

# Paisley Park Subdivision

Neighborhood  
Meeting

February 12, 2025

**W** WOITH ENGINEERING, INC.  
ENGINEERS & SURVEYORS





# Meeting Objectives

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Introduce Paisley Park Subdivision

Overview of Upcoming Process

Questions and Concerns



# Introduction to Paisley Park

- A mixed residential neighborhood in the Sx<sup>w</sup>tpqyen Master Planned area
- Single-family detached housing
- Single-family attached arrangements
- Multi-family housing
- Network of trails and open spaces



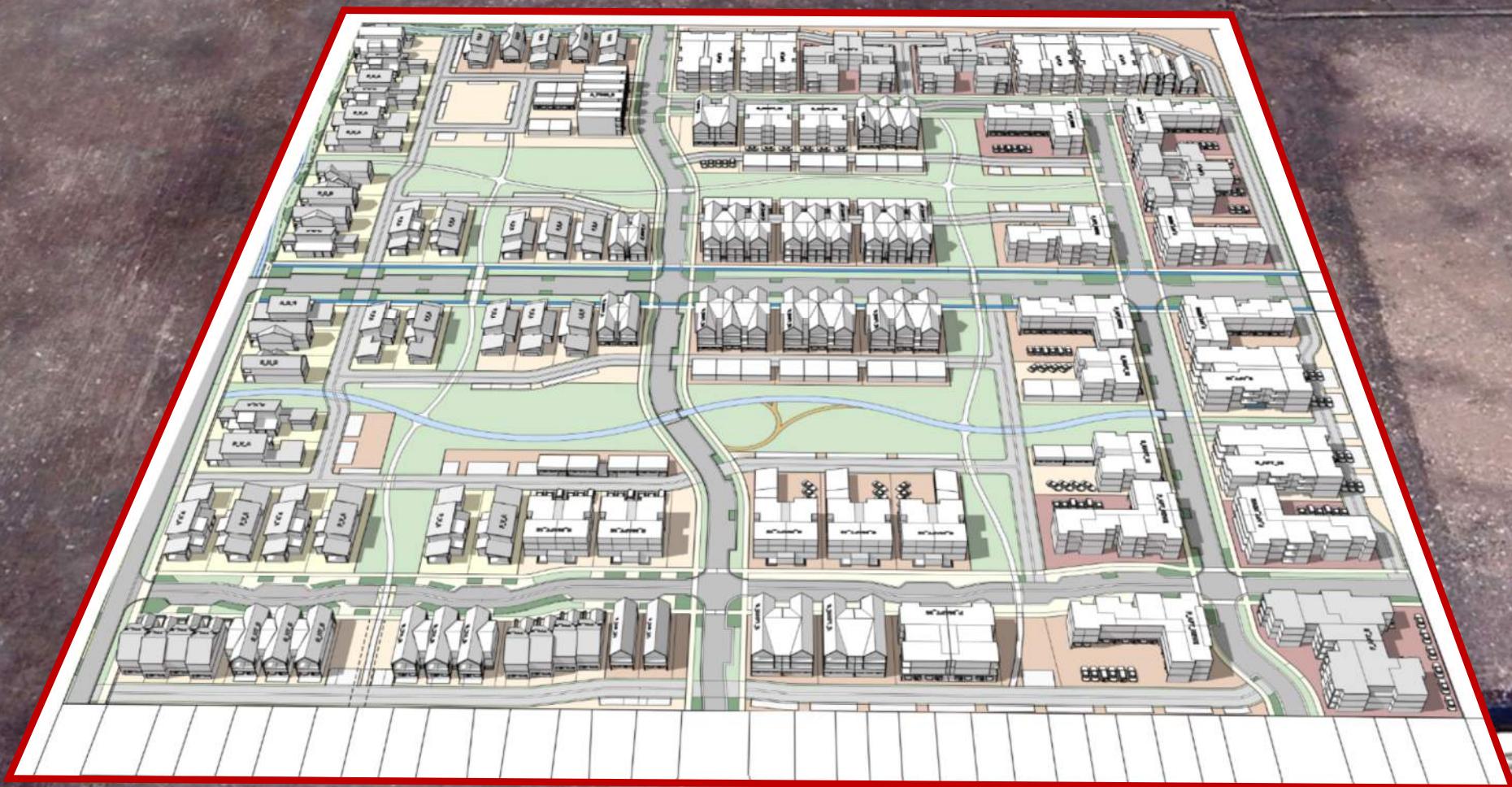


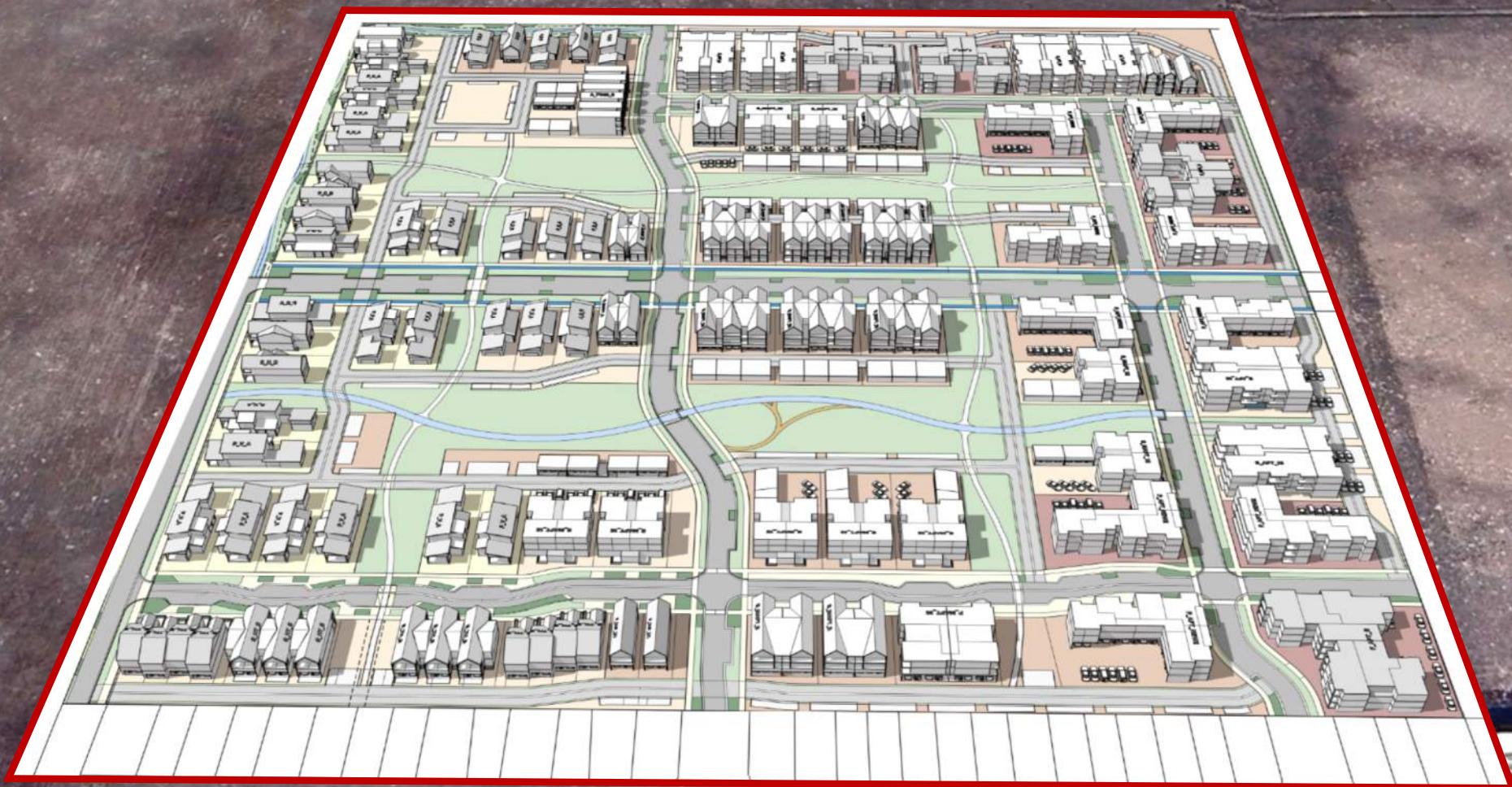
# Where is Paisley Park?

