



MONTANA NORTHWEST COMPANY

Surveying • Mapping • Planning • Consulting • Engineering

September 19, 2024

Kristin Spadafore
Development Services
435 Ryman - City Hall
Missoula, Montana 59802

RE: ReZone Submittal for MS 22 LLC.

Dear Planner;

Please find the attached electronic submittal for the MS 22 LLC Rezone project. I will drop a check off to the Missoula Development Services Office.

Please let me know if you need any further documentation for this submittal.

Thank you in advance for your assistance and attention to our project.

Sincerely,

Lynne M. Edens

Staff Planner – Office Manager

Attachments

Missoula: PO Box 8777, 59807 • Phone 406.721.4033 • Fax 406.721.4066
Anaconda: PO Box 177, 59711 • Phone 406.559.5005 • Fax 406.559.5006
www.mtnwco.com



COMMUNITY PLANNING, DEVELOPMENT AND INNOVATION

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

CITY REZONE APPLICATION

A. GENERAL INFORMATION

1. Submit the completed application with all attachments by email to the City Zoning Desk at ZoningDesk@ci.missoula.mt.us
2. Once the application is deemed complete by CPDI, Development Services and the applicant has paid the rezoning fee the rezone proposal will be scheduled for public hearings at Planning Board and City Council.
3. Name of proposed Rezone: **MS22 LLC ReZone**
4. Name(s) of Applicant: **MS 22 LLC**
Mailing Address: **113 Cherry Street Ste 21604, Seattle WA 98104**
Telephone Number: **Not Available, Please contact MTNWCO**
Email Address: **Not Available, Please contact MTNWCO**
5. Name(s) of Owner of Record: **MS 22 LLC**
Mailing Address: **113 Cherry Street Ste 21604, Seattle WA 98104**
Telephone Number: **Not Available, Please contact MTNWCO**
Email Address: **Not Available, Please contact MTNWCO**
6. Name and Company of Representative: **Montana Northwest Company**
Mailing Address: **PO Box 8777, Missoula, MT 59807**
Telephone Number: **406-721-4033 Ken or Lynne**
Email Address: **lynne@mtnwco.com & ken@mtnwco.com**
7. Does the applicant(s) whose signature(s) are included below own at least 35% of the area or number of the parcels included within the area proposed to be rezoned? (Requirement of Title 20, 85.050(A)) Yes
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

Jonathan McKay
Jonathan McKay (Sep 17, 2024 08:18 PDT)

Applicant's Signature

9/17/2024
Date

Jonathan McKay
Jonathan McKay (Sep 17, 2024 08:18 PDT)

Owner's Signature

9/17/2024
Date

Lynne M. Jones, Staff Planner
Representative's Signature
Montana Northwest Company

9/17/2024
Date



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Applicant's Signature _____ Date _____

Owner's Signature _____ Date _____

Representative's Signature _____ Date _____

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned):
2252 West Central Ave, Missoula, MT 59801

Legal Description - complete and unabbreviated: Car Line Addition Block 18, Lots 19-21

Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above):

Geocode: **04-2200-29-3-26-01-0000**

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	RM2.7	2120 Eaton St: SFR 2235: vacant
Adjacent (South)	RM2.7	2239: 1 du 2210: 1 du
Adjacent (East)	RM2.7	2250 W Central Ave: 1 du
Adjacent (West)	RT5.4	SW: 2303: 1 du W: 2302: 1 du

2. What is the current zoning of the property (including intensity designator)? **Current Zoning-Zoning RM2.7, See Map**

3. What is the requested zoning for the property (including intensity designator)? **ReZone Request to RM1-35, See Map**

4. What is the applicable City Growth Policy (comprehensive plan) and land use designation for the property? **1980 County Reserve Street Plan Area, 1995 Updated Reserve Street Plan 2035 Our Missoula Growth Policy, Residential High Density (RHD) Land Use designation**

5. What is the intended use for the property? **The property has two separate buildings containing four apartments(4-plex) in each building. This effort is to bring the property into compliance and separate each building. In order to complete a Boundary Line Adjustment it is necessary to rezone.**

D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE

Review Criteria. Provide a response to the following review criteria for rezone requests.

1. Whether the zoning amendment is consistent with MCA § 76-2-304:
 - a. Whether the zoning is made in accordance with a growth policy; **The current RM2.7 and the zoning requested is RM1-35. This land use designation is for residential building types ranging in density from 24 dwelling units per acre to 43 dwelling units per acre. The use is identified for areas within the core of the community and where city services and infrastructure are readily available. Structures may be a range of dwelling types from small-lot single dwelling, large scale multistory, to multi-dwelling development. Multi-dwelling structures are expected to have a pedestrian relationship and parking screened from view. Current relatable zoning districts include RM1-35. Therefore, if approved, will make this property conforming.**
 - b. Whether the zoning is designed to secure safety from fire and other dangers; **The closest fire stations are: Missoula Rural Fire Station 1 at 2521 South Avenue West (less than one mile away), City Fire Department Station #2 247 Mount Ave and Missoula Fire Department Station #3 at 39th Street & Russell (four miles away) with a hydrant at Eaton and Sussex Ave, 400' away. All future modifications to the site will comply with the requirements of City Fire.**
 - c. Whether the zoning is designed to promote public health, public safety, and the general welfare; **The proposed zoning change is minimal, and will not negatively impact the existing effects of zoning onto the public health, safety and welfare. Any future development of the site will comply with Public Works and Development Services regulations. The proposed zoning would be compatible and consistent with surrounding commercial/ Residential use. Any future modifications to the site will comply with Public Works and Development Services regulations. The site is accessed primarily by W Central Ave (Local Street)& Eaton Street (Collector), a local city street with no sidewalks adjacent or on said property. There are current plans to extend to said property with a round-a-bout. Due to the future installation of the curb and sidewalks, the current non-compliant parking will be lost. The City will grandfather the parking and allow for the future Boundary Adjustment necessary to divide the 4-plex buildings apart.**

- d. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; **This proposed zoning change is minimal impact, this rezone request actually brings this parcel compliant with no negative effect to any of the above stated services.**
- e. Whether the zoning considers the reasonable provision of adequate light and air; **The rezoning will not affect the current provision of light and air. The proposed zoning is consistent with the zoning of adjacent parcels. All vehicular use areas on the subject property are currently paved. Any future modifications to the site will comply with Public Works and Development Services regulations.**
- f. Whether the zoning considers the effect on motorized and nonmotorized transportation systems; **The proposed zoning would be compatible and consistent with surrounding residential use. Any future modifications to the site will comply with Public Works and Development Services regulations. The site is accessed primarily by Eaton Street and Central Avenue, both local city streets. There are future plans of the city to add a round-a-bout to the intersection with sidewalks and curb.**
- g. Whether the zoning considers the promotion of compatible urban growth; **The proposed zoning is consistent with the current surrounding land uses and is compatible with current growth policy land use designation.**

- h. Whether the zoning considers the character of the district and its peculiar suitability for particular uses; **The proposed zoning will be surrounded by a residential zoning district that allows for similar uses and the proposed zoning will comply with the relatable zoning districts as listed in the Land Use Designation section of the Growth Policy.**
 - i. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area. **This proposed rezone request, if approved, will have no negative effect on the adjacent buildings or jurisdictional area. This rezone will offer the ability to correct the non confirming density issue and properly separate the two residential structures.**
- 2. Whether the proposed zoning amendment corrects an error or inconsistency in the zoning ordinance or meets the challenge of a changing condition; **The current zoning on this property does not comply with the Growth Policy but the proposed zoning does.**
- 3. Whether the proposed zoning amendment is in the best interests of the city as a whole. **Yes, this will open the door for consistency in this corridor and support economic growth.**

E. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined, as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- ☒ **A vicinity map** showing the subject property and the area within 300 feet of the subject property.
- ☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
- ☒ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- ☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- ☒ **The current plat** of the subject property.

Car Line Addition.

MISSOULA MONTANA.

Scale—1 inch=300.

James H. Bonner

Engineers.

CERTIFICATE OF DEDICATION.

Know all men by these presents that the CAR LINE LAND CO. a corporation organized and existing under the laws of the State of Montana does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks, avenues, streets and alleys as shown by the plat and certificate of survey hereunto annexed the following described tract of land to-wit: All of lots 9, 14, 15, 20, 22, 25, 27, 28, 31, 32, 33, 34, 37, 38, 39, 40, 41, 42, 43, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 63, 66, 67, 68, 69, 70, 71, 72, 73, 76, 77, 78, 79, 80, 81, 82, 83, 85, 87, 88, a portion of lots 62, 63, 64, and all that portion of the E½ of the NE¼ of the NW¼ of Sec. 32, T. 13 N. R. 10 W. of the Principal Meridian Montana lying North of the North line of the Right of Way of the Northern Pacific Railway, to be known and designated as Car Line Addition to Missoula Montana, and the lands included in all avenues, streets and alleys shown on said plat to be and are hereby granted to public use forever, except that said dedicators reserve aright to lay water mains, improve streets and alleys and erect telephone poles, subject to the regulation of the board of County Commissioners.

