

Paisley Park Subdivision

Neighborhood
Meeting

February 12, 2025



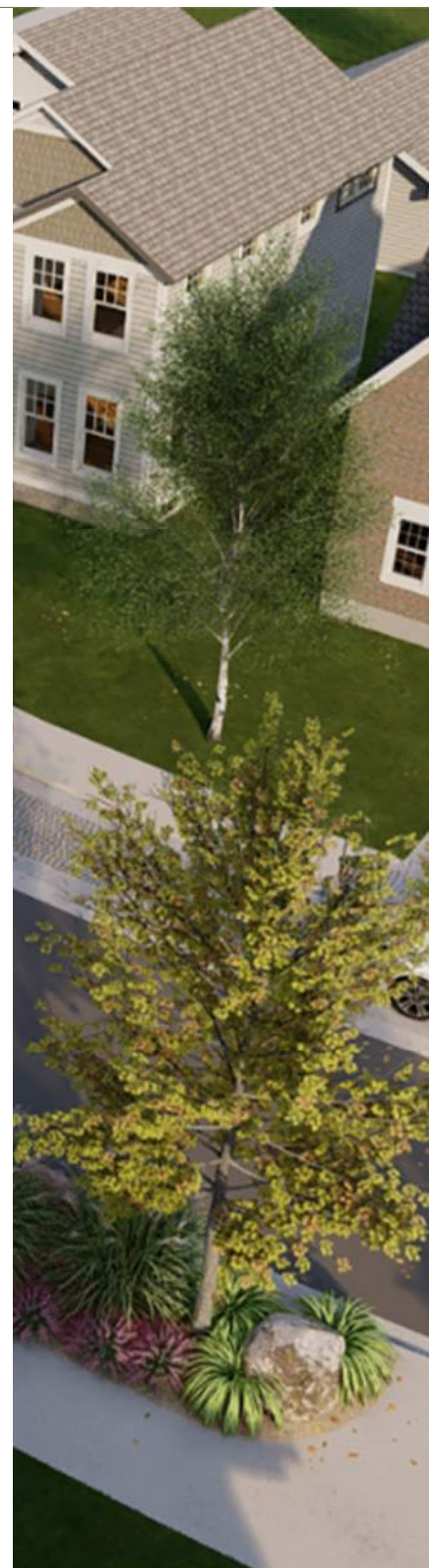


Meeting Objectives

Introduce Paisley Park Subdivision

Overview of Upcoming Process

Questions and Concerns



Introduction to Paisley Park

- A mixed residential neighborhood in the Sx^wtpqyen Master Planned area
- Single-family detached housing
- Single-family attached arrangements
- Multi-family housing
- Network of trails and open spaces