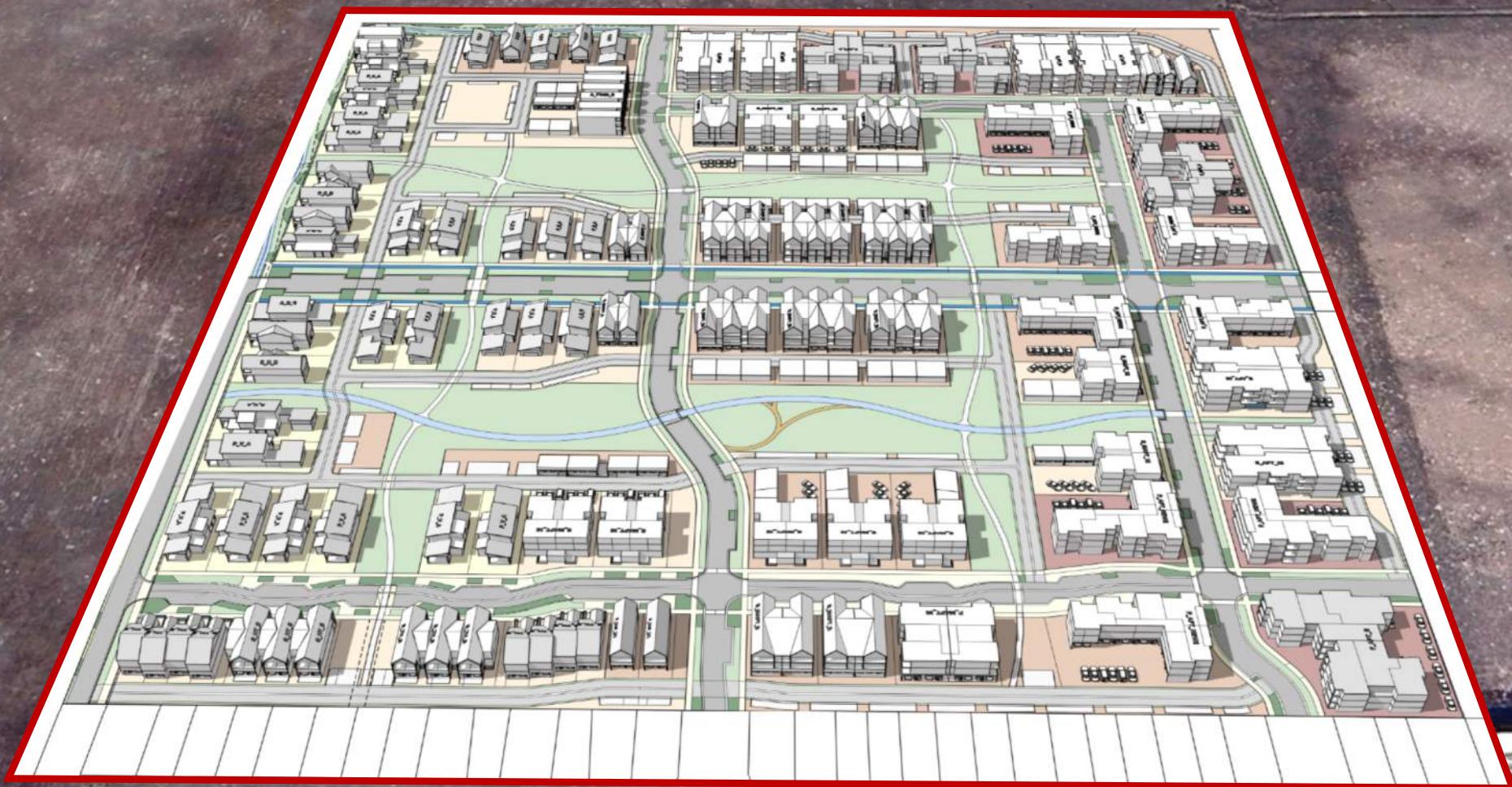


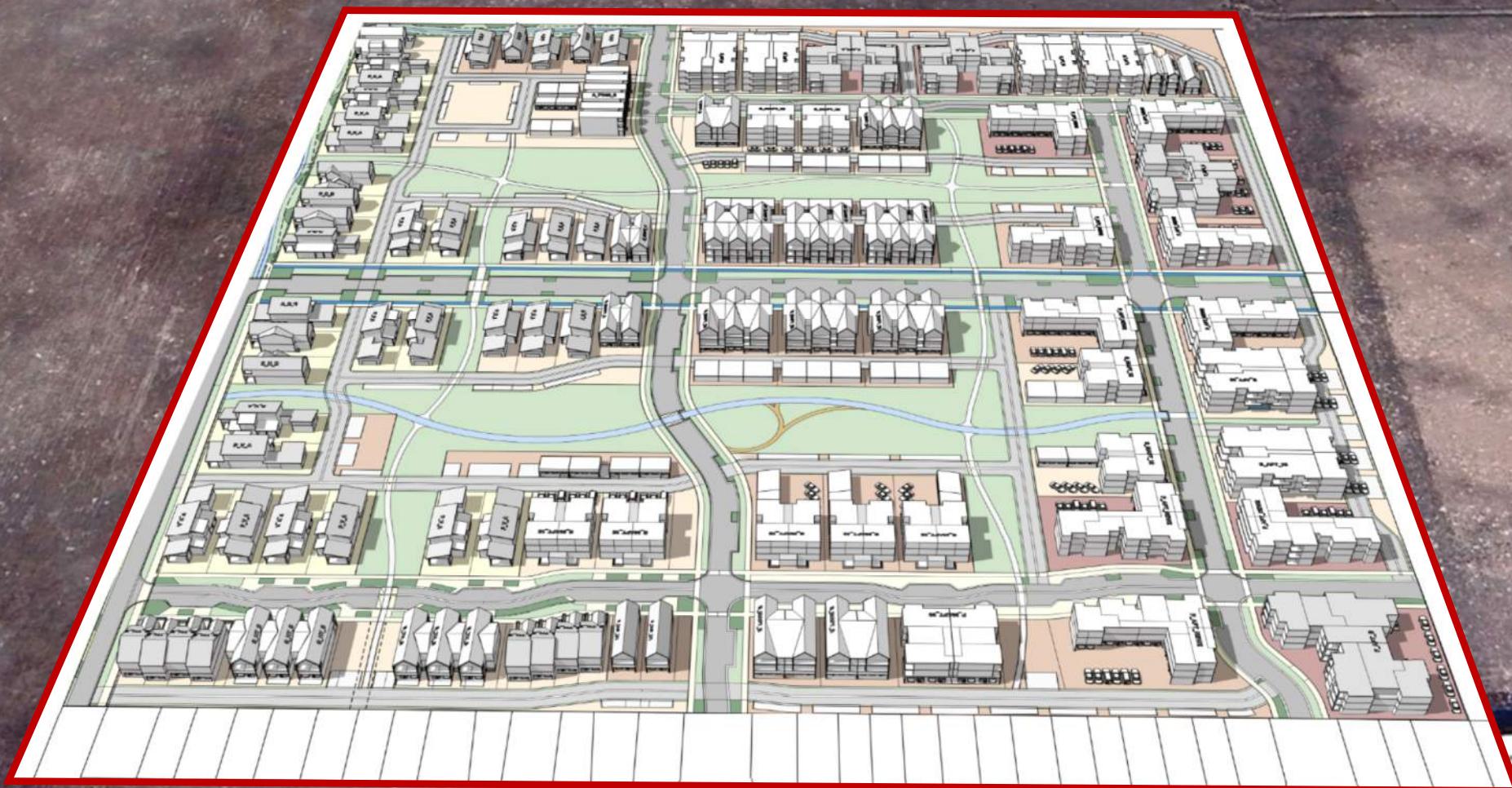
Image © 2025 Airbus















## Single-family Detached Housing

# Single-family Detached Housing

## Examples



*This Transect Zone primarily consists of larger homes on larger lots.*



*Building materials can reflect the local character of the neighborhood and City.*