CAR LINE LAND CO.
By W.H. Houston - President.

Attest Frank Cannon Secy

State of Montana }
County of Missoula }

On this 22 day of July 1909 before me R.R. Jones a Notary Public for the State of Montana personally appeared W.H. Houston known to me to be the President of the Car Line Land Co. the corporation that execute the foregoing instrument and acknowledged to me that such corporation executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal, the day and year first above written.

R.R. Jones (Seal)

Notary Public for the State of Montana residing at Missoula Montana, my commission expires—23 1912

SURVEYORS CERTIFICATE.

State of Montana }
County of Missoula }

We Newton Orr and James H. Bonner assert that we are Engineers and that during the months of June and July 1909 we made a careful survey of The Car Line Addition to Missoula Montana and that the annexed plat is in strict conformity with such survey and that the dimensions of all lots blocks streets and alleys are as thereon shown, said survey being made in accordance with Chap. VI, Part IV, Title III of the revised Montana statutes.

Newton Orr
James H. Bonner

Subscribed and sworn to before me this 19 day of July 1909

A.T. Wilkinson

Notary Public for the State of Montana residing at Missoula Montana, my commission expires Oct 26 1909 (Seal)

This plat was examined and approved by us this 26 day of July 1909

D.T. Curran Chm.
Frank Nelson

Commissioners in and for Missoula County, State of Montana.

Date received Missoula County
Clerk & Recorder's office, 12-12-75
Letter of Lifting of an earlier
restriction 2nd 1-8-76
from the State 1-8-76
according to 1-8-76
Laws of Montana 1961 reg. No.
136 Addition by name
filed by J. H. H. H. H.

9387

I certify that I received this
instrument for record on the 22nd
day of July 1909 at 10:15
o'clock A.M. and that there-
under is Vol. 2, Page 1707

Records of the County
State of Montana, on page 61
Private Land and Mineral
J. W. Kuphal
County Recorder

Fee \$123.75 paid
Return to

R. J. H. H.

January 25
1910
W. H. H. H.

A-5

CAR LINE ADDITION

~TO~

MISSOULA MONTANA

Scale - 1 inch = 300'

Newton Orr

James H. Bonner

Engineers

CERTIFICATE OF DEDICATION

Know all men by these presents that the CAR LINE LAND CO. a corporation organized and existing under the laws of the State of Montana does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks, avenues, streets and alleys, as shown by the plat and certificate of survey hereunto annexed, the following described tract of land to wit: - All of lots 9, 14, 15, 20, 22, 23, 27, 28, 31, 32, 33, 34, 37, 38, 39, 40, 41, 42, 43, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 65, 66, 67, 68, 69, 70, 71, 72, 73, 76, 77, 78, 79, 80, 81, 82, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, and all that portion of the E. 1/2 of the NE 1/4 of the NW 1/4 of Sec. 32, T. 13N, R. 19W of the Principal Meridian Montana, lying North of the North line of the Right of Way of the Northern Pacific Railway, to be known and designated as Car Line Addition to Missoula Montana, and the lands included in all avenues, streets and alleys shown on said plat to be and are hereby granted to public use forever except that said dedicators reserve the right to lay water mains, improve streets and alleys and erect telephone poles.

State of Montana }
County of Missoula }
Attest: James H. Bonner County Commissioner
CAR LINE LAND CO.
By W. H. Howston President

On this 22 day of July 1909 before me R. R. Jones a Notary Public for the State of Montana personally appeared W. H. Howston known to me to be the President of the Car Line Land Co. The corporation that executed the foregoing instrument and acknowledged to me that such corporation executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal, the day and year first above written.

Notary Public for the State of Montana residing at Missoula Montana, my commission expires 23 1912.

SURVEYORS CERTIFICATE

State of Montana }
County of Missoula }

We, Newton Orr and James H. Bonner assert that we are Engineers and that during the the months of June and July 1909 we made a careful survey of The Car Line Addition to Missoula Montana and that the annexed plat is in strict conformity with such survey and that the dimensions of all lots blocks streets and alleys are as thereon shown, said survey being made in accordance with Chap. VI, Part IV, Title III of the revised Montana Statutes.

Subscribed and sworn to before me this on this 19 day of July 1909.

Notary Public for the State of Montana residing at Missoula Montana, my commission expires 26 1909.

This plat was examined and approved by us this 26 day of July 1909.

Commissioners in and for Missoula County, State of Montana.

3307

I certify that I received the 22nd day of July 1909 at 10 o'clock A. M. and that I have recorded in Vol. 2 of Plat Records of Missoula County, State of Montana, on page 61.

Witness my hand and official seal.

J. W. Rapphol
County Clerk

Per. \$ 123 7/100. paid

Return to

This Document Prepared By:
Fidelity National Title Company of Montana, LLC
320 W Broadway, Suite A
Missoula, MT 59802

After Recording Return To:
MS11, LLC
113 Cherry Street, Suite 21604
Seattle, WA 98104

Order No.: FT1585-213986-BC
Tax ID: 2329358

Recorded by
Fidelity National Title

FNT: 213986

WARRANTY DEED

For Value Received Grizzly Village, LLC, a corporation duly organized and existing under the laws of the State of Montana, Grantor, does hereby Grant, Bargain, Sell and Convey unto MS11, LLC, of 113 Cherry Street, Suite 21604, Seattle, WA 98104, Grantees, the following described real estate, to wit:

Lots 19, 20 and 21 in Block 18 of CAR LINE ADDITION, a platted subdivision in Missoula County, Montana, according to the official recorded plat thereof.

TO HAVE AND TO HOLD unto the Grantee and to the heirs and assigns forever, subject, however, to:

- A. All reservations and exceptions of record and in patents from the United States or the State of Montana;
- B. All existing easements and rights of way of record, building, use zoning, sanitary and environmental restrictions;
- C. Taxes and assessments for the year 2021 and subsequent years;
- D. All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons;

Except with reference to items referred to in paragraphs above, this Deed is given with the usual covenants expressed in §30-11-110, Montana Code Annotated.

This conveyance is made and accepted upon the express agreement that the consideration heretofore paid constitutes an adequate and full consideration in money or money's worth.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Grizzly Village, LLC

Rebecca S. Velde manager

Rebecca S. Velde, Manager

State of Montana

County of Missoula

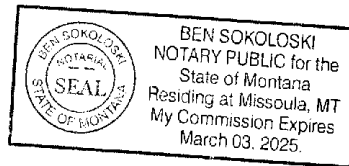
On this 8th day of December, 2021, before me the undersigned Notary Public for the State of Montana, personally appeared Rebecca S. Velde, known to me to be the Manager of Grizzly Village, LLC, the Corporation that executed the foregoing instrument and acknowledged to me that said Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.

BH

Notary Public for the State of Montana
Residing at: Missoula
My Commission Expires: _____

(SEAL)





MONTANA SECRETARY OF STATE

March 3, 2022

Jonathan McKay
bookkeeping@m5c7.com

CERTIFICATION LETTER

I, CHRISTI JACOBSEN, Secretary of State for the State of Montana, do hereby certify that

MS22 LLC

Changed Name from

MS11 LLC

filed its **Amendment for Domestic Limited Liability Company** in this office and has fulfilled the applicable requirements set forth in law. By virtue of the authority vested in this office, I hereby issue this certificate evidencing the filing is effective on the date shown below.

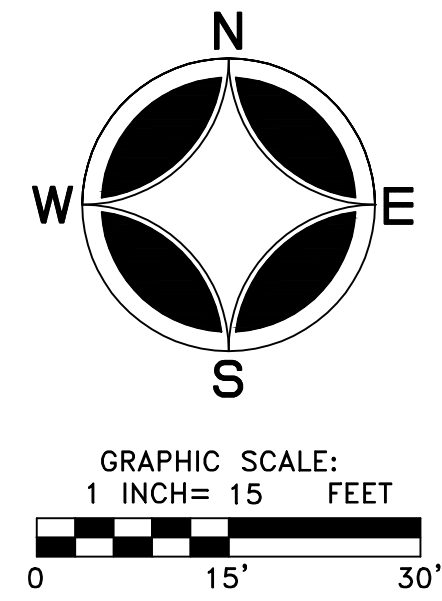
Certified File Number: C1241513 - 15148351

Effective Date: February 24, 2022

Thank you for being a valued member of the Montana business community. I wish you continued success in your endeavors.

A handwritten signature in black ink that reads "Christi Jacobsen".