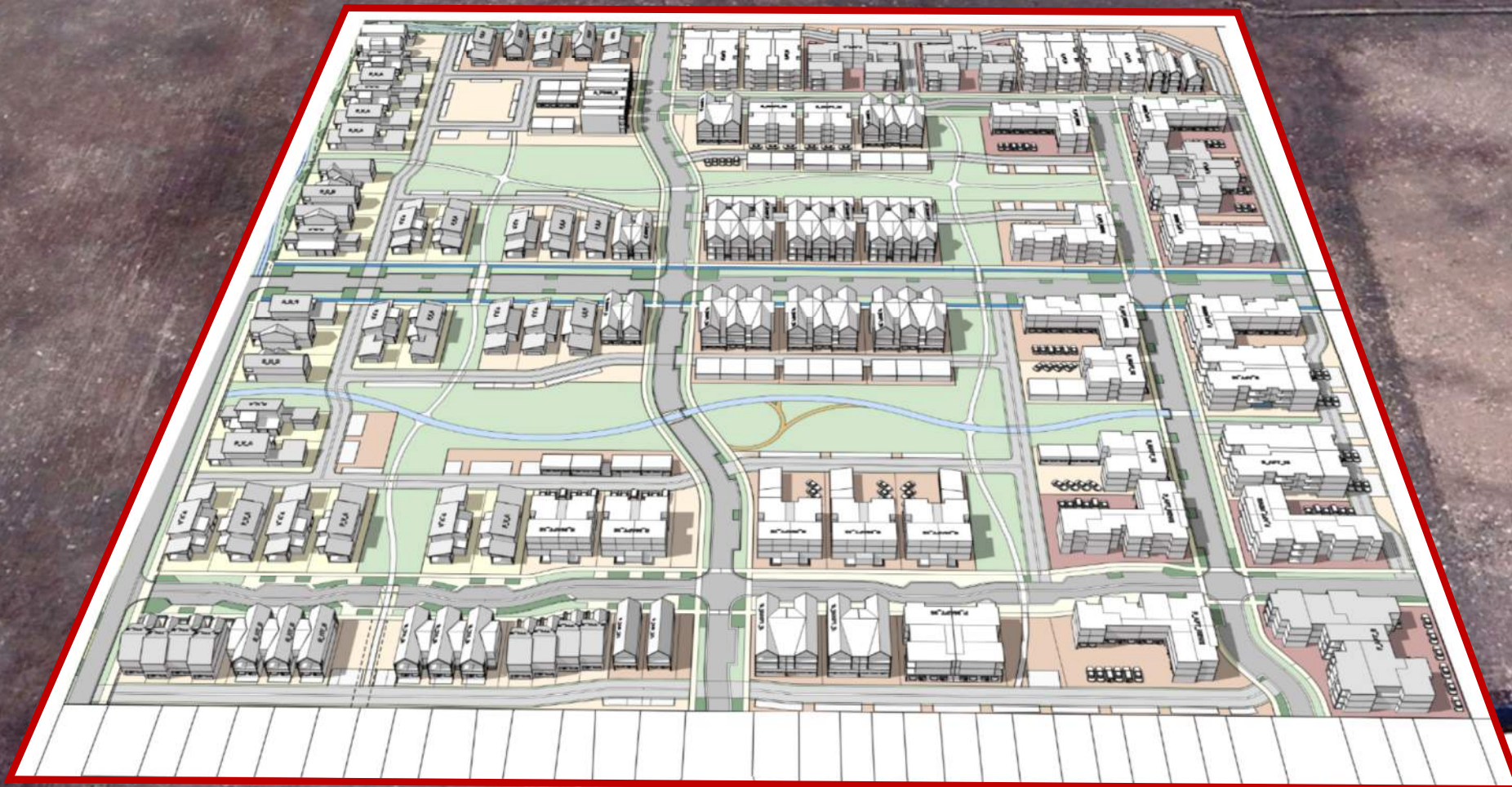


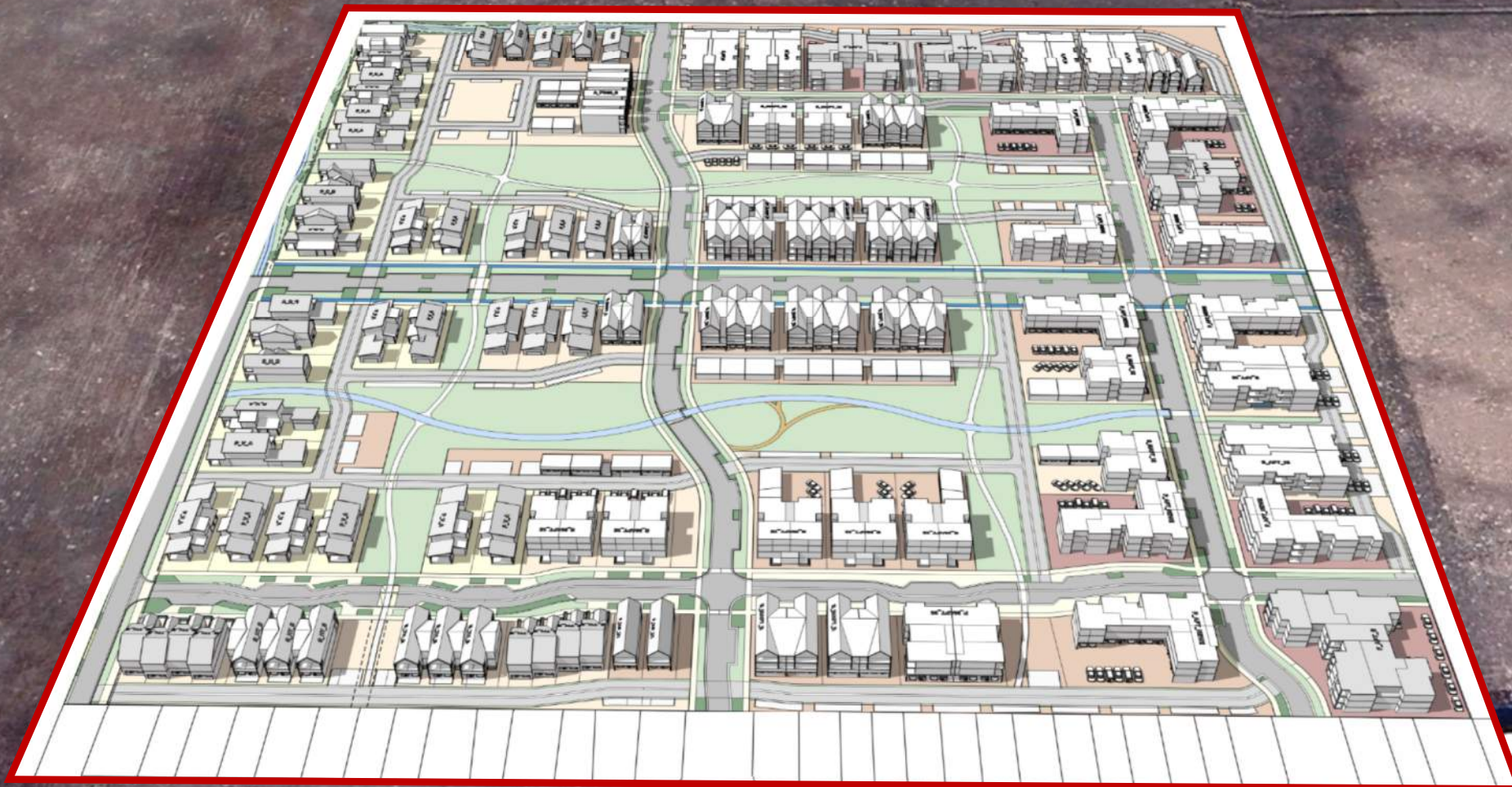