*Buildings are street-oriented but set further back than in the T4 and T5 Transect Zones.*



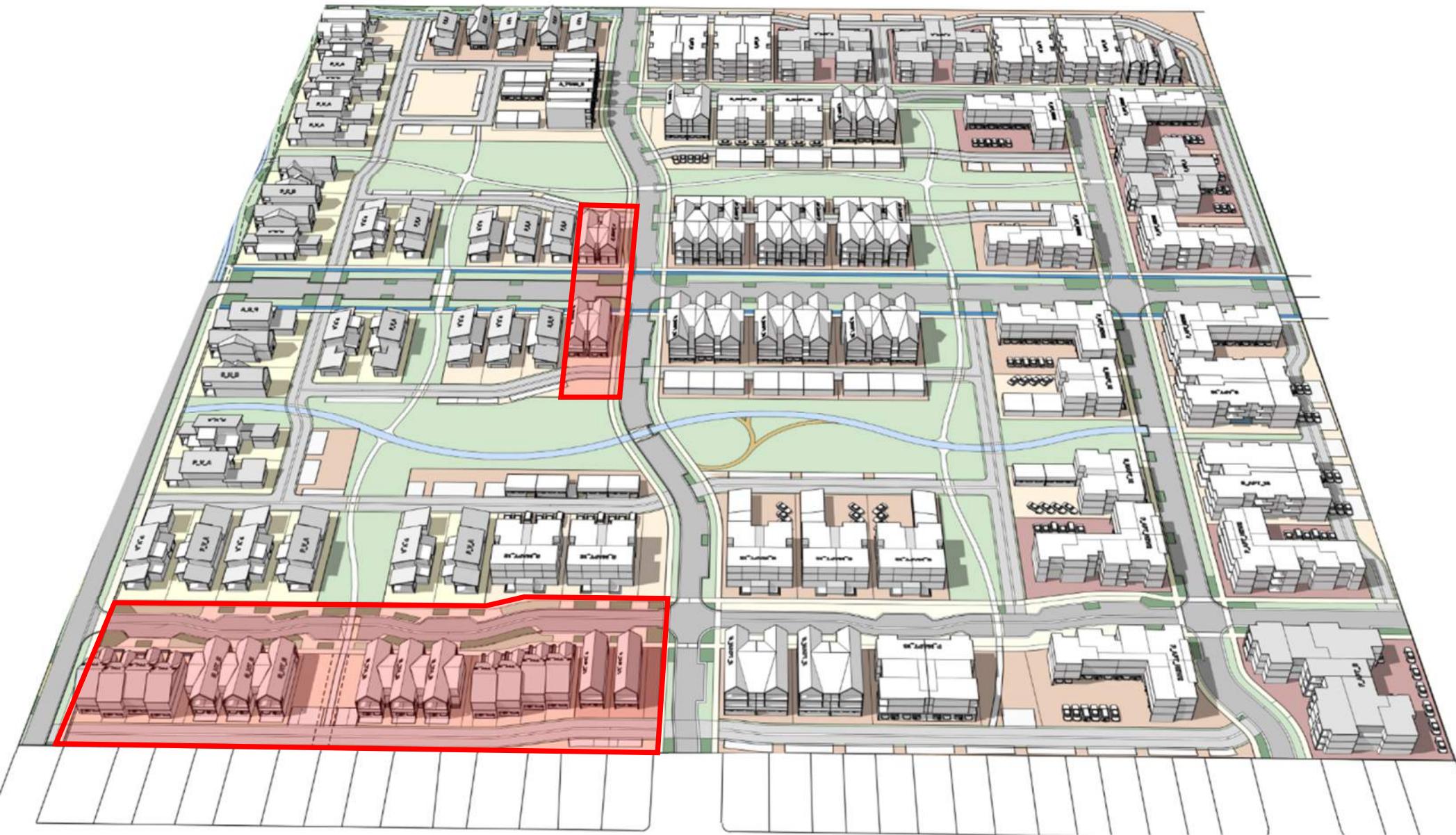
*A large single family detached house with porch. A picket fence marks the Frontage Line.*



*This Transect Zone can help transition to surrounding existing lower-density residential neighborhoods.*



*Parking and garages are located towards the rear of the lots, typically behind the Principal Building.*



## Single-family Attached Housing

# Single-family Attached Housing

## Examples



Porches provide spaces to enjoy the outdoors.



Houses front onto a Green Street with garages and driveways accessed from a Rear Alley.



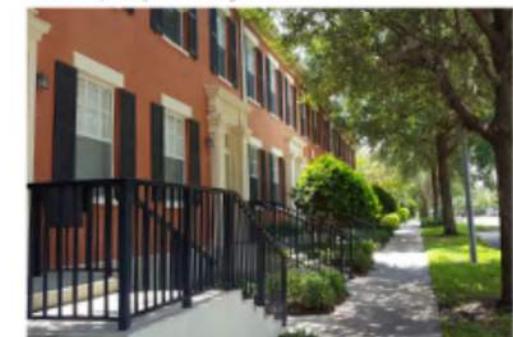
This Transect Zone has the greatest diversity of building types.