Christi Jacobsen
Montana Secretary of State



SITE MAP

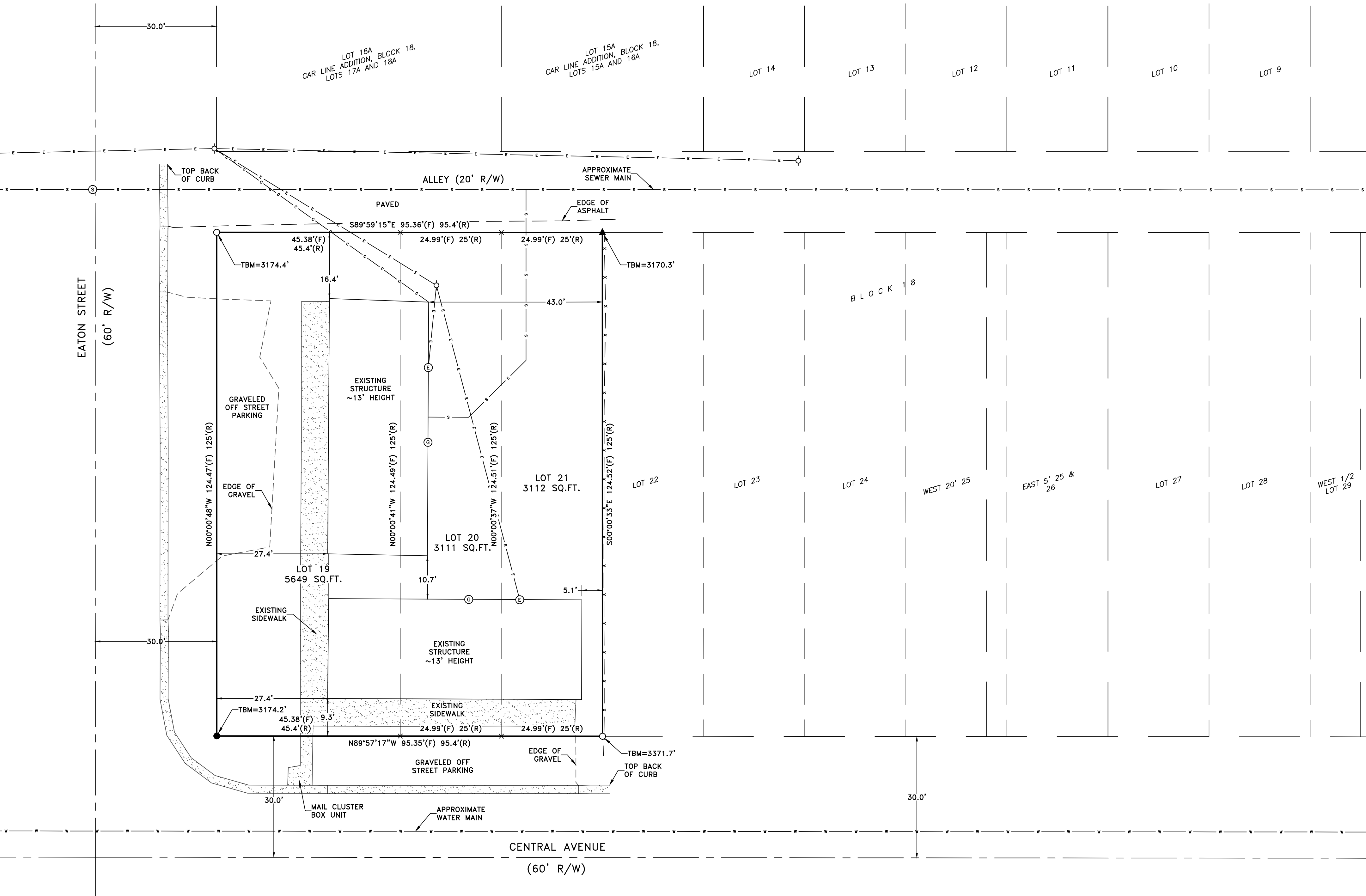
SHOWING LOTS 19, 20 AND 21, BLOCK 18, CAR LINE ADDITION
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 29,
T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

VERTICAL DATUM
NAVD 88

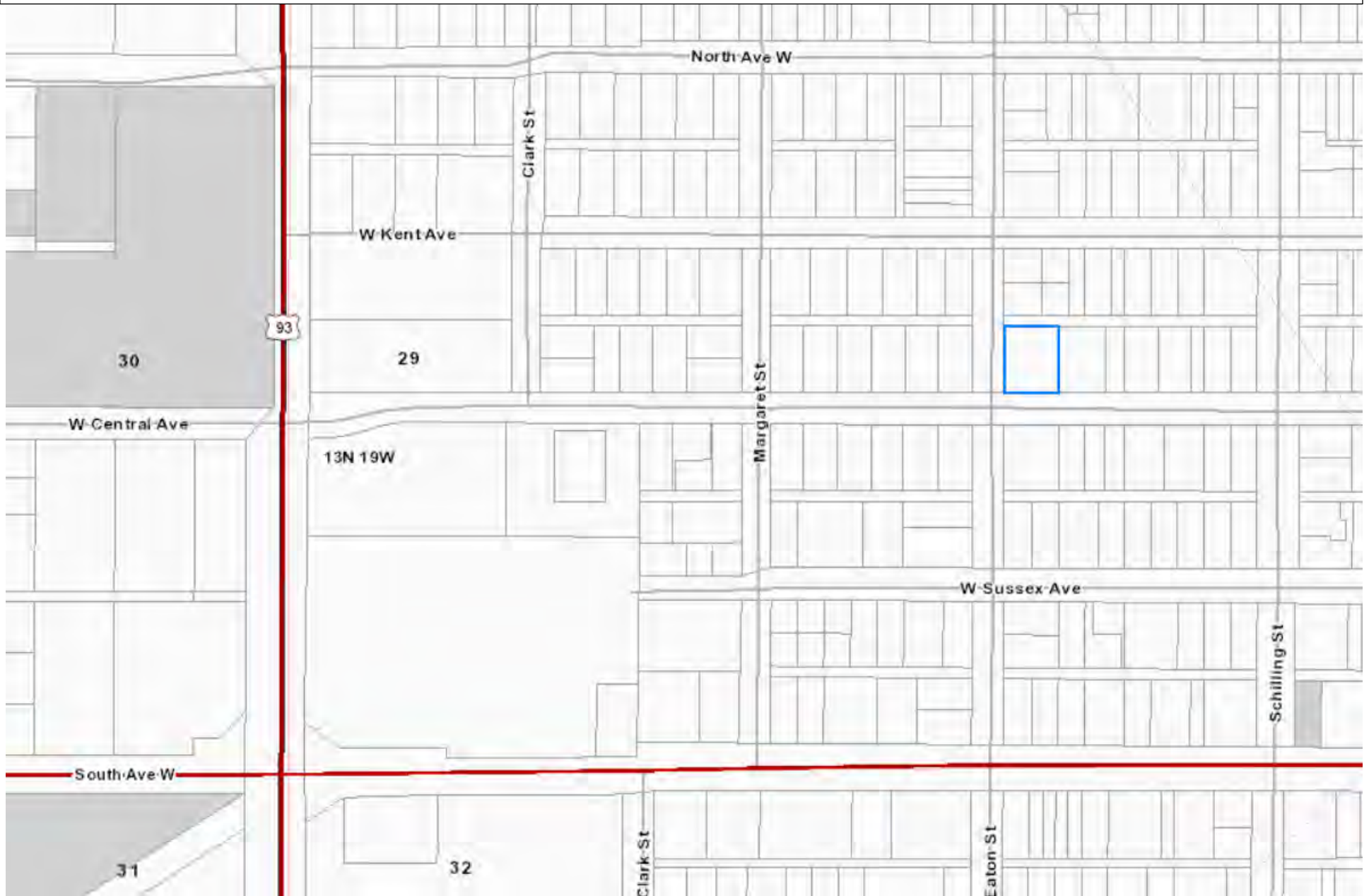
BASIS OF BEARING
CAR LINE ADDITION, BLOCK 18,
LOTS 15A AND 16A

- LEGEND**
- (F) = FOUND THIS SURVEY
 - (R) = RECORD OR ADDITIVE RECORD PER LOW'S ADDITION
 - = FOUND 1-1/2" Ø IRON PIPE
 - = FOUND 3/4" Ø AXLE
 - ▲ = FOUND T-POST
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊙ = GAS METER
 - ⊙ = OVERHEAD UTILITY POLE
 - ⊙ = ELECTRIC METER
 - ⊙ = CURB STOP
 - TBM = TEMPORARY BENCHMARK
 - = BOUNDARY LINE
 - = ADJOINER BOUNDARY LINE
 - = CENTERLINE OF ROAD
 - = EDGE OF CONCRETE
 - = EDGE OF ASPHALT
 - = EDGE OF GRAVEL
 - = OVERHEAD UTILITY LINE
 - = BURIED WATER UTILITY LINE
 - = BURIED GAS UTILITY
 - = SANITARY SEWER LINE
 - = OVERHEAD COMMUNICATION UTILITY LINE
 - = EXISTING FENCE LINE