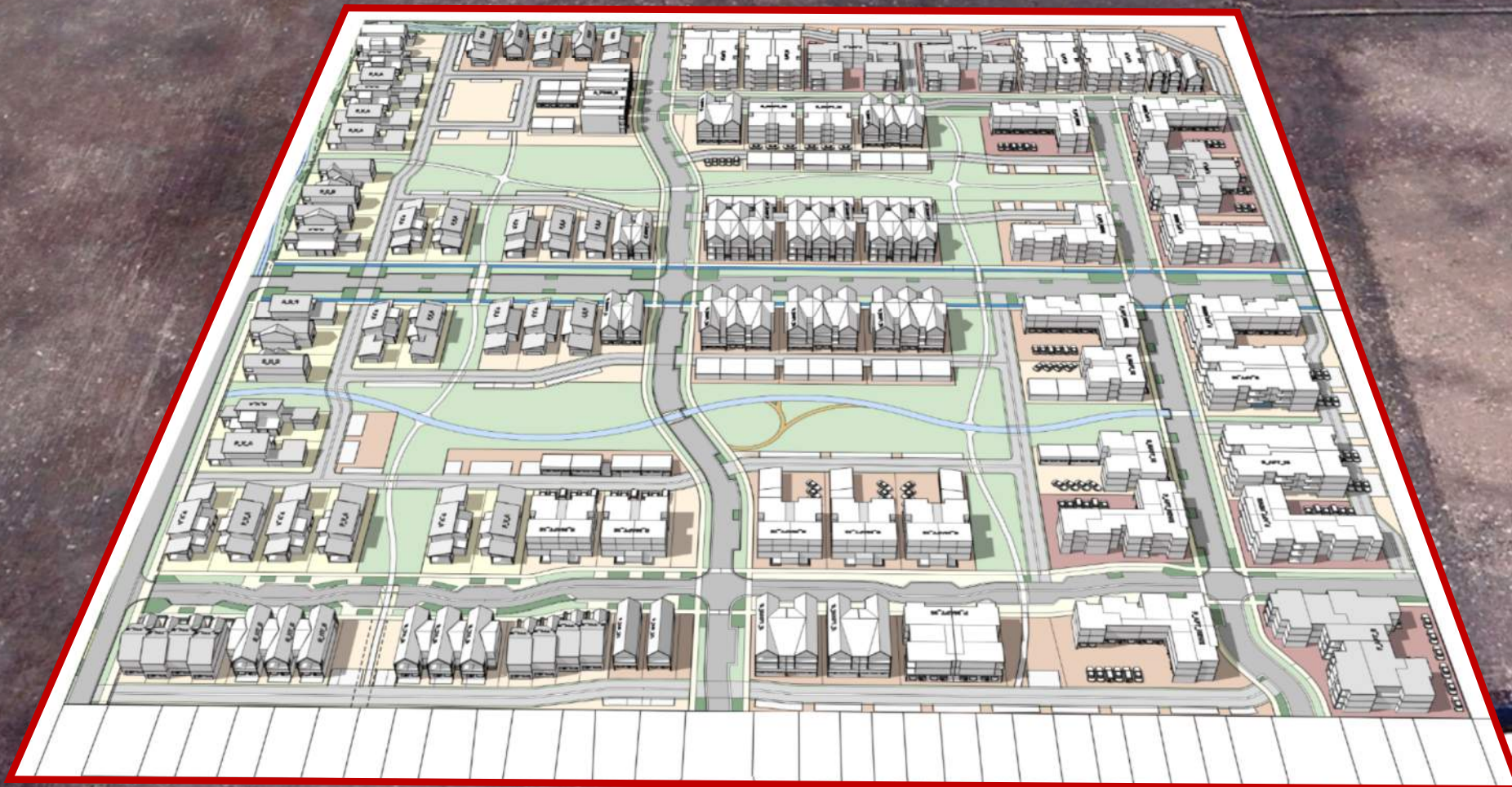
Where is Paisley Park?