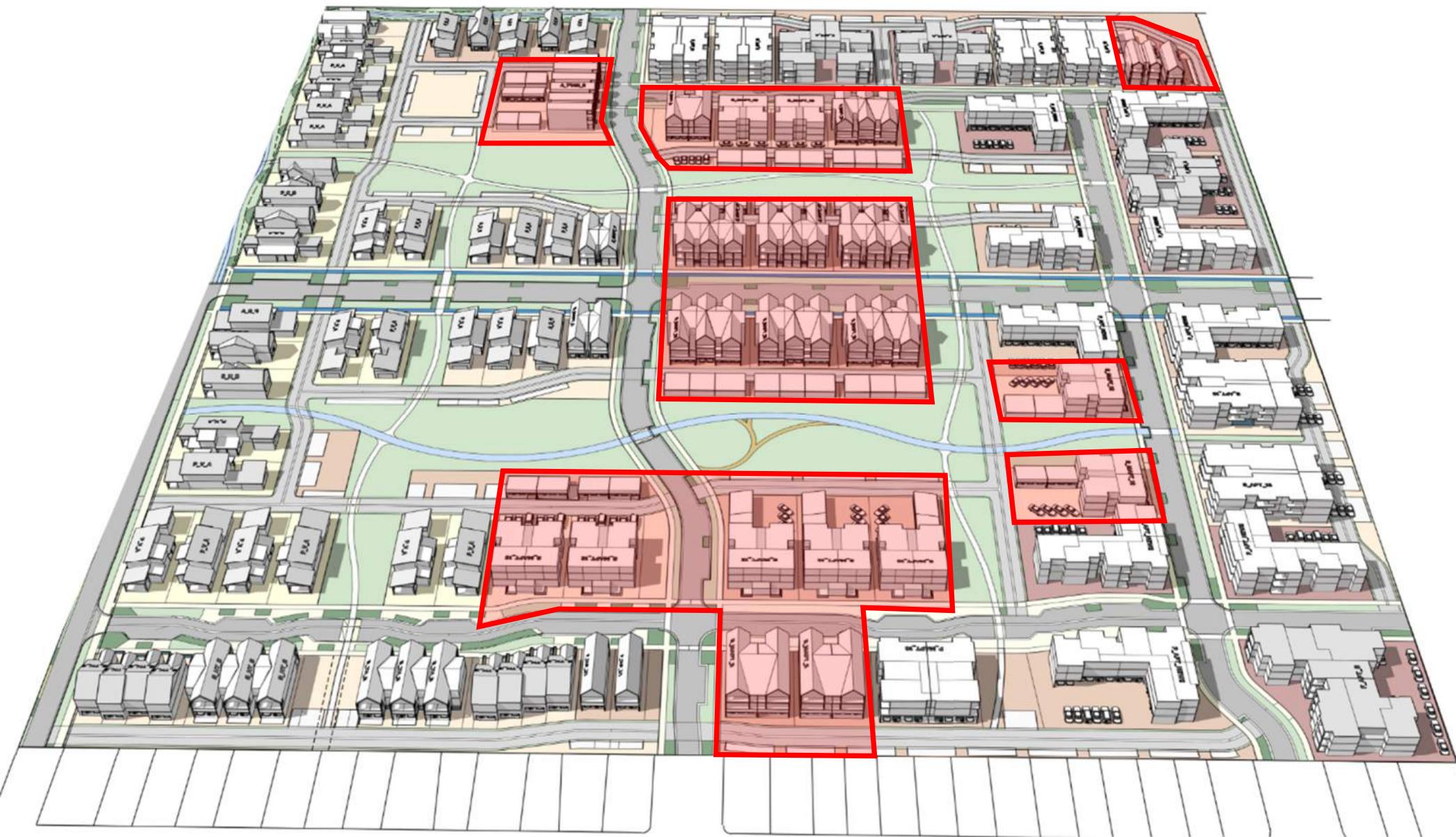
Single-family homes on small lots with Front Façades close to the street are part of the housing mix in this zone.



Larger homes are also an important housing type in this Transect Zone.



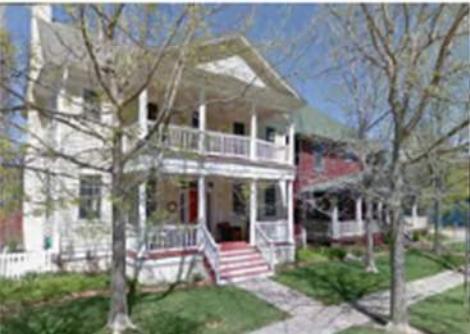
Townhouses with stoops and a narrow setback.



# Mansion Apartments

T4-R

examples



Archives provide spaces to enjoy the outdoors.



Houses front onto a Green Street with garages and driveways accessed from a Rear Alley.

Examples



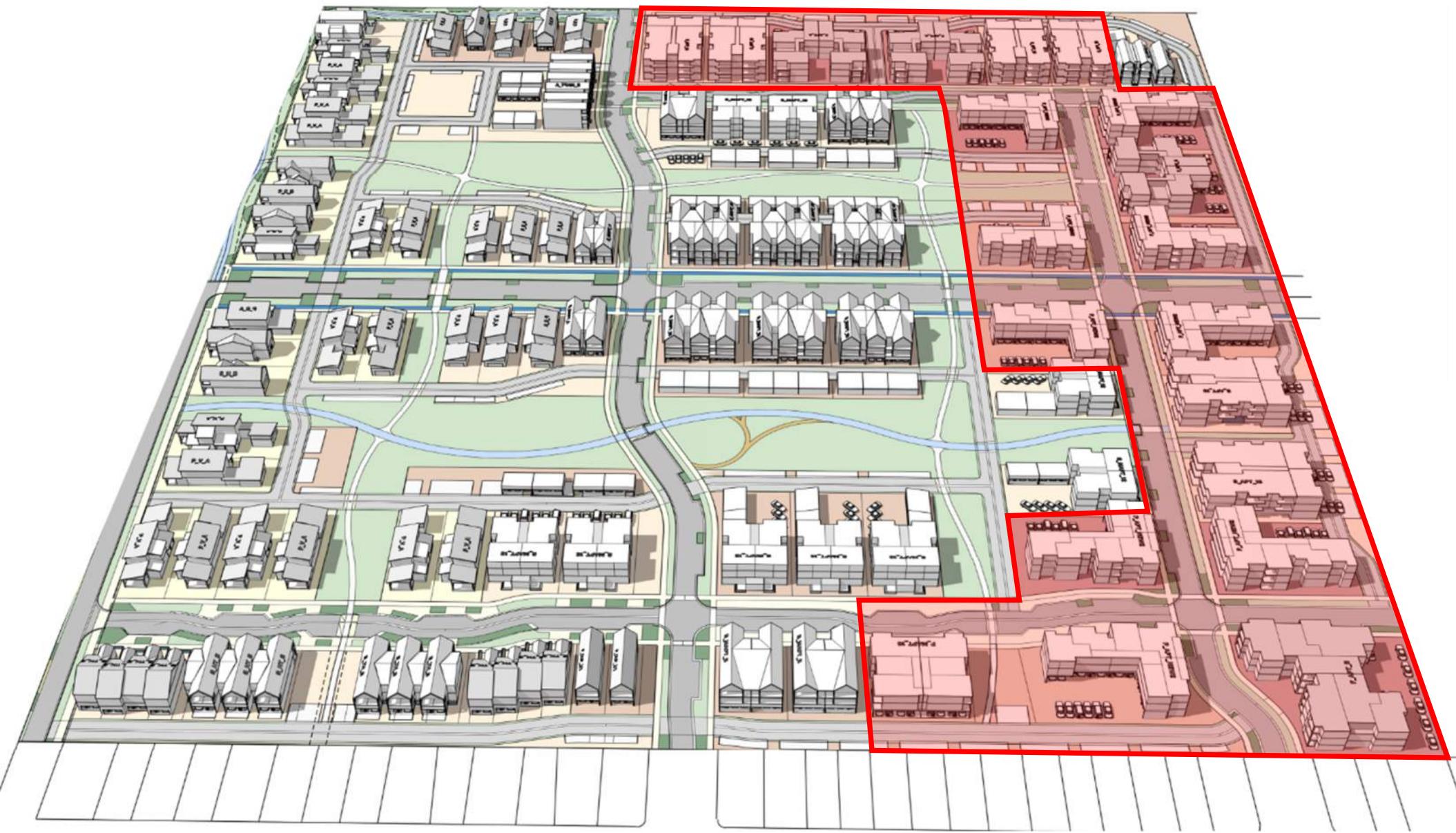
A Cottage Court consisting of several smaller single family homes located around a shared green space.



A small garden area and porch are a common frontage for homes in this Transect Zone.

