreement as to the provision of municipal services to the property requested to be annexed.

PROPERTY DESCRIPTION: LOT B OF FLORAL ADDITION, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT B, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID FLORAL ADDITION; THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY, AND SOUTHERLY LINES OF SAID LOT B THE FOLLOWING FOUR (4) COURSES:

- 1) N 00°40'30" E, 136.00 FEET;
- 2) N 00°00'00" E, 147.91 FEET;

3) S 00°40'00" W, 136.00 FEET;  
4) N 90°00'00" W, 147.94 FEET TO THE POINT OF BEGINNING;  
CONTAINING 20,117 SQUARE FEET (0.46 ACRES), MORE OR LESS.

**PROPERTY ADDRESS: 2812 and 2816 S 3<sup>rd</sup> Street West Missoula, Montana, 59804**

OWNERS

Third Street Partners LLC, a Montana limited liability company

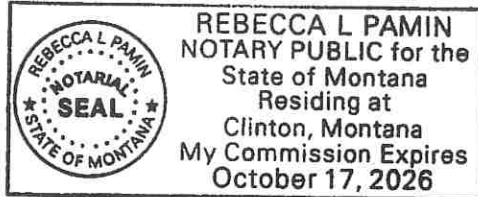
By: Greg D. Beach

Title: manager / owner

STATE OF Montana )  
COUNTY OF Missoula ) ss.

This instrument was acknowledged before me on this 10<sup>th</sup> day of November, 2024 by  
Greg D Beach, acting in the capacity of manager/owner for  
Third Street Partners LLC, a Montana limited liability company.

ss. Rebecca L Pamin  
Printed Name: Rebecca L Pamin







PLOTTED: 2/21/24  
SAVED: 2/21/24



LOT 1  
COBBAN & DINSMORE'S  
ORCHARD HOMES NO. 1

LOT B  
FLORAL  
ADDITION

LOT A  
FLORAL  
ADDITION

S. THIRD STREET W.

## SITE MAP

2812 & 2816 S. 3RD STREET W.  
MISSOULA, MONTANA

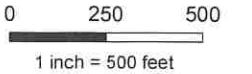
PROJECT: 24-02-12  
LAYOUT: D-SIZE  
SURVEYED: ---  
DESIGN: ---  
DRAFT: CEG  
APPROVE: JE  
DATE:

FEBRUARY 2024

1 OF 1

100





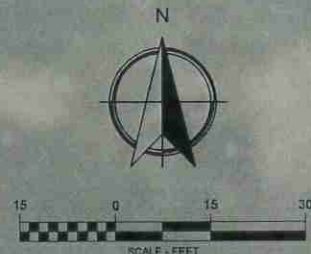
**Disclaimer:** This map is neither a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

PROJECT: 24-02-12  
FILE NO. 240212\_vicinity.mxd  
FILE PATH:  
W:\PROJECTS\240212\GIS\MXD  
DRAFT: CEG  
APPROVE: JE  
DATE:

**FEBRUARY 2024**

SHEET 1 OF 1





**PRELIMINARY**  
PLOTTED: 2/26/24  
SAVED: 2/26/24

**AERIAL PHOTOGRAPH / TOPOGRAPHY MAP**  
**2812 & 2816 S. 3RD STREET W.**  
**MISSOULA, MONTANA**

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: 24-02-12  
LAYOUT: D-SIZE  
SURVEYED: ---  
DESIGN: ---  
DRAFT: CEG  
APPROVE: JE  
DATE: ---

FEBRUARY 2024

FILE: W:\Projects\240212\_20 Data\CAD\02 Exhibits\240212\_aerial\_topo.dwg





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0 250 500  
1 inch = 400 feet

**Legend**

 Site

**Flood Zone**

-  Zone A
-  Zone AE
-  Zone AE Floodway
-  Zone AH
-  Zone AO
-  Zone D
-  Zone X Shaded

Flood Insurance Rate Map  
No. 30063C1460E  
Effective Date: July 6, 2015

**FLOODPLAIN EXHIBIT**  
**2812 & 2816 S. 3RD STREET W.**  
**MISSOULA, MONTANA**

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FILE NO: 240212\_floodplain.mxd  
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DRAFT: CEG  
APPROVE: JE  
DATE:

**FEBRUARY 2024**





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0 50 100  
1 inch = 100 feet



**ZONING EXHIBIT**  
**2812 & 2816 S. 3RD STREET W.**  
**MISSOULA, MONTANA**

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PROJECT: 24-02-12  
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FILE PATH: W:\PROJECTS\240212\GIS\MXD  
DRAFT: CEG  
APPROVE: JE  
DATE:

**FEBRUARY 2024**



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OUR MISSOULA GROWTH POLICY LAND USE DESIGNATION  
CITY GROWTH POLICY 2035  
2812 & 2816 S. 3RD STREET W.  
MISSOULA, MONTANA

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DATE:

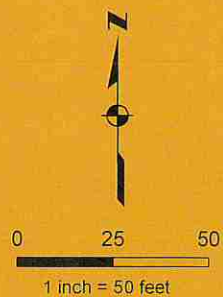
FEBRUARY 2024

SHEET

1 OF 1

Legend

- Site
- City Core
- Urban Agriculture
- Cottage Industry
- Node Development
- Gateways
- Community Mixed Use
- Neighborhood Mixed Use
- Urban Center
- Regional Commercial and Services
- Open and Resource
- Parks and Open Lands
- Public and Quasi-Public
- Residential High Density - Greater than 24 units per acre
- Residential Medium High Density - 12 to 23 units per acre
- Residential Medium Density - 3 to 11 units per acre
- Residential Low Density - 1 to 2 units per acre
- Residential Rural - Less than 1 unit per 2 acres
- Industrial Light
- Industrial Heavy



Residential  
Medium

SHORT ST

Neighborhood  
Mixed Use

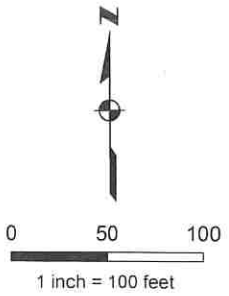
S 3RD ST W

ROSE DR





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PROPOSED ZONING EXHIBIT  
2812 & 2816 S. 3RD STREET W.  
MISSOULA, MONTANA

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PROJECT: 24-02-12  
FILE NO: 240212\_zoning-prop.mxd  
FILE PATH:  
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DRAFT: CEG  
APPROVE: JE  
DATE:

NOVEMBER 2024