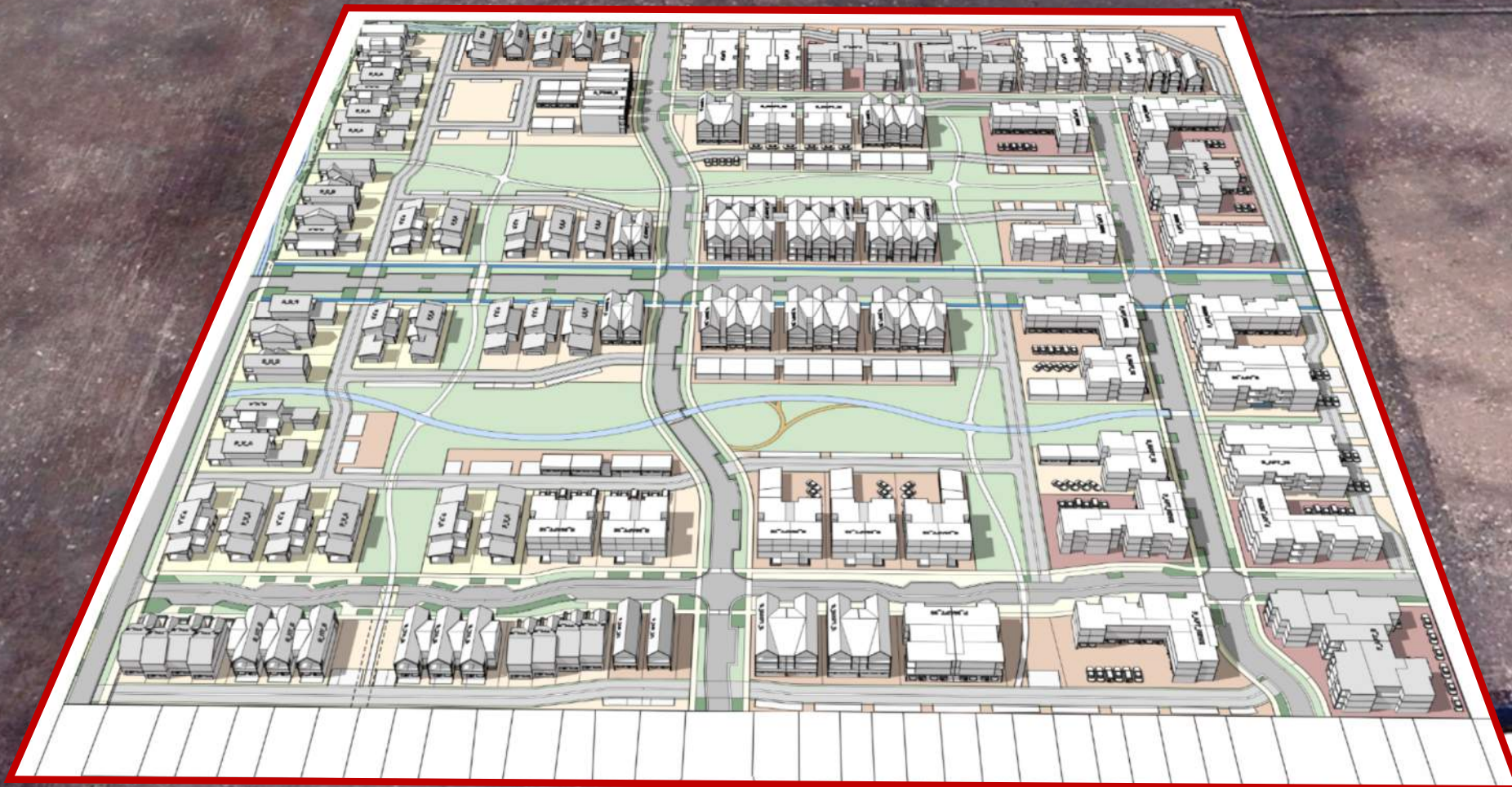
















Single-family Detached Housing

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.



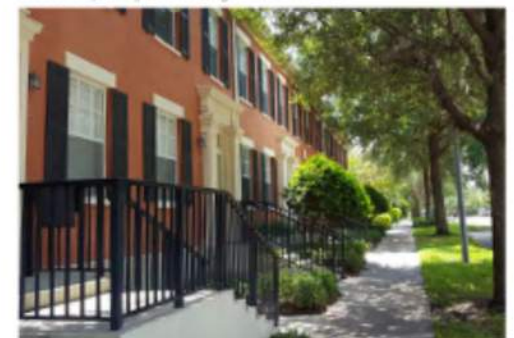
This Transect Zone has the greatest diversity of building types.



Single-family homes on small lots with Front Facades 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

(Final Draft)

DIVISION 3

TRANSECT STANDARDS

T4-R

Examples



Porches provide spaces to enjoy the outdoors.



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



(Final Draft)