# Mansion Apartments

T4-O



# Traditional Apartments

# Traditional Apartments



## examples



*Mixed-use buildings and apartments up to four stories can be located in this zone.*



*Smaller scale, two-story mixed use buildings can occupy the corners in a neighborhood center.*



*The shallow build-to-zone locates buildings at the sidewalk.*



*Larger and more prominent buildings can be located closer to West Broadway Street.*



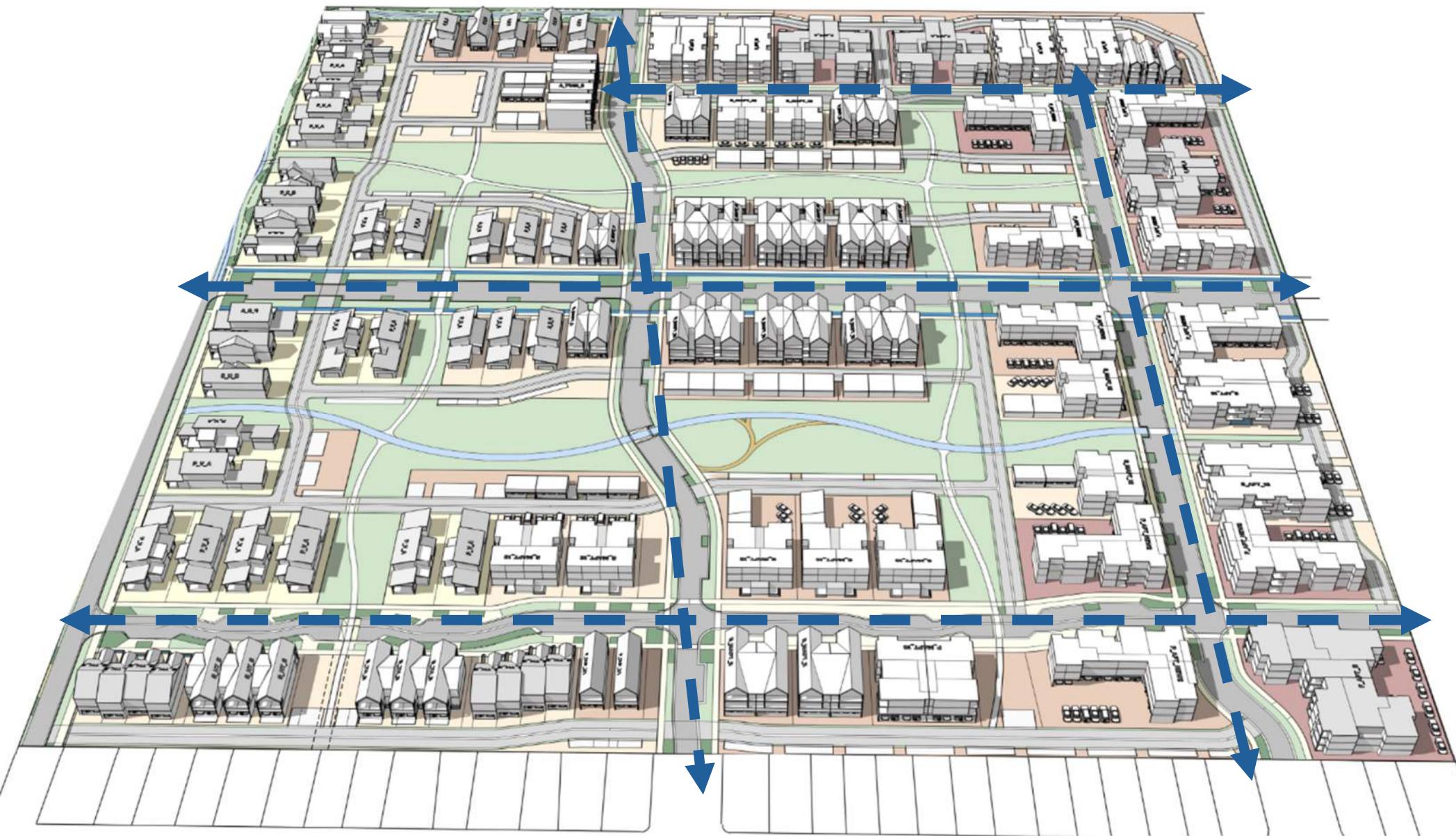
*Large shopfront windows provide interesting views for pedestrians.*



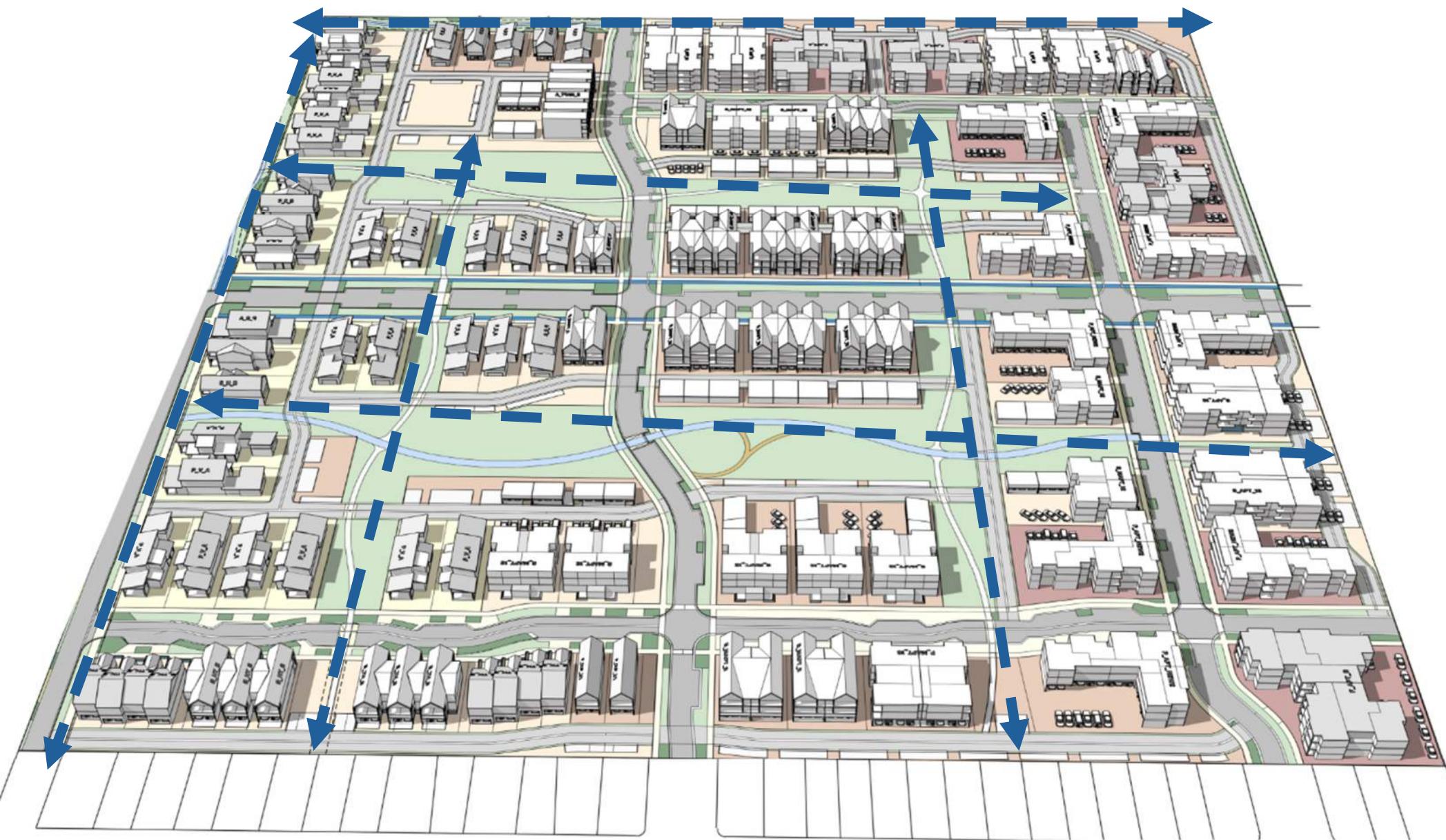
*Two and Three-Story mixed-use buildings transition to residential uses in neighborhood centers.*