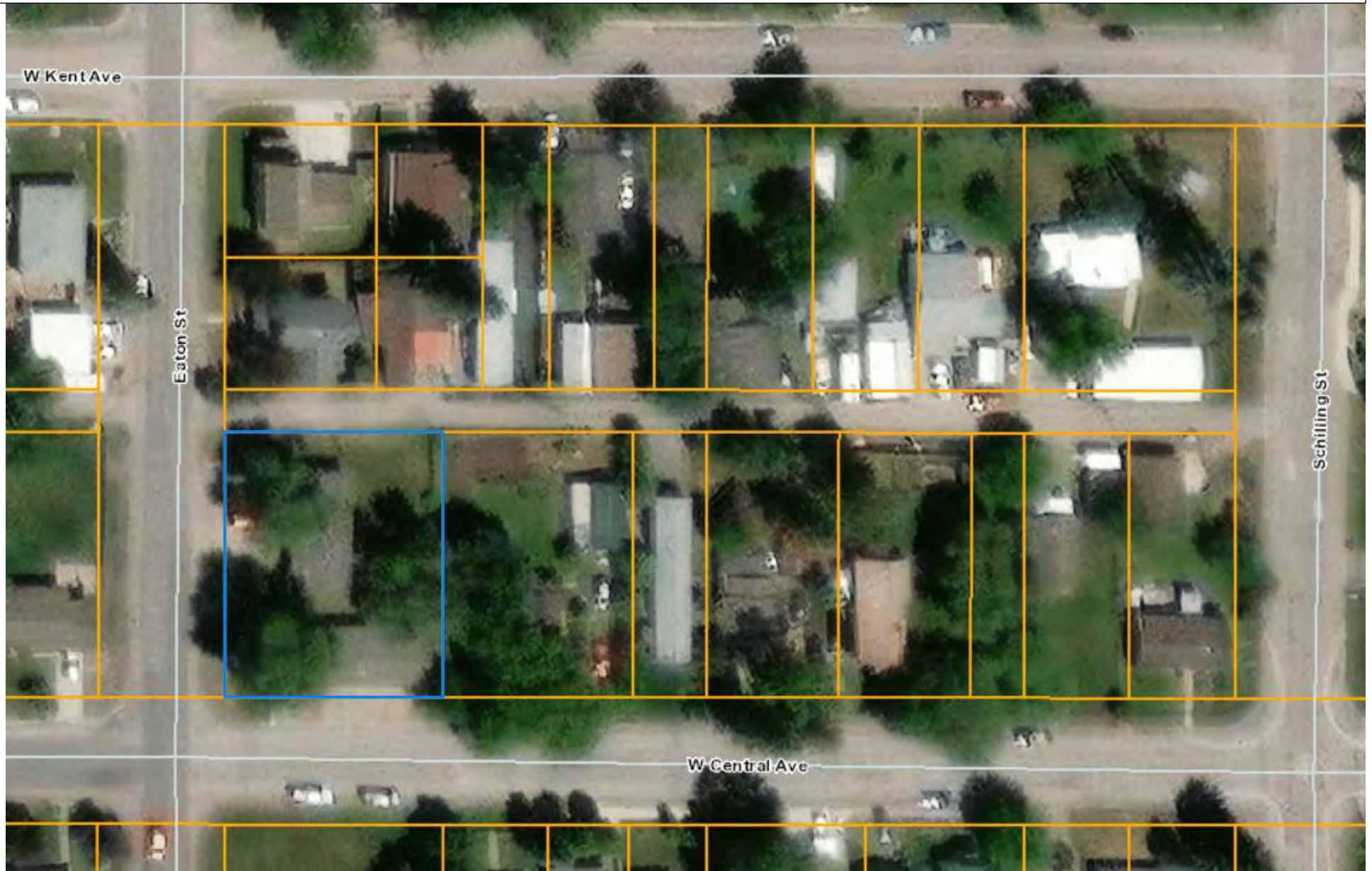
UTILITY NOTE:
NO UNDERGROUND UTILITIES SHOWN HEREON ARE AT LOCATIONS MARKED ON THE GROUND BY THE RESPECTIVE UTILITY COMPANIES AS THE RESULT OF A LOCATE REQUEST ON THE ONE-CALL SYSTEM AND/OR AS SHOWN ON DITCH CARD INFORMATION OF RECORD. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY AND/OR COMPLETENESS OF THE LOCATE OR UTILITIES SHOWN. EXCAVATION OF UNDERGROUND UTILITIES MAY INDICATE ADDITIONAL UTILITIES OR LOCATIONS OTHER THAN THOSE SHOWN HERE.



