

PAISLEY PARK SUBDIVISION

A major subdivision in Missoula, Montana

Project Summary

<i>Revision</i>	<i>Date</i>
First Element Review	March 3, 2025
Second Sufficiency Review	April 25, 2025

Prepared for:

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PROJECT SUMMARY

Paisley Park Subdivision

April 25, 2025



1. PROJECT SUMMARY

Paisley Park is a major subdivision which will construct up to 671 residential units on 100 lots in the Sx^wtpqyen form-based code area of Missoula. The project will include a mixture of the OS, T3, T4-R, T4-O, and T5 transect zones to provide homes for purchase and lease. The property is located north of the existing 44 Ranch, Remington Flats, and Mcnett Flats subdivisions, west of the intersection of England Boulevard and George Elmer Drive. The site is currently unoccupied and is no longer used for agricultural purposes. The proposed lots will be connected to the City of Missoula water and sewer systems. The subdivision is planned to be constructed in eight phases.

2. OWNERSHIP AND REPRESENTATION

The ownership and representation information for Paisley Park is summarized in Table 1.

Table 1. Ownership and Representation Information

PARTY	IDENTIFICATION	MAILING ADDRESS
Owner	OO Land Holding, LLC	16309 East Marietta Avenue, Spokane Valley, WA 99216
Developer	OO Land Holding, LLC	16309 East Marietta Avenue, Spokane Valley, WA 99216
Representative	Woith Engineering	3860 O'Leary Street, Suite A, Missoula, MT 59808

3. SUBDIVISION INFORMATION

The subdivision information for Paisley Park is summarized in Table 1.

Table 2. Subdivision Information

Subdivision Name	Paisley Park
Number of Lots	100 T3, T4-R, T4-O, and T5 transect lots
Subdivision Area	40.07 acres
Legal Description	PARCEL 5 AND PARCEL 7 OF CERTIFICATE OF SURVEY NUMBER 3176, LOCATED IN SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA

4. SUMMARY OF ROADS

The proposed subdivision will improve the intersection of George Elmer Drive and England Boulevard. Chuck Wagon Drive and England Boulevard, both collector streets, will be extended to access the subdivision. The subdivision will have a network of local streets and alleys providing lot-

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level access throughout the subdivision. The road types are based on the thoroughfare types envisioned in the form-based code and include multiple different local street cross-sections to promote safety, lower vehicular speeds, and walkability. All roads and alleys will be constructed in dedicated public rights-of-way. The proposed right-of-way cross-sections are detailed in the Road Atlas Worksheet (subdivision application Attachment 16) and depicted graphically on the Preliminary Construction Plans (subdivision application Attachment 15).

5. SUMMARY OF NON-MOTORIZED FACILITIES

There are no existing non-motorized facilities on the proposed subdivision property. The expansion of the non-motorized facilities associated with this project will be in the form of sidewalks, bicycle lanes, and commuter trails. This network of non-motorized facilities will serve not only residents of Paisley Park but will include construction of portions of two commuter trails envisioned by the City's long-range planning. Cross-sections, along with a plan of the proposed open spaces and non-motorized facilities, are depicted in the Preliminary Construction Plans (subdivision application Attachment 15).

6. VARIANCES REQUESTED

There are no variances requested for Paisley Park subdivision.

7. ZONING & GROWTH POLICY COMPLIANCE

All of the property is zoned in the Community Center Neighborhood Unit within the Sx^wtpqyen Neighborhoods Planned Area which is a residential, commercial, and civic use district. This zoning permits dwelling unit minimums of 6 units/acre (T3), 12 units per/acre (T4-R/T4-O), and 24 units per/acre (T5) with dwelling unit maximums of 8 units/acre (T3), 36 units per/acre (T4-R/T4-O), and 72 units per/acre (T5). These maximum and minimum standards comply with the 2021 Sx^wtpqyen Neighborhoods Master Plan and the 2019 Missoula Land Use Element.

The standards for the Community Center Neighborhood Unit require the following transect allocation: no minimum T2: Rural, 10-40% T3: Edge, 20-40% T4-R: General Restricted, 10-30% T4-O: General Open, 0-15% T5: Mixed-Use Center, SD-W: Workplace not permitted, OS: Open Space as referenced in the code and subdivision regulations, and C: Civic no minimum. The proposed subdivision includes 21% open space, 10% T3, 25% T4-O, 30% T4-R, and 14% T5, which aligns with the zoning district standards.