# Open and Common Spaces



Vehicular Network



Pedestrian & Trail Network

# Concerns

Plan  
Alignment

Traffic and  
Congestion

Character and  
Density

Environmental  
Impacts

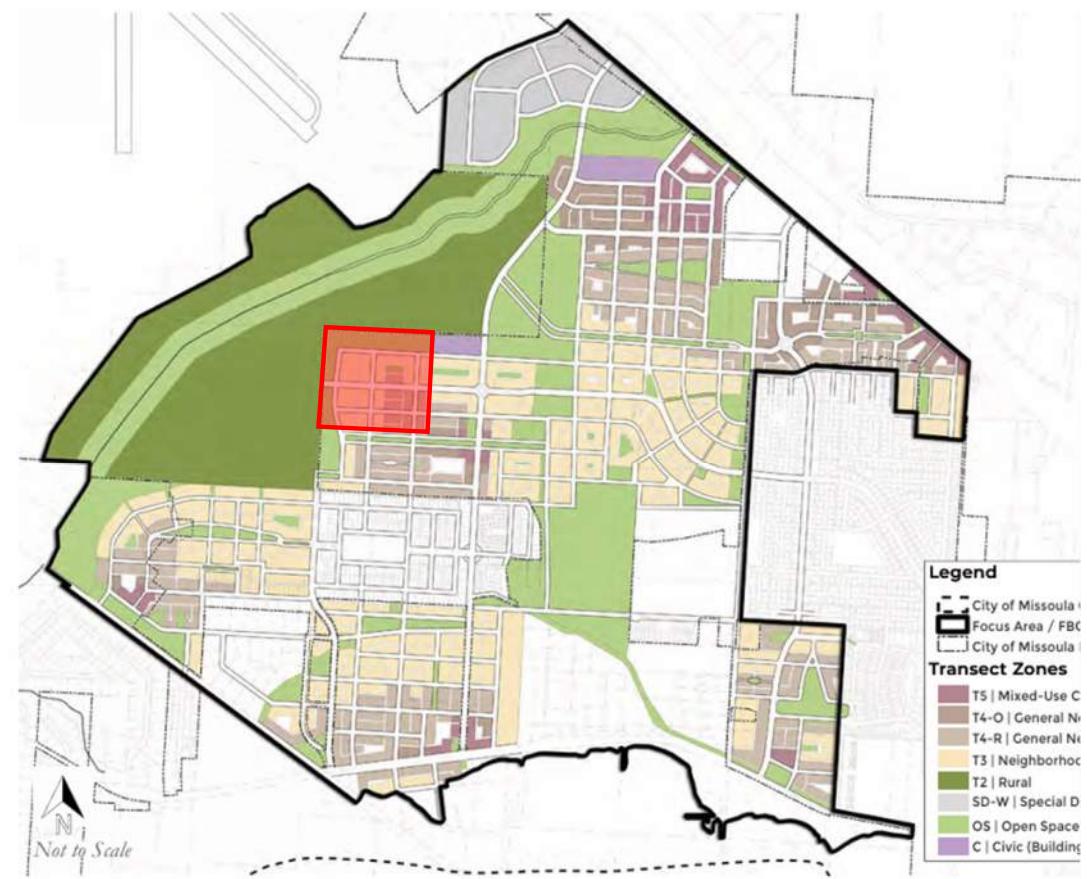
# Plan Alignment

- City of Missoula Subdivision Regulations (2023)
- Sx<sup>w</sup>tpqyen Form-Based Code

— Missoula County & City of Missoula Mullan Area —  
**TRADITIONAL NEIGHBORHOOD DEVELOPMENT FORM-BASED CODE**

December 10, 2020

*(Final Draft)*



# Concerns

Plan  
Alignment

**Traffic and  
Congestion**

Character and  
Density

Environmental  
Impacts



Traffic & Congestion



Traffic & Congestion



Traffic & Congestion

# Concerns

Plan  
Alignment

Traffic and  
Congestion

**Character and  
Density**

Environmental  
Impacts

# Character and Density



*(Final Draft)*

**DIVISION 3**  
TRANSECT STANDARDS

**T3**

**B. Examples**

This Transect Zone primarily consists of larger homes on larger lots.

Buildings are street-oriented but set further back than in the T4 and T5 Transect Zones.

This Transect Zone can help transition to surrounding existing lower-density residential neighborhoods.

*(Final Draft)*

**DIVISION 3**  
TRANSECT STANDARDS

**T4**

**B. Examples**

Buildings are set further back than in the T3 Transect Zone.

A large single-family detached house with porch. A picket fence marks the Frontage Line.

Parking and garages are located towards the rear of the lots, typically behind the Principal Building.

MULLAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT FBC - 12.16.20

3-19

*(Final Draft)*

**DIVISION 3**  
TRANSECT STANDARDS

**T4-R**

**B. Examples**

Porches provide spaces to enjoy the outdoors.

Houses face onto a Green Street with garages and driveways accessed from a Rear Alley.

*(Final Draft)*

**DIVISION 3**  
TRANSECT STANDARDS

**T4-O**

**B. Examples**

A small garden area and porch are a common frontage for homes in this Transect Zone.

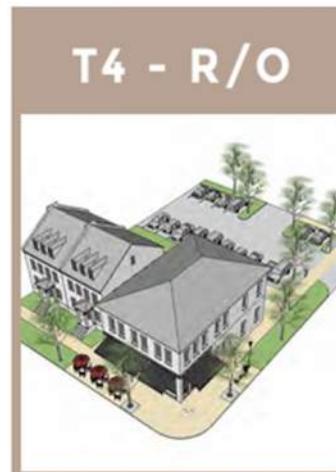
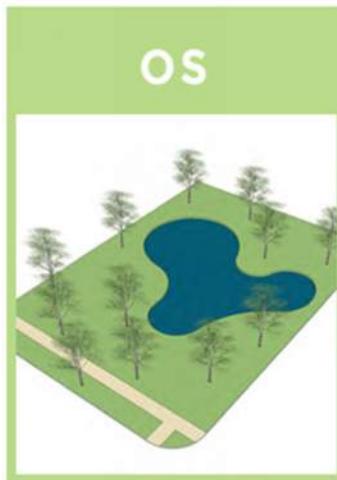
With garages accessed from the Rear Alley, the frontages are uninterrupted by driveways.

Streets with shallow setbacks transition from the neighborhood center towards the residential area.