DIVISION 3

TRANSECT STANDARDS

T4-O

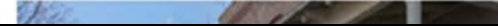
Examples



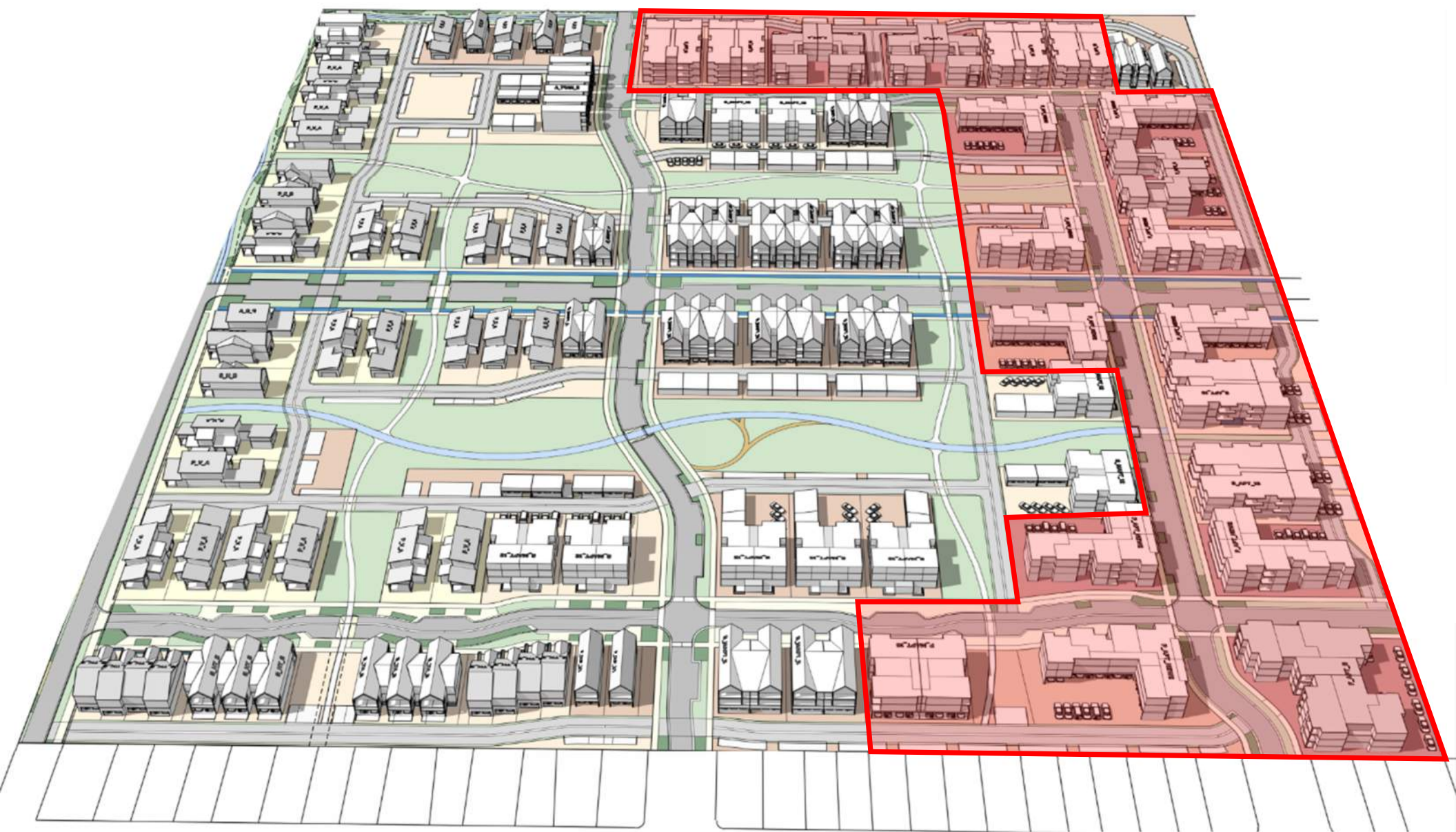
A Cottage Court consisting of several smaller single family homes located around a shared green space.



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



Mansion Apartments



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.



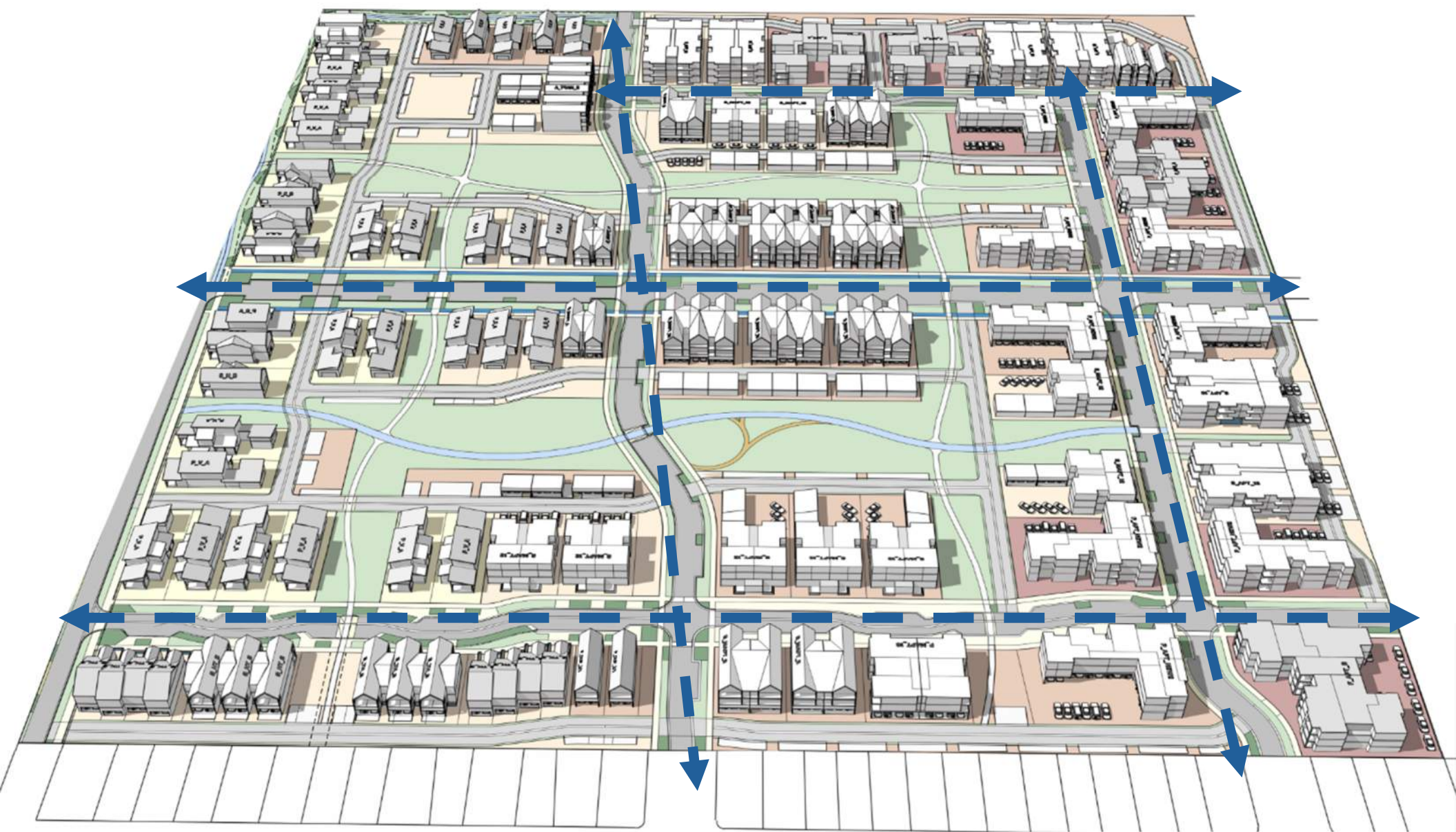
Large shopfront windows provide interesting views for pedestrians.