MS 22 LLC ReZone Request VICINITY MAP



MS 22 LLC ReZone Request
AERIAL MAP



MS 22 LLC ReZone Request

Growth Policy/Comprehensive Plan map



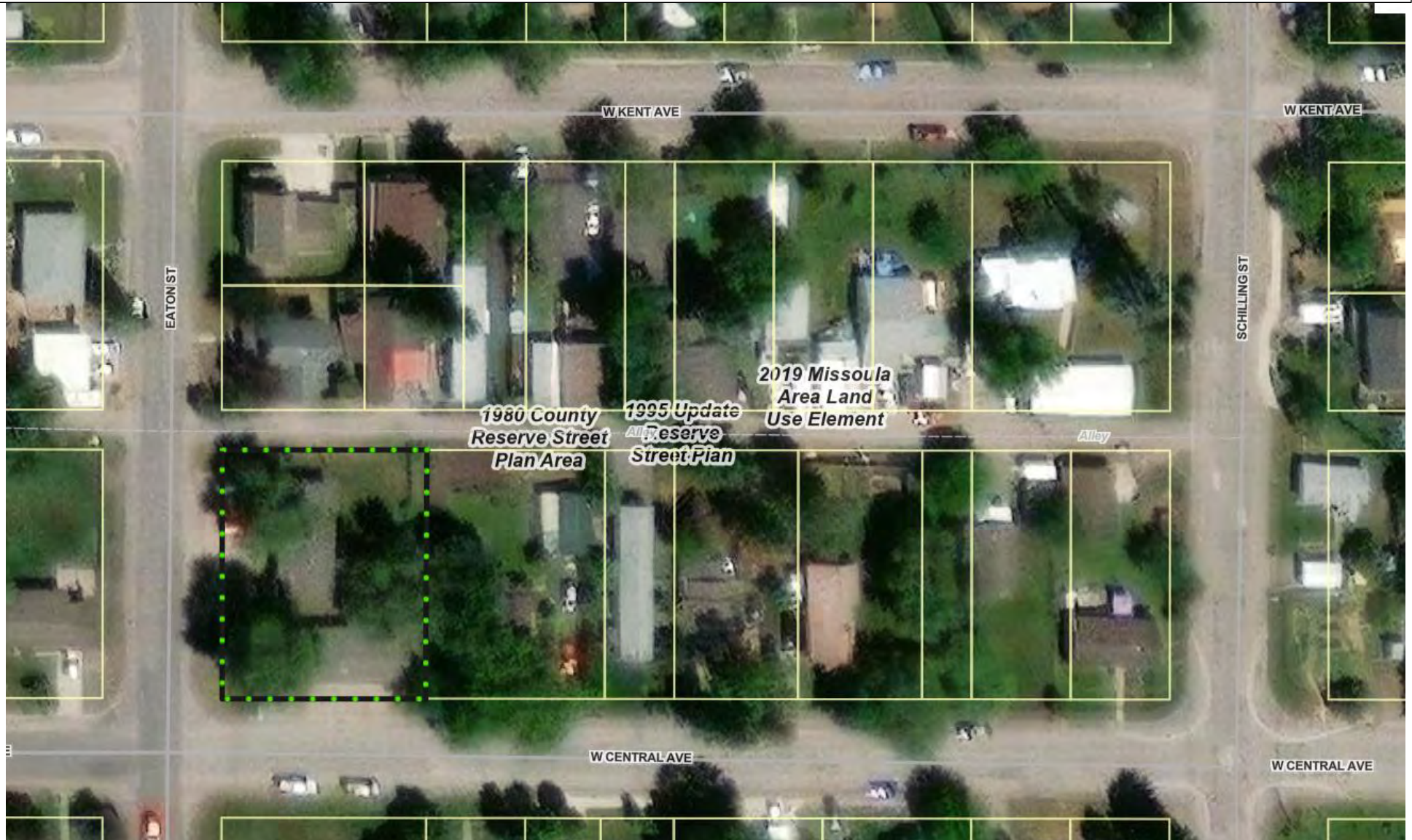
MS 22 LLC ReZone Request

Growth Policy/Comprehensive Plan map

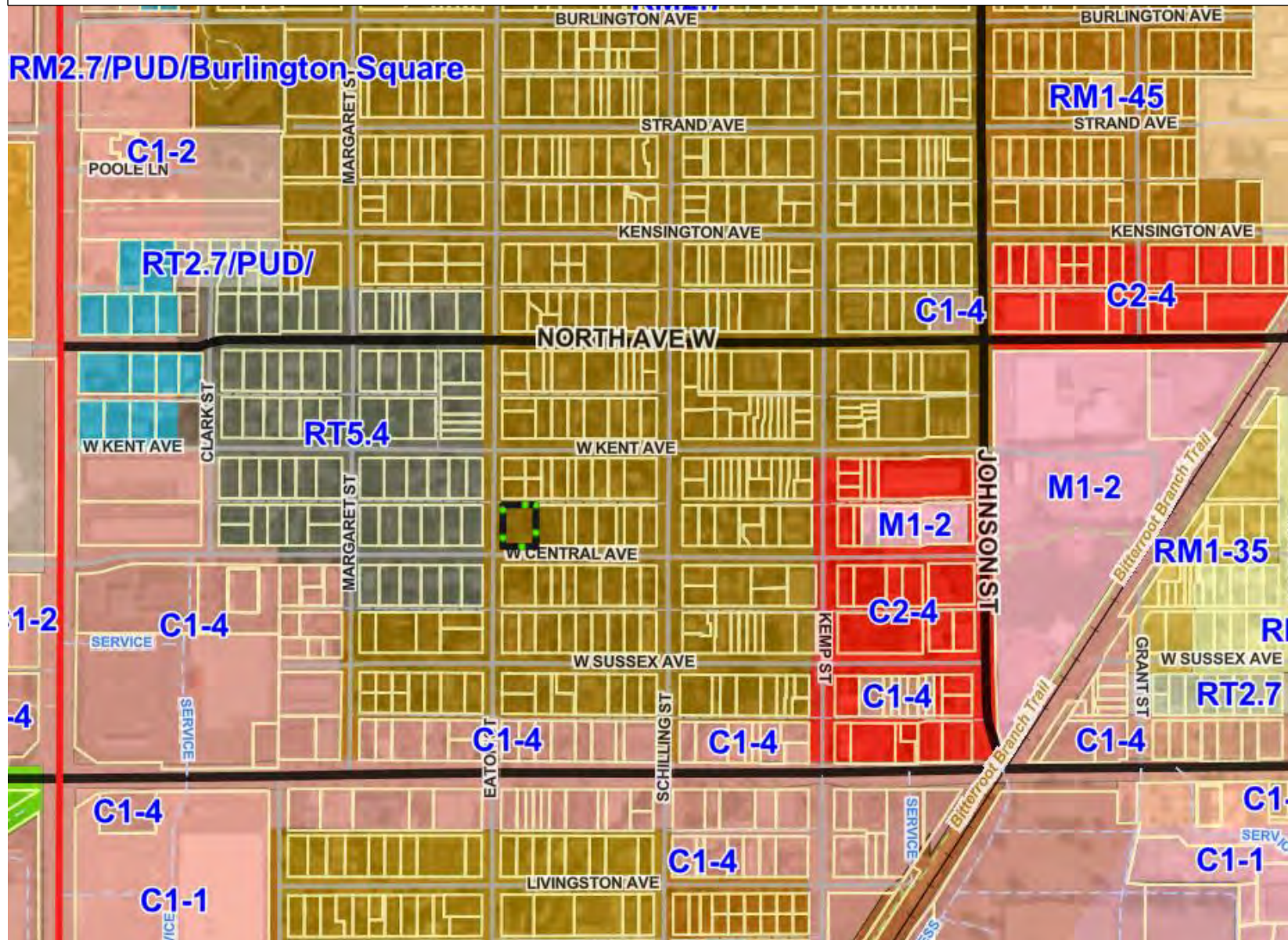


MS 22 LLC ReZone Request

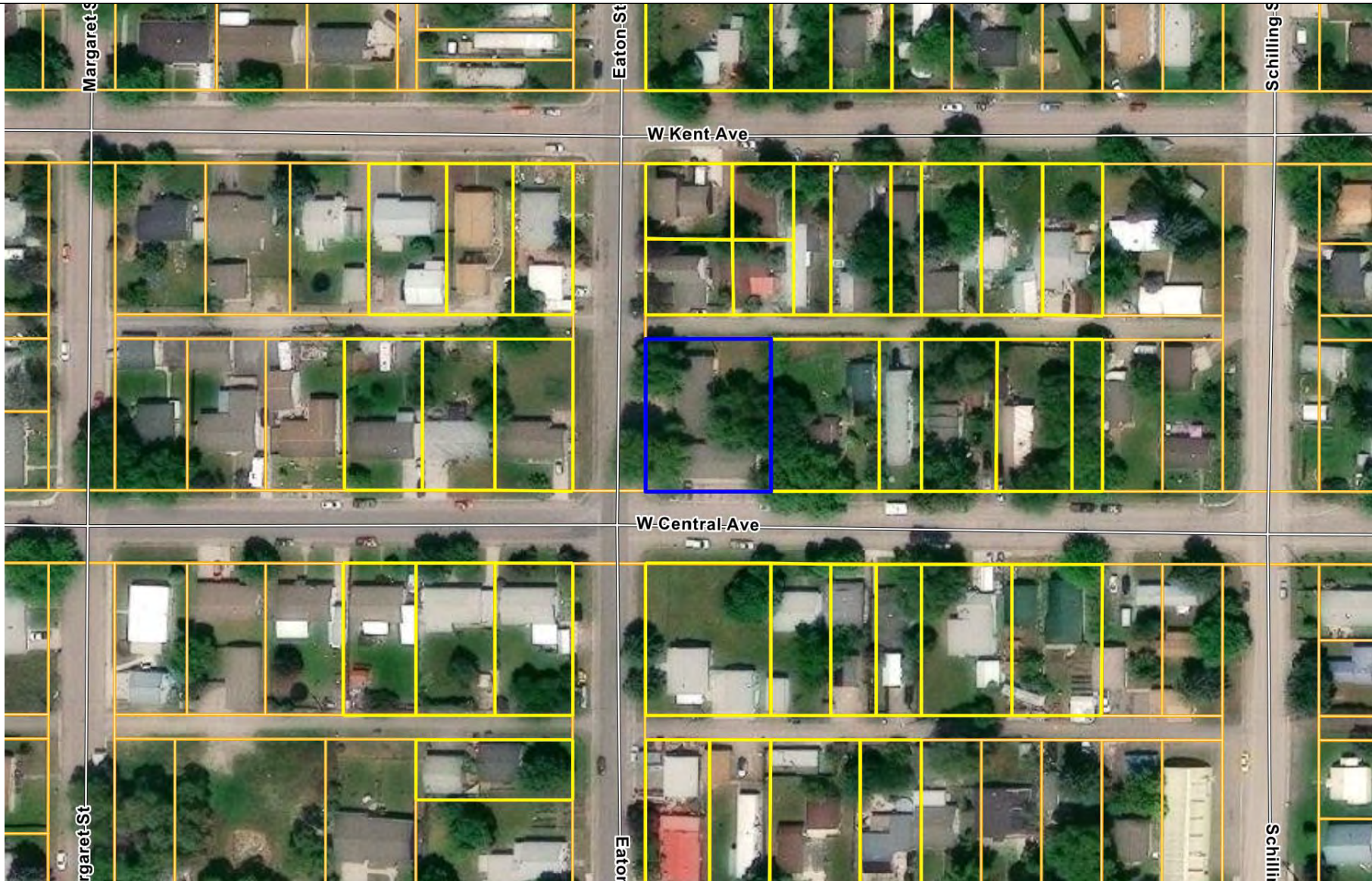
1980 County Reserve Street Plan, 1995 Update Reserve Street Plan & 2019 Missoula Area Land Use element