WILWOOD DEVELOPMENT FBC - 12.16.20

3-15

3-11



**TABLE 3-1: TRANSECT STANDARDS SUMMARY**

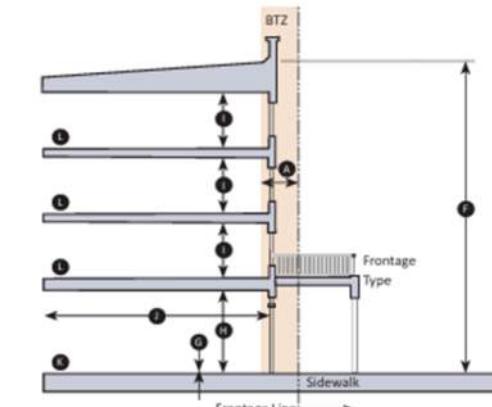
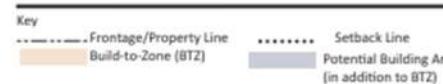
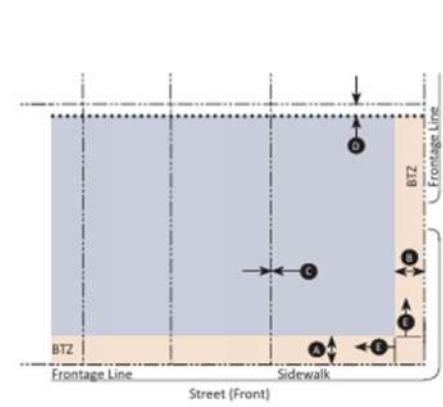
	OS	T2	T3	T4-R T4-O	T5	SD-W	C
<b>Residential Density</b>							
Minimum, By Right <sup>1,2</sup>	n/a	1 unit / 20 ac.	6 units / ac.	12 units / ac.	24 units / ac.	n/a	n/a
Maximum, By Right <sup>1,2</sup>	n/a	1 unit / 20 ac.	8 units / ac.	36 units / ac. (B)	72 units / ac.	n/a	n/a
<b>Building Placement</b>							
Front Build-to-Zone, or Setback	by warrant	20' min.	20' min., 48' max.	6' min., 18' max.	0' min., 10' max.	6' min., 40' max.	0' min.
Front Street Frontage Buildout	by warrant	n/a	40% min.	60% min.	80% min.	25% min.	by warrant
Side Street Frontage Buildout	by warrant	n/a	n/a	30% min.	40% min.	20% min.	by warrant
Side Street Build-to-Zone	by warrant	20' min.	12' min.	6' min. to 18' max.	0' min., 10' max.	6' min., 40' max.	0' min.
Interior Side Property Line Setback	by warrant	30' min.	8' min.	0' (Attached) 5' (Detached)	0' min.	15' min.	0' min.
Rear Setback (Lot or Alley)	by warrant	30' min.	12' min.	5' min.	5' min.	15' min.	0' min.
<b>Lot and Block Standards</b>							
Maximum Block Perimeter	n/a	by warrant	2,400 linear ft.	2,000 linear ft.	2,000 linear ft <sup>3</sup>	3,000 linear ft	n/a
Lot Width	n/a	by warrant	50' min.	18' min., 100' max.	18' min., 180' max.	None	n/a
Lot Depth	n/a	by warrant	110' min.	80' min.	30' min.	None	n/a
Lot Coverage	by warrant	by warrant	60% max.	70% max.	90% max.	60% max.	by warrant
<b>Building Heights</b>							
Principal Building	by warrant	2 Stories max.	2 Stories max.	3 Stories max.	5 Stories max.	3 Stories max.	by warrant
Ground Floor Elev. Above Sidewalk <sup>4</sup>	by warrant	0' min.	24' min.	6' max. (Non-Res.) 24' min. (Res.)	6' max. (Non-Res.) 24' min. (Res.)	n/a	by warrant
Ground Floor Ceiling Height	by warrant	9' min.	9' min.	12' min. (Non-Res.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	14' min.	by warrant
Upper Floor(s) Ceiling Height	by warrant	9' min.	9' min.	9' min.	9' min.	14' min.	by warrant
<b>Parking Locations<sup>5</sup></b>							
Front Setback	by warrant	12' min.	30' min.	30' min.	30' min.	40' min.	by warrant
Side Street Setback	by warrant	12' min.	12' min.	6' min.	5' min.	20' min.	by warrant
Interior Side Property Line Setback	by warrant	5' min.	8' min.	0' (Attached) 5' (Detached)	0' min.	5' min.	by warrant
Rear Setback	by warrant	5' min.	5' min.	5' min.	5' min. (When Adjacent to Alley)	5' min.	by warrant
<b>Allowed Frontages &amp; Encroachments</b>							
Allowed Frontage Types	n/a	n/a	Common Yard, Porch	Shopfront (only in T4-R), Forecourt, Gallery, Porch, Stoop	Shopfront, Forecourt, Gallery, Stoop	n/a	n/a
Other Allowed Encroachments	n/a	n/a	Balconies, Bay Windows, Awnings, and Other Frontage Elements			n/a	n/a
Front Setback	n/a	n/a	12' max.	3' T4-O / 6' T4-R	12' max.	n/a	n/a
Side Street Setback	n/a	n/a	8' max.	3' max.	8' max.	n/a	n/a
Rear Setback	n/a	n/a	3' max.	3' max.	0' max.	n/a	n/a

Notes:

1. See Section 3.1.D for more information about density requirements.
2. Residential Density within the EADA Zone is 4 Dwelling Units per Acre.
3. 3,000 linear ft max. with parking structure
4. Lobbies for multi-family residential buildings shall have a 6' max. ground floor elevation above sidewalk or finished grade.
5. Parking Location applies to location of garage, surface parking lot, and parking structure.

## T5

### C. Building Form



#### a. Building Placement

##### Setbacks

Front Build-to-Zone	0' min., 10' max.	①
Side Street Build-to-Zone	0' min., 10' max.	②
Interior Side Property Line	0' min.	③
Rear Setback	5' min.	④

##### Frontage Buildout

Building Façade within Build-to-Zone

Front Street Frontage	80% min.
Side Street Frontage	40% min.

Street Façades must be built to the BTZ for the first 30' on a corner.

#### b. Lot and Block Standards

Maximum Block Perimeter	2,000 linear feet max.
Lot Width	18' min., 180' max.
Lot Depth	30' min.
Lot Coverage	90% max.

#### c. Building Form

##### Height

Main Building	1 Story min. <sup>3</sup>	①
	5 Stories max. <sup>1</sup>	②
Ground Floor Elev. Above Sidewalk	6' max. (Non-Residential) 24' min. (Residential)	③
Ground Floor Ceiling Height	14' min. (Non-Residential) 9' min. (Residential)	④
Upper Floor(s) Ceiling Height	9' min.	⑤

<sup>3</sup>See Division 5 Lot & Building Standards for more information

##### Footprint

Depth, ground floor commercial space: 15' min.

#### d. Allowed Frontage Types

Shopfront	Gallery
Forecourt	Stoop

<sup>4</sup>See Division 5 Lot & Building Standards for Frontage details.