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



Open and Common Spaces



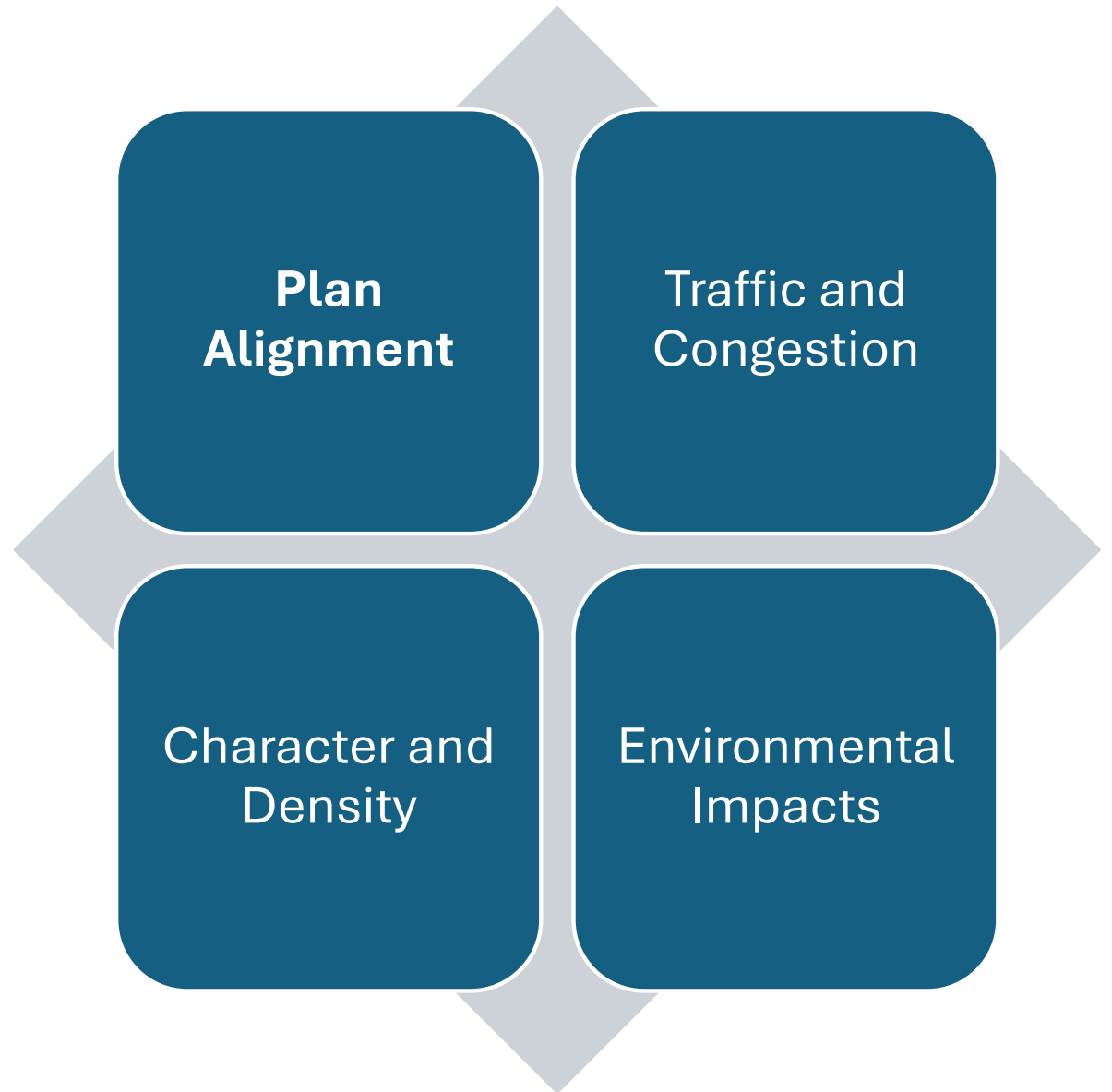
Vehicular Network



Pedestrian & Trail Network



Concerns



Plan Alignment

- City of Missoula Subdivision Regulations (2023)
- Sx^wtpqyen Form-Based Code

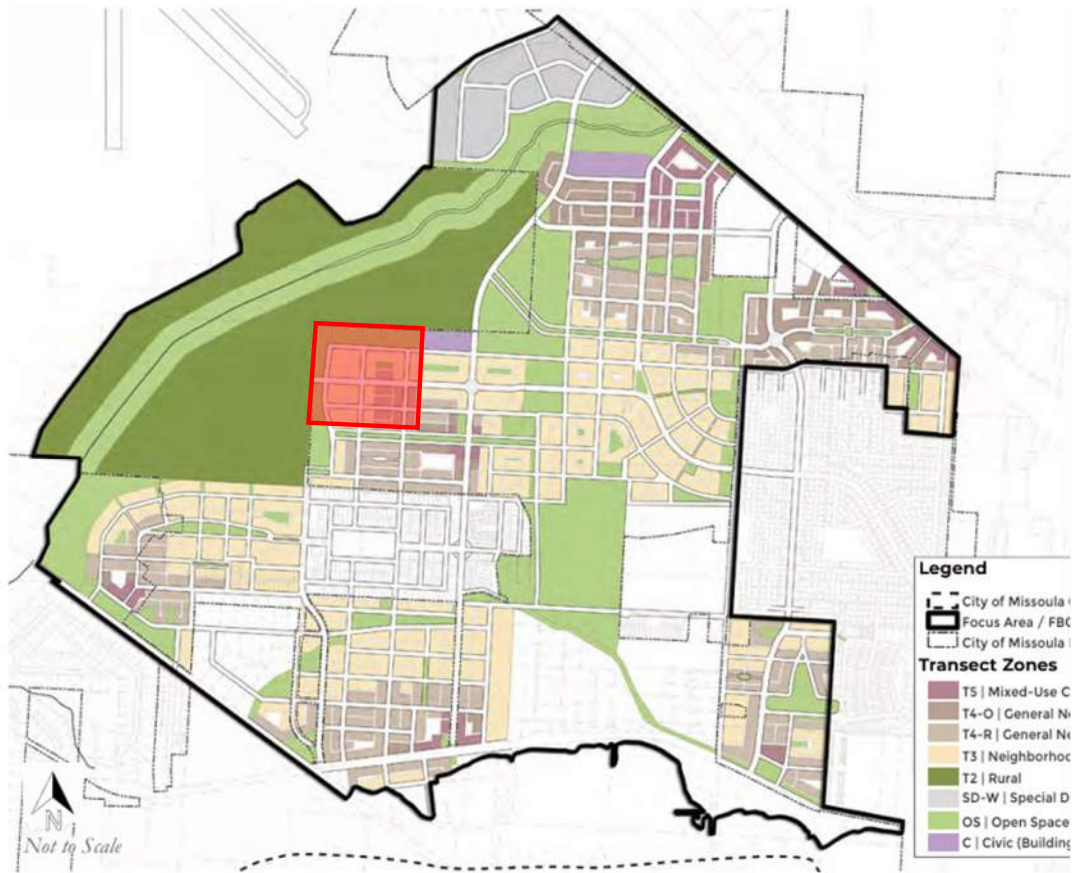
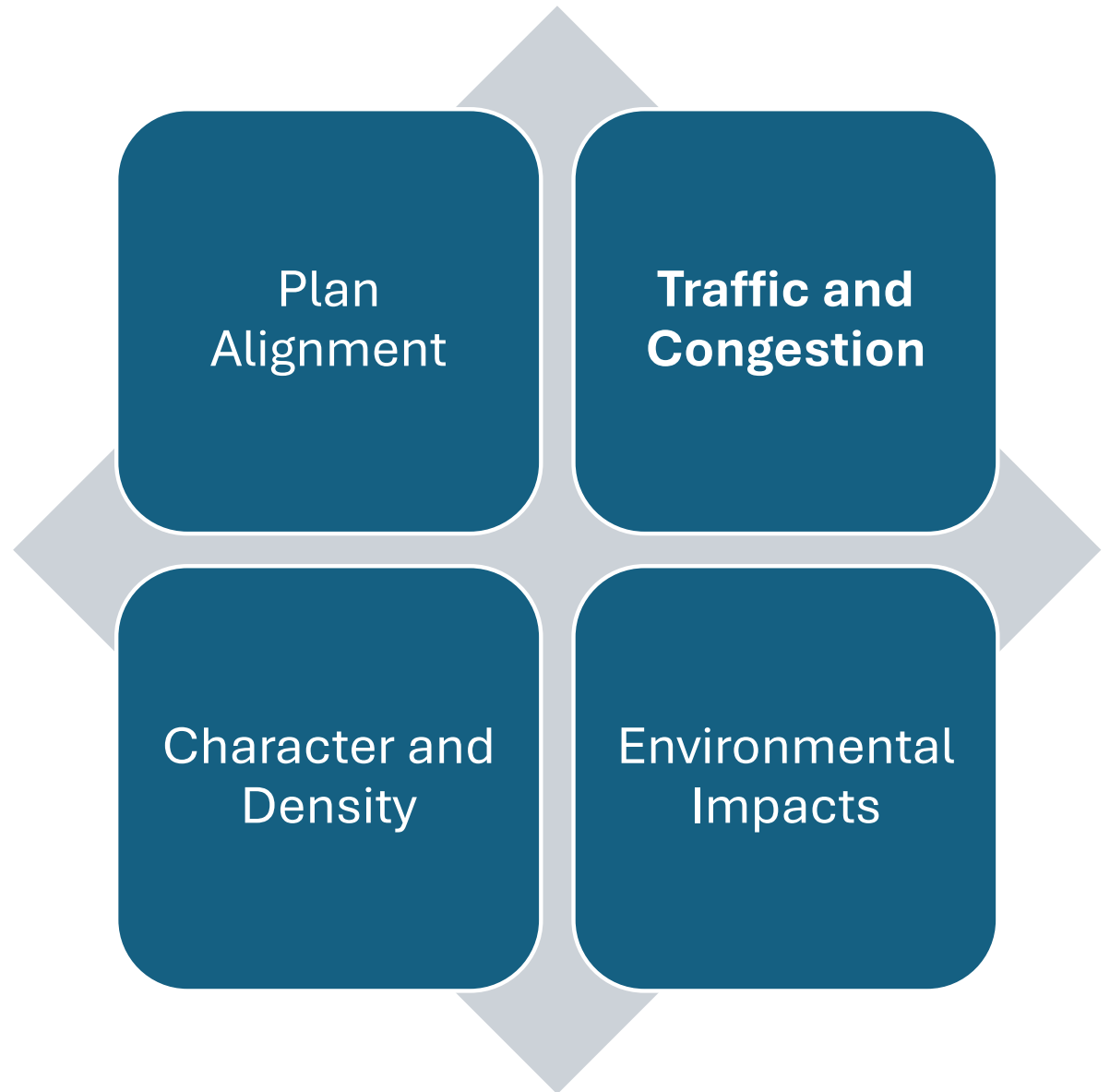