MS 22 LLC ReZone Request
ZONED RM2.7 and REQUESTING RM1-35



MS 22 LLC ReZone Request
AERIAL MAP-ADDITIONAL 300' Surrounding Proposed



MS 22 LLC ReZone Request

AERIAL MAP-ADDITIONAL 300' Surrounding Proposed

04-2200-29-3-25-05-0000

2320 W CENTRAL AVE MISSOULA, MT 59801

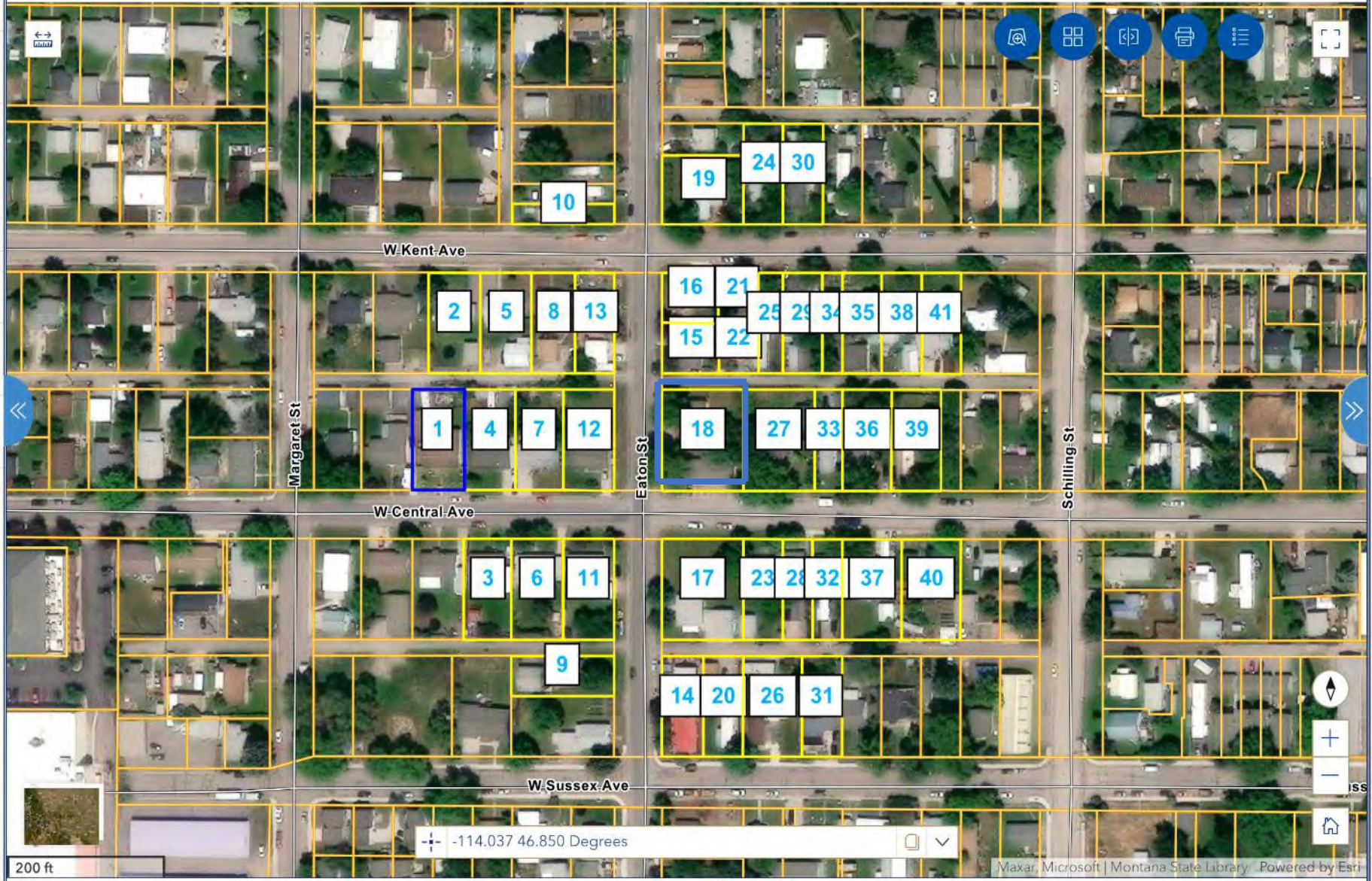


Table 20.05-3: Parcel and Building Standards (Residential Districts)

Standards	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM1.5	RM1-35	RM1-45/RMH [1]	RM0.5
CONVENTIONAL DEV'T															
Min. District Area (sq. ft.)	None	None	None	None	None	None	None	None	30,000	None	None	None	None	None	None
Minimum Parcel Size															
L Area (square feet)	215,000	80,000	40,000	20,000	10,000	8,000	5,400	5,400	3,000	3,000	3,000	3,000	3,000	3,000	3,000
L Area per unit (sq. ft.)	215,000	80,000	40,000	20,000	10,000	8,000	5,400	5,400	3,000	2,700	2,700	1,500	1,000	1,000	500
Minimum Setbacks (feet)															
L Front	25	25	25	25	20	20	20	20	10[3]	20	20	20	20	20	20
L Side (interior)	25	25	15	15	7.5 [4]	7.5 [4]	7.5 [4]	7.5 [4]	3	5	5	5	5	5	7.5
L Side (street)	12.5	12.5	12.5	12.5	10	10	10	10	10	10	10	10	10	10	10
L Rear	25	25	25	25	20	20	20	20	10[3]	20	20	20	20	20	20
Max. Building Height (feet) [5]	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	45	30/35	45	125
CLUSTER DEV'T															
Overall Site															
L Min. open space (% site)	30	30	30	30	30	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
L Min. area per unit (sq. ft.)	215,000	80,000	40,000	20,000	10,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Minimum Parcel Area (sq. ft.)	None	None	None	None	None	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Minimum Setbacks (feet)															
L Front [2]	25	25	25	25	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
L Side (interior)	20	15	10	10	7.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
L Side (street)	12.5	12.5	12.5	12.5	10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
L Rear	25	25	25	25	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Max. Building Height (feet) [5]	30/35	30/35	30/35	30/35	30/35	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
CONSERVATION DEV'T															
Overall Site															
L Min. area (acres, gross)	100	40	20	10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
L Min. open space (% site)	60	60	60	60	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
L Min. area per unit (sq. ft.)	177,000	66,000	33,000	16,500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Minimum Parcel Area (sq. ft.)	None	None	None	None	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Minimum Setbacks (feet)															
L Front [2]	25	25	25	25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
L Side (interior)	20	15	10	10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
L Side (street)	12.5	12.5	12.5	12.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
L Rear	25	25	25	25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Max. Building Height (feet) [5]	30/35	30/35	30/35	30/35	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PERMANENTLY AFFORDABLE DEV'T [6]															
Minimum Parcel Size															
L Area (sq. ft.)											None	None	None	None	None
L Area per unit (sq. ft.) [7]											2,160	1,200	800	800	400
Minimum Setbacks (feet)															
L Front											20	20	20	20	20
L Side (interior)											3	3	3	3	3
L Side (street)											10	10	10	10	10

Standards	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM1.5	RM1-35	RM1-45/RMH [1]	RM0.5
L Rear											20	20	20	20	20
Max. Building Height (feet) [5]											30/35	45	30/35	45	125

- [1] RMH standards do not apply to manufactured housing parks. Manufactured housing parks are subject to Title 16.
- [2] In a cluster or conservation development, when a contiguous set of parcels is served by a rear alley and no building line has been established by existing buildings on the subject block face, the minimum front setback requirement is 10 feet.
- [3] Combined total front and rear setback depths must equal at least 30 feet (e.g., 10' front and 20' rear or 15' each).
- [4] Minimum interior side setbacks for principal buildings must equal at least 33% of the height of the subject building.
- [5] Maximum height limit is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

(Ord. 3438, 2010; Ord. 3410, 2009)

Table 20.05-1

Uses Allowed in Residential Districts

Use Category ↳ specific use type	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM1.5	RM1	RM0.5	RMH	Standards
RESIDENTIAL																
Household Living (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20.05.030
↳ Manufactured Housing Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	Title 16
Group Living (except as noted below)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	20.40.070
↳ Community Res. Facility (8 or fewer)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Community Residential Facility (9+)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	20.40.070
↳ Fraternity/Sorority	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	20.40.070
PUBLIC/CIVIC																
College/University	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	
Day Care																
↳ Residential Day Care (1-12)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Day Care Center (13+)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Library/Cultural Exhibit	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	
Park/Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Safety Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Utilities and Services																
↳ Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
COMMERCIAL																
Lodging																
↳ Bed and Breakfast	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	20.40.030
Office	-	-	-	-	-	-	-	-	-	-	-	C	C[1]	-	-	
Parking, Non-accessory	-	-	-	-	-	-	-	-	-	-	-	C	C[1]	-	-	
Personal Improvement Service	-	-	-	-	-	-	-	-	-	-	-	C	C[1]	-	-	
Residential Support Services	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	20.40.120
INDUSTRIAL																
Residential Storage Warehouse	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	20.40.110
OTHER																
Agriculture, Animal	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	
Agriculture, Crop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Water Testing Laboratory	-	-	-	-	-	-	-	-	-	-	-	C	C[1]	-	-	
Wireless Communication Facility																
↳ Ground mounted support structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	20.40.160
↳ Roof-mounted & structure mounted support structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20.40.160

[1] Allowed (as conditional use) in RM1-35 district only.

(Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

20.05.030 Residential Building Types

A. Allowed

Residential uses allowed in R districts must be located in residential buildings. The following residential building types are allowed in R districts. All residential buildings are subject to the parcel and building standards of 20.05.050 (Table 20.05-3) except as modified or supplemented by the building type-specific standards referenced in the final column of Table 20.05-2.

Table 20.05-2

Building Types Allowed in Residential Districts

Building Type	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM1.5	RM1	RM0.5	RMH	Additional Standards
Detached house	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Lot line house	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>20.40.080</u>
Townhouse																
L2-unit	P/C	P/C	P/C	P/C	P	-	-	P	-	P	P	P	P	P	P	<u>20.40.140</u>
L3+-unit	P/C	P/C	P/C	P/C	P/C	-	-	-	-	-	P	P	P	P	P	<u>20.40.140</u>
Two-unit house	-	-	-	-	P	-	-	P	-	P	P	P	P	P	P	
Multi-dwelling house	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	<u>20.40.100</u>
Multi-dwelling building	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	<u>20.40.090</u>

P = permitted; P/C = permitted in cluster/conservation development (see 20.05.040B); and
- = prohibited

B. Described

Descriptions of the residential building types and references to applicable regulations follow:

1. Detached House

A detached house is a principal residential building containing one dwelling unit located on a single parcel with private yards on all sides. Detached houses are subject to the parcel and building standards of 20.05.050 (Table 20.05-3). More than one detached house may be located on a single parcel, subject to compliance with all parcel and building standards, including minimum-parcel-area-per-dwelling-unit and building setback/separation standards.