#### e. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	①
All Floors Otherwise	All Permitted Uses Allowed	②

# Concerns

Plan Alignment

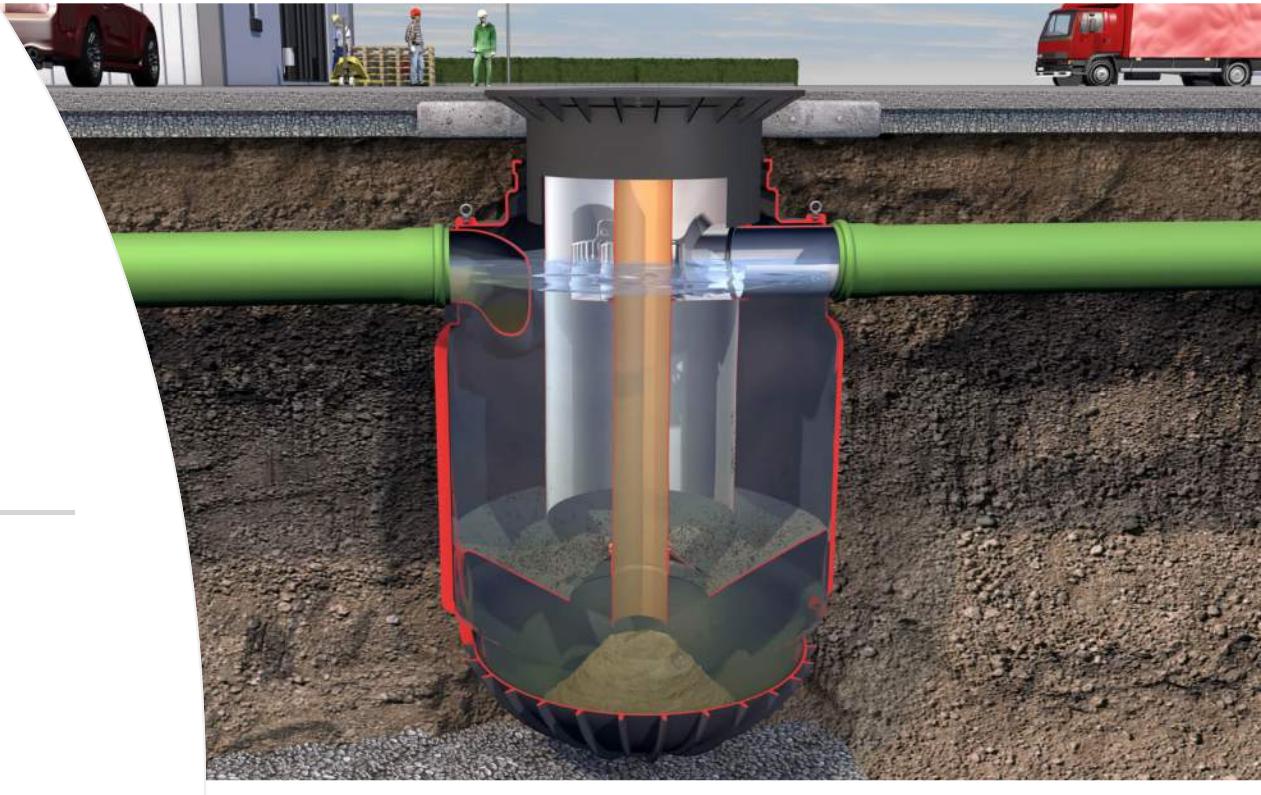
Traffic and Congestion

Character and Density

Environmental Impacts

# Environmental Impacts

- Stormwater Drainage
- Stormwater Treatment
- Street Trees



# The Process Ahead



Application anticipated this month:

- Annexation
- Master Site Plan
- Subdivision Preliminary Plat

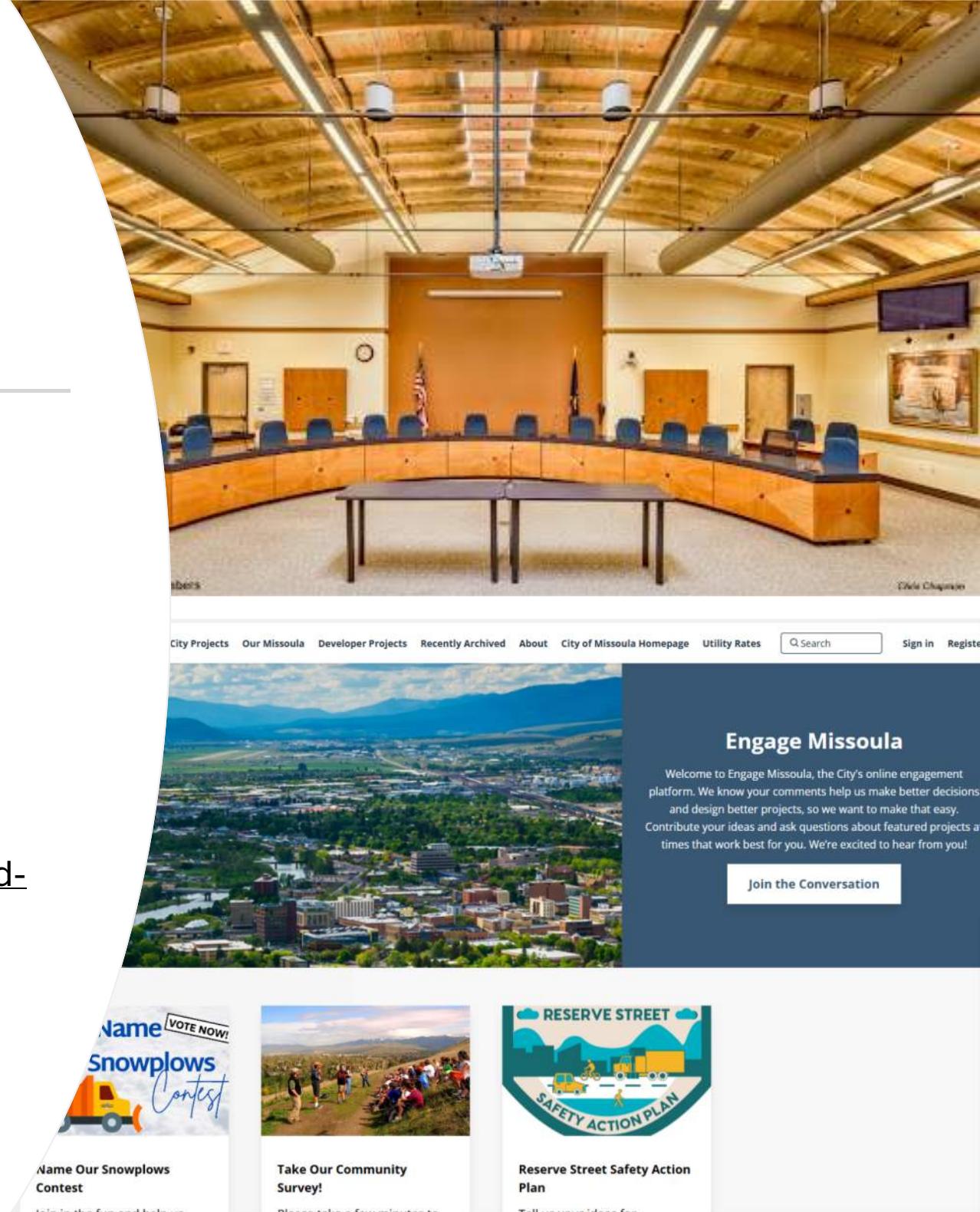
Public Comment Opportunities:

- Tonight
- City/County Planning Board Hearing
- Land Use and Planning Committee Hearing
- City Council Hearings
- Engage Missoula
- Anticipate public hearings in mid-spring 2025

# Public Comment Opportunities

- Tonight
- City/County Planning Board Hearing
- Land Use and Planning Committee Hearing
- City Council Hearings
- [www.engagemissoula.com](http://www.engagemissoula.com)
- Anticipate public hearings in mid-spring 2025

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ENGINEERS & SURVEYORS



The image shows a large conference room with a long wooden U-shaped table and blue chairs. The room has a high ceiling with exposed wooden beams and fluorescent lighting. Below this image is a screenshot of the Engage Missoula website. The website features a header with the city's name and a search bar. A large aerial photograph of Missoula, Montana, is the background for the main content area. To the right, a dark sidebar contains the text "Engage Missoula" and a welcome message. At the bottom, there are three cards: "Name Our Snowplows Contest", "Take Our Community Survey!", and "Reserve Street Safety Action Plan".

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Engage Missoula

Welcome to Engage Missoula, the City's online engagement platform. We know your comments help us make better decisions and design better projects, so we want to make that easy. Contribute your ideas and ask questions about featured projects at times that work best for you. We're excited to hear from you!

Join the Conversation

Name VOTE NOW! Snowplows Contest

Name Our Snowplows Contest

Take Our Community Survey!

Reserve Street Safety Action Plan

# Questions



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