Figure 2-3: Example Regulating Plan



Concerns

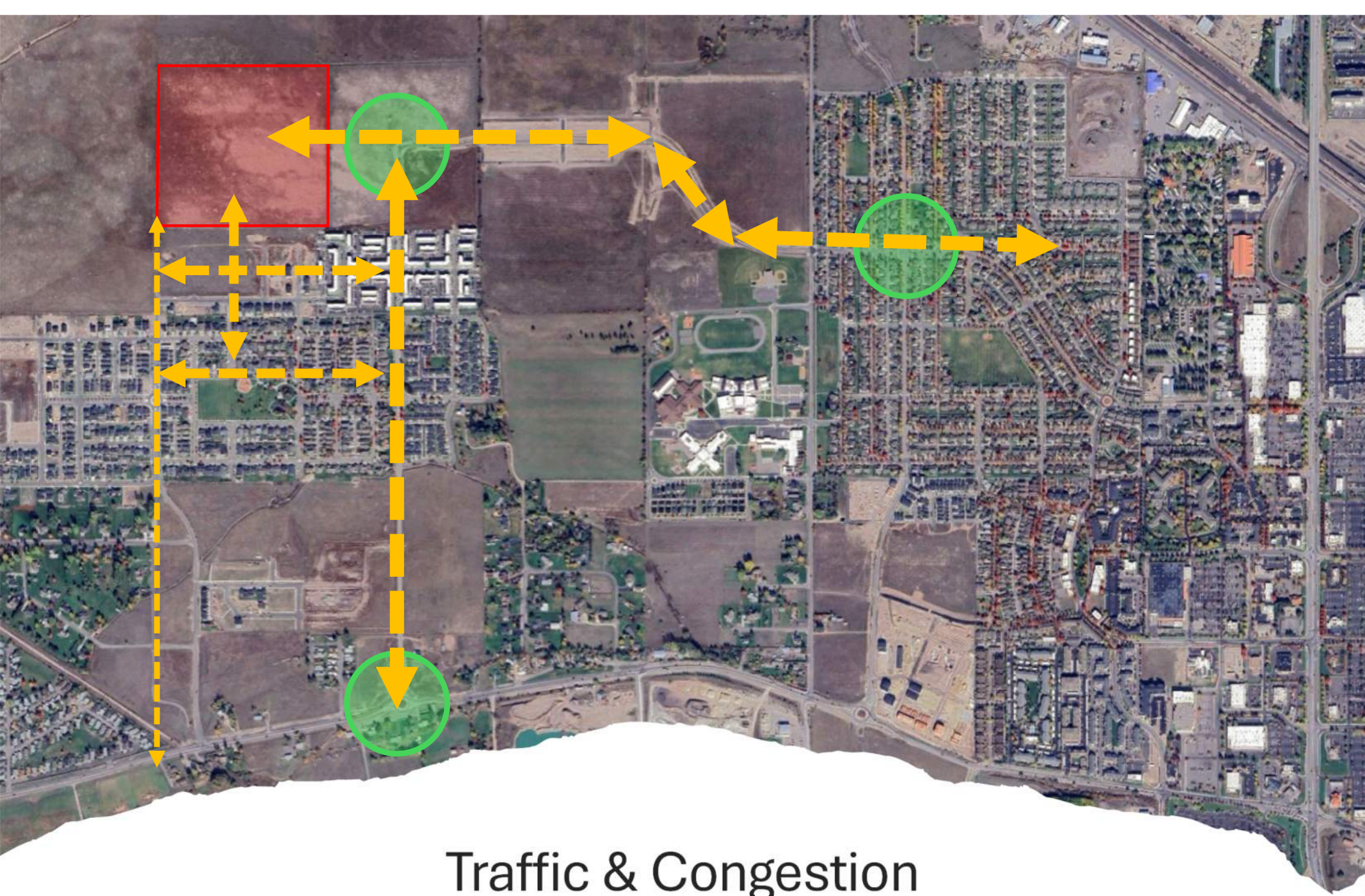




Traffic & Congestion



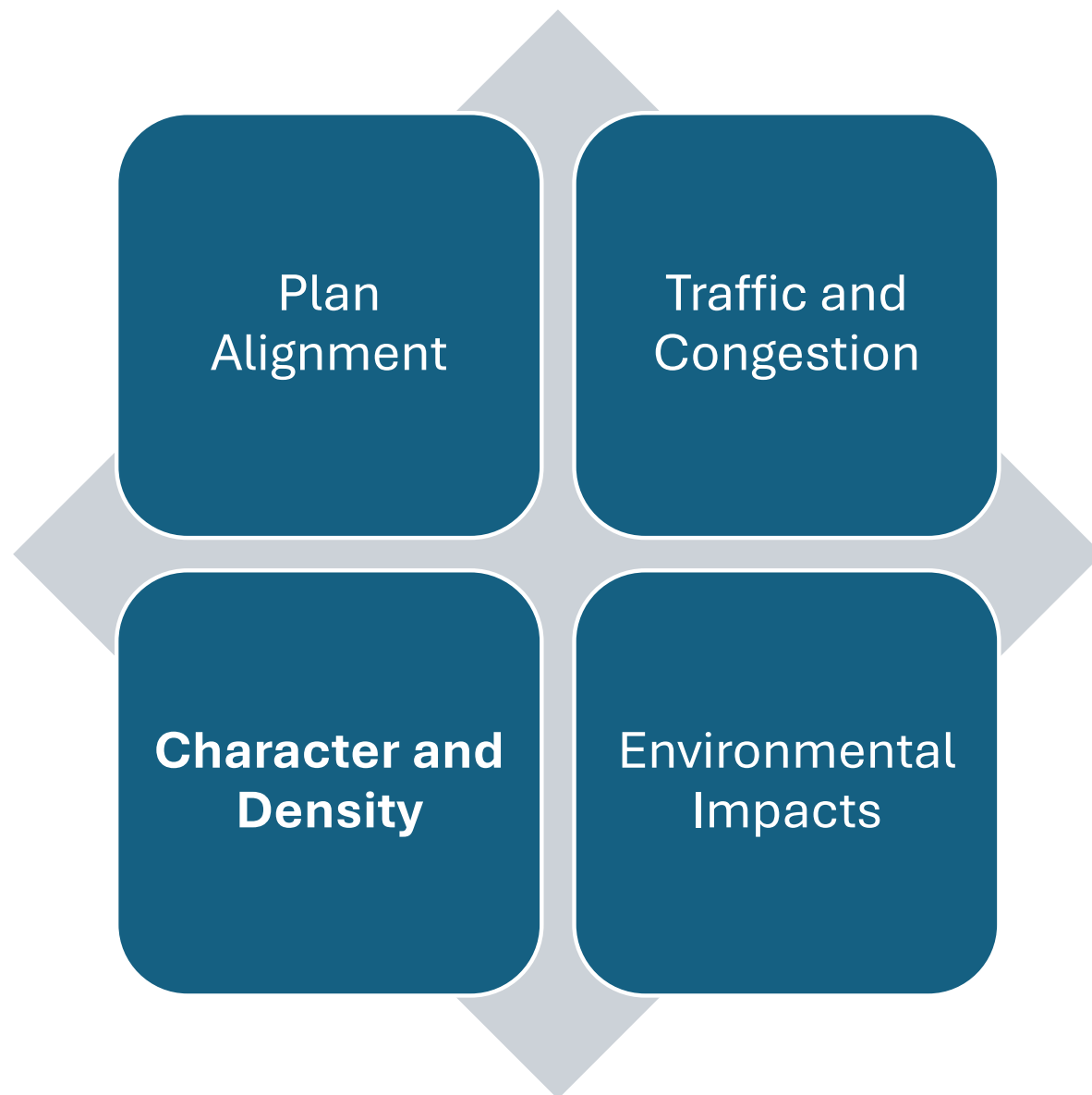
Traffic & Congestion



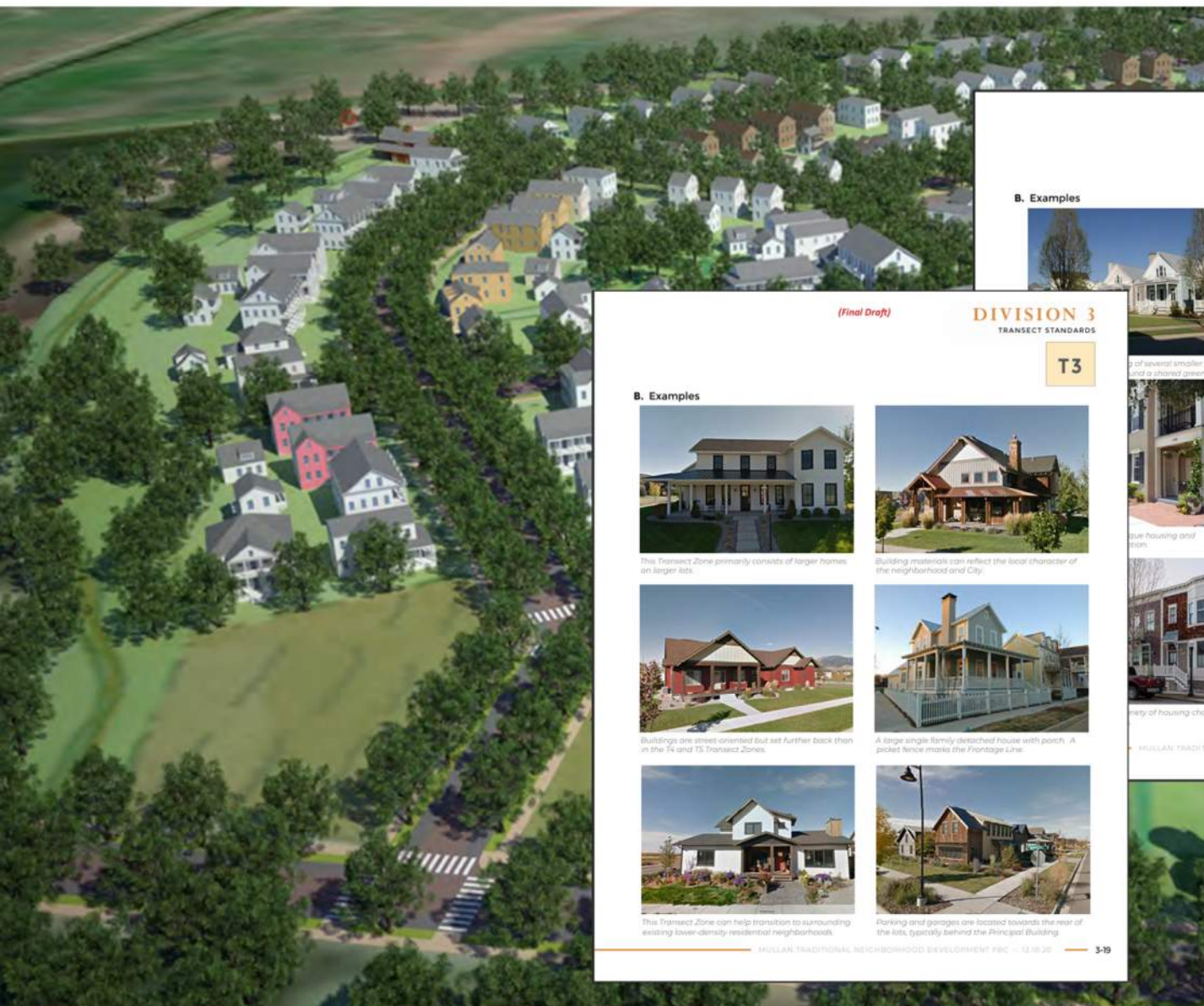
Traffic & Congestion



Concerns



Character and Density



(Final Draft)

DIVISION 3
TRANSECT STANDARDS

T4-R

B. Examples

Porches provide spaces to enjoy the outdoors.

Houses front onto 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.

(Final Draft)

DIVISION 3
TRANSECT STANDARDS

T3

B. 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.

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

MULLAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT FBC - 12.10.20 3-9

(Final Draft)

DIVISION 3
TRANSECT STANDARDS

T3

B. Examples

A mix of several smaller single and a shared green space.

A mix of housing and form.

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

A variety of housing choices.

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

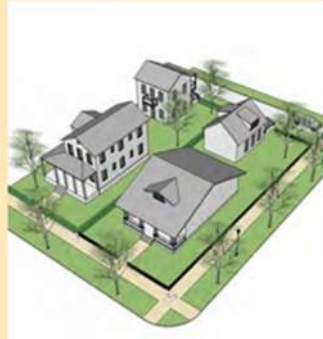
MULLAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT FBC - 12.10.20 3-11



OS



T3



T4 - R/O



T5



TABLE 3-1: TRANSECT STANDARDS SUMMARY

	OS	T2	T3	T4-R T4-O	T5	SD-W	C
Residential Density							
Minimum, By Right ^{1,2}	n/a	1 unit / 20 ac.	6 units / ac.	12 units / ac.	24 units / ac.	n/a	n/a
Maximum, By Right ^{1,2}	n/a	1 unit / 20 ac.	8 units / ac.	36 units / ac. (R)	72 units / ac.	n/a	n/a
Building Placement							
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.
Lot and Block Standards							
Maximum Block Perimeter	n/a	by warrant	2,400 linear ft.	2,000 linear ft.	2,000 linear ft ³	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

Building Heights

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 ⁴	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

Parking Location⁵