CITY WATER & SEWER MAP

Water Main Sanitary Gravity Main Sanitary Pressurized Main Sanitary Manhole Owned By

— City — City — City ● City ● City

Storm Drywell



ACCT No.	STREET	ADDRESS	STANDARD
9624	Eaton St	2130-2138	2130
WATER SERVICE PIPE STATISTICS — MISSOULA			
DATE TAP MADE	3/23/72	SKETCH	GB. 74' WGPL 2' S GPL or 6' W WHL 10' S WHL 2 in
ORDER No.	2199		
SIZE OF TAP			
SIZE AND KIND OF MAIN	6" CL		
SIZE OF SERVICE PIPE	1 1/4" Gal		
DEPTH OF MAIN	7' 10"		
DEPTH OF SERVICE AT MAIN	8' 4"		
DEPTH OF SERVICE AT C. BOX	6'		
DEPTH OF SERVICE AT HOUSE	6'		
INSULATION	THAW WIRE		
2130 2132 2134 2136 Central			

NOTICE: The City of Missoula is not responsible for insuring or guaranteeing the accuracy of the compilation of this information and shall not be held accountable for the accuracy of these records and/or any expenses or damages incurred from any reliance on these records.

9627/584	24 Central	2130-2136 2252-2238	
ACCT No.	STREET	ADDRESS	STANDARD
	Eaton		

WATER SERVICE PIPE STATISTICS — MISSOULA

DATE TAP MADE 3/23/72

ORDER No. 2198

SIZE OF TAP 1"

SIZE AND KIND OF MAIN 6" CF

SIZE OF SERVICE PIPE 1 1/2" ST

DEPTH OF MAIN 7'10"

DEPTH OF SERVICE AT MAIN 8'4"

DEPTH OF SERVICE AT C. BOX 6'

DEPTH OF SERVICE AT HOUSE 6'

INSULATION THAW WIRE

C.B. 24" WEP

2' DIA

OV 6' WWHL

10' SSHL

2 in 1

SKETCH

2130

2132

2134

2136

Operated E. CB 1-9-96 C.F.

NOTICE: The City of Missoula is not responsible for insuring or guaranteeing the accuracy of the compilation of this information and shall not be held accountable for the accuracy of these records and/or any expenses or damages incurred from any reliance on these records.

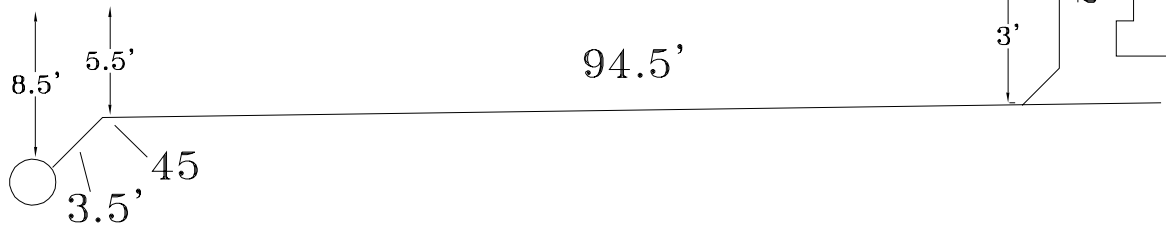
SANITARY SEWER CONNECTION

PERMIT NO. 03-2813 DATE 12/18/03 CONTRACTOR Economy Excavating
 LEGAL Carline #1 Lots 19-21 Blk 18
 STREET ADDRESS 2252-2258 Central MATERIALS 6" SCH 40 PVC
 TYPE OF CONNECTION C DYE TEST# DATE **/**/** STATUS
 (DS) Drystub (C) Connection (RC) Repair (STS) STEP System (DLS) Dry Laid STEP
 (SD) Sand & Dil (GT) Grease Trap DYE TEST: (C) Connected (NC) Not Connected
 Main Location Alley Station 1 + 24.5'

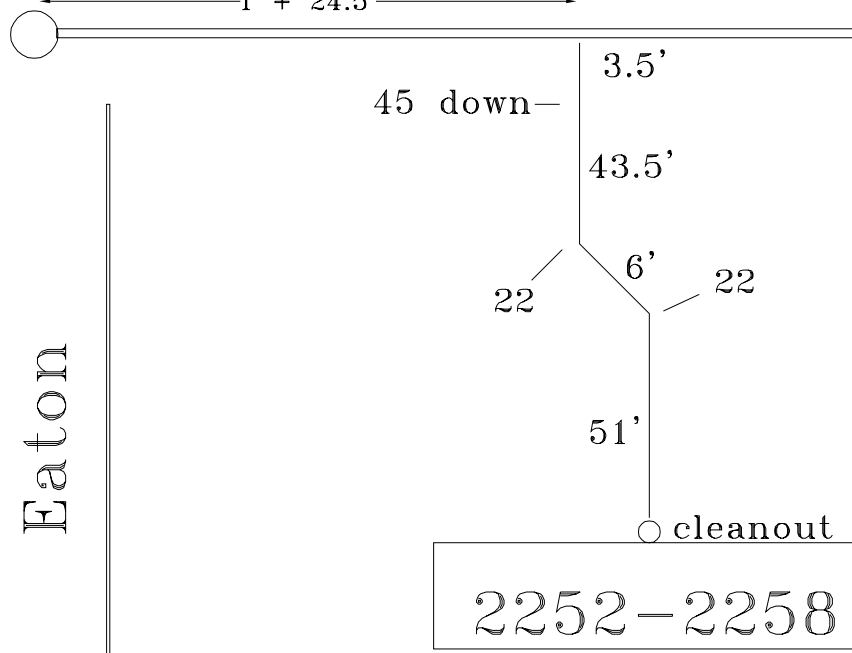
STEP SYSTEM INFORMATION			
TEST	DATE	PASSED	Serial #
WATER	<u>**/**/**</u>	<u>Y or N</u>	
AIR	<u>**/**/**</u>	<u>Y or N</u>	
FINAL	<u>**/**/**</u>	<u>Y or N</u>	

REMARKS

PROFILE



DRAWING



Eaton

2252-2258

Central

WARNING: The City of Missoula is not responsible for insuring or guaranteeing the accuracy of the compilation of this information and shall not be held accountable for the accuracy of these records and/or for any expenses or damages incurred from any reliance on these records by anyone. On-site field verification by excavation or detection methods is always necessary to locate any sanitary sewer line.

SANITARY SEWER CONNECTION

PERMIT NO. 03-2814 DATE 5/24/04 CONTRACTOR Economy Excavating & Landscaping

LEGAL Carline #1 Lots 19-21 Blk 18

STREET ADDRESS 2130/2132/2134/2136 E. 4th MATERIALS 6" SCH 40 PVC

TYPE OF CONNECTION C DYE TEST# DATE **/**/** STATUS

(DS) Drystub (C) Connection (RC) Repair (STS) STEP System (DLS) Dry Laid STEP

(S) Sand & Oil (GT) Grease Trap DYE TEST: (C) Connected (NC) Not Connected

Main Location Alley Station 1 + 22.5'

STEP SYSTEM INFORMATION

TEST	DATE	PASSED
------	------	--------

Serial #

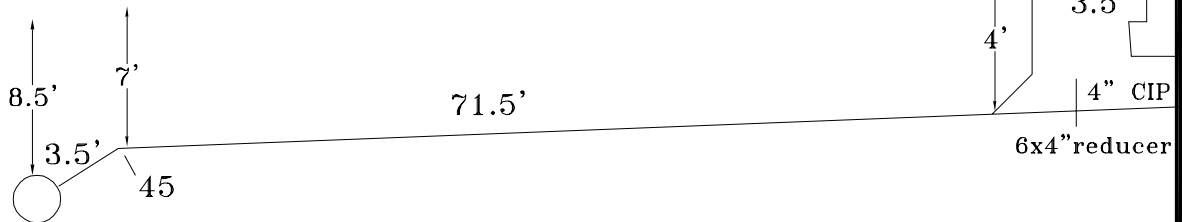
WATER **/**/** Y or N

AIR **/**/** Y or N

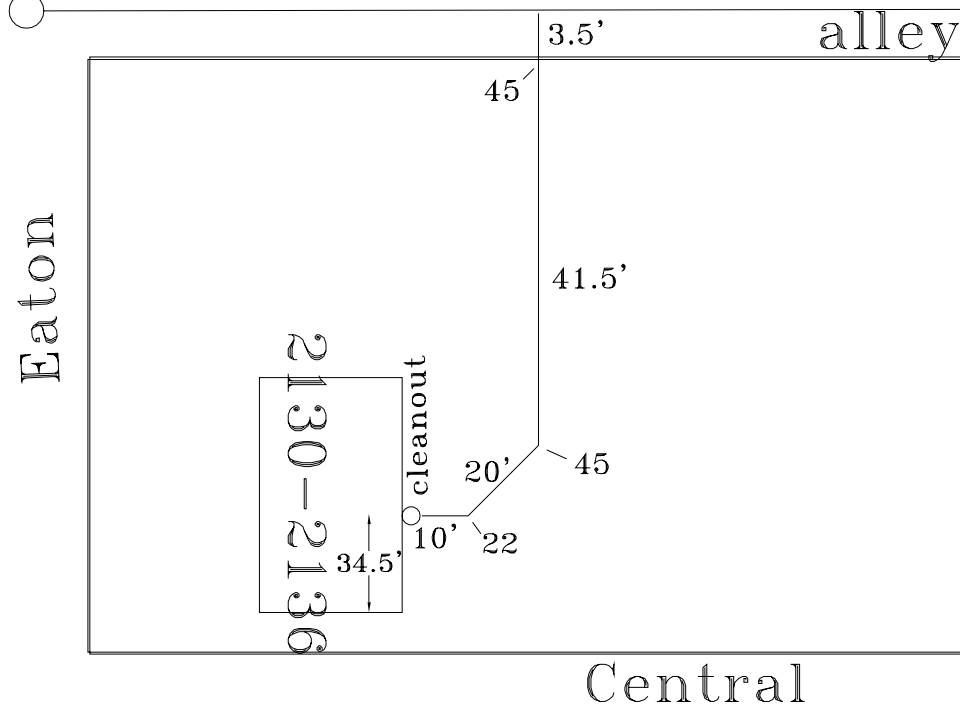
FINAL	<u>**/**/**</u>	<u>Y or N</u>
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REMARKS

PROFILE



DRAWING

$$-1 + 22.5'$$


WARNING: The City of Missoula is not responsible for insuring or guaranteeing the accuracy of the compilation of this information and shall not be held accountable for the accuracy of these records and/or for any expenses or damages incurred from any reliance on these records by anyone. On-site field verification by excavation or detection methods is always necessary to locate any sanitary sewer line.

Lynne Edens

From: Mercedes J. Price <PriceMJ@ci.missoula.mt.us>
Sent: Wednesday, May 01, 2024 12:24 PM
To: lynne@mtnwco.com
Subject: 2252,2254,2256 & 2258 Central Ave.

Good Afternoon Lynne,

I looked into the water service for the address of 2252,2254,2256 & 2258 W. Central Ave. We do provide water service to those addresses. There is one service line and one meter for all 4 units that goes into 2252 W. Central Ave. The account we have for that property is listed as 2252 W Central Ave. 1-4 as there is only the one meter for all 4 units so we can only have one address listed which is the address that the line goes into the building in.

Please let me know if you need anything additional for documentation.

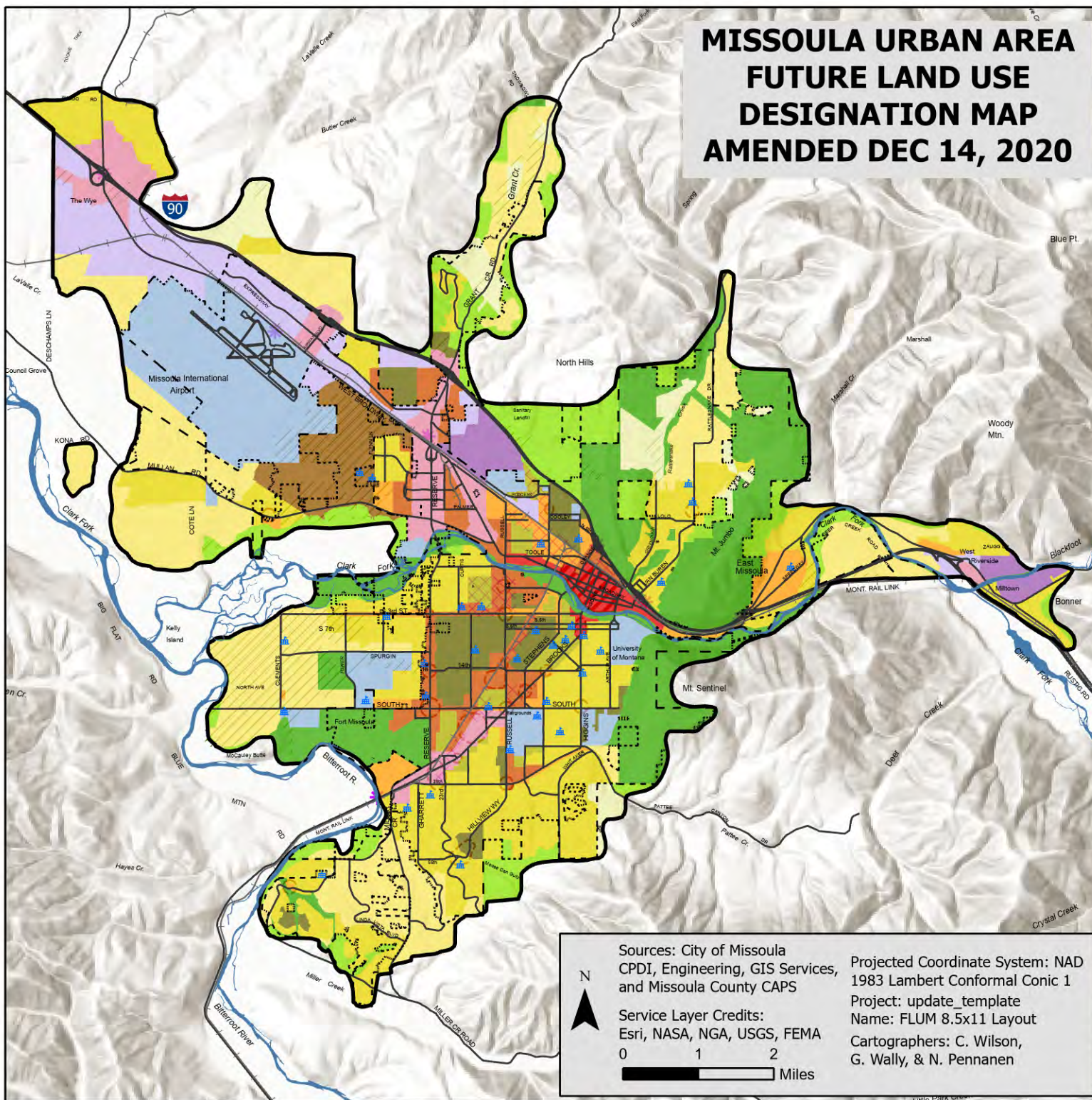
Have a great day.

Mercedes Price | she/her/hers | Utility Billing Supervisor
Department of Public Works & Mobility
Administration Division | Utility Billing
(406)552-6700 | pricemj@ci.missoula.mt.us



Promoting a safe, healthy Missoula through the development of transportation and mobility networks and the efficient delivery of high quality public infrastructure, utilities, and services.

MISSOULA URBAN AREA FUTURE LAND USE DESIGNATION MAP AMENDED DEC 14, 2020



- City Limits
- Growth Policy Boundary
- Schools
- Land Use**
 - 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
 - Swxtpqyen (S-wh-tip-KAYN) Neighborhoods
 - Industrial Light
 - Industrial Heavy
- Overlays**
 - City Core
 - Cottage Industry
 - Urban Agriculture
 - Node Development
 - Gateways

Sources: City of Missoula
CPDI, Engineering, GIS Services,
and Missoula County CAPS

Service Layer Credits:
Esri, NASA, NGA, USGS, FEMA
0 1 2
Miles

Projected Coordinate System: NAD
1983 Lambert Conformal Conic 1
Project: update_template
Name: FLUM 8.5x11 Layout
Cartographers: C. Wilson,
G. Wally, & N. Pennanen



CITY GROWTH POLICY

2035 | Adopted November 23, 2015



OUR MISSOULA

Looking inward. Moving forward.

Primarily Employment-Based Uses, General:

Employment-based uses are areas within the community that provide the majority of the job base. An array of employment uses at a range of intensities to meet the demand of current and future market conditions are anticipated. The land use designations include regional commercial and services, light industrial and heavy industrial. Business is also occurring in many other land uses as a mix with residential.

Regional Commercial and Services

Missoula is a retail, education, health services, public administration, and outdoor recreation hub and provides opportunities for these activities for a multi-county region. This area accommodates those uses with special or extensive land use needs and impacts. It encompasses uses with large land requirements, uses which involve outdoor storage of merchandise; uses which are automobile or regional retail-related; uses which provide support service to business or industry; and uses which support highway travel. Often the scale of these services is larger than would be required for Missoula alone. Because of the draw from outside Missoula, it is necessary that these types of facilities be located in proximity to major transportation routes. Since these are large and prominent facilities within the community and region, it is appropriate that design guidelines be established to ensure compatibility with the remainder of the community. Opportunity for a mix of uses which encourages a robust and broad activity level is encouraged. Any development within this area should have a well-integrated transportation network which accommodates active transportation, and provides ready access within and to adjacent development.

Residential space should not be a primary use and should only be included as a use in

combination with other compatible commercial uses if supportive residential services and spaces are within 1/4 mile of the proposed development. In order to reduce potential conflicts between vehicles servicing the regional commercial uses and residential traffic, a secondary transportation network should be planned. Supportive residential services include public park area, grocery, school, and transit. When residential development is proposed it should be located above the first floor of a mixed-use development.

Light Industrial

This area typically requires large areas of land but, when clustered, services can be shared. Light Industrial uses are those that do not require an operational permit from the Missoula City-County Health Department (MCCHD) Air Pollution Control Program or a Water Quality District Permit. Uses typically