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. 0' min. (When Adjacent to Alley)	5' min.	by warrant

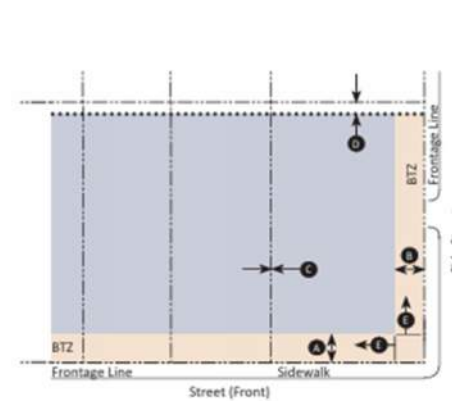
Allowed Frontages & Encroachments

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

T5

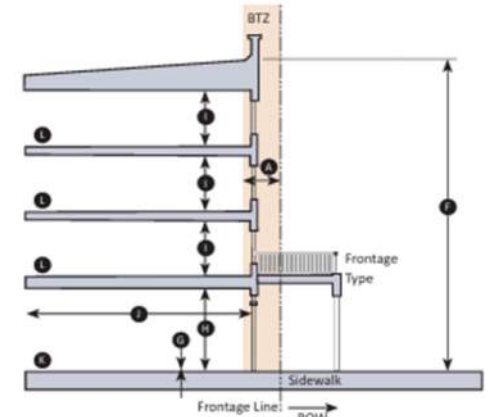
C. Building Form



Key	Frontage/Property Line	Setback Line
	Build-to-Zone (BTZ)	Potential Building Area (in addition to BTZ)

a. Building Placement		
Setbacks		
Front Build-to-Zone	0' min., 10' max.	A
Side Street Build-to-Zone	0' min., 10' max.	B
Interior Side Property Line Setback	0' min.	C
Rear Setback	5' min.	D
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.		E

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.



Key	Frontage Line	Building
	Build-to-Zone (BTZ)	

c. Building Form		
Height		
Main Building	1 Story min. ¹	F
	5 Stories max. ¹	G
Ground Floor Elev. Above Sidewalk	6" max. (Non-Residential) 24" min. (Residential)	H
Ground Floor Ceiling Height	14' min. (Non-Residential) 9' min. (Residential)	I
Upper Floor(s) Ceiling Height	9' min.	J
¹ 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

*See Division 5 Lot & Building Standards for Frontage details.

e. Allowed Use Types	
Ground Floor	All Permitted Uses Allowed
All Floors Otherwise	All Permitted Uses Allowed



Concerns



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

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- Tonight
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Name Our Snowplows Contest

Join in the fun and help us



Take Our Community Survey!

Please take a few minutes to



Reserve Street Safety Action Plan

Tell us your ideas for



City Projects Our Missoula Developer Projects Recently Archived About City of Missoula Homepage Utility Rates Sign in Register



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](#)

Questions



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