



406 ENGINEERING

1201 South 6th Street | Suite 102 | Missoula, MT 59801 | 406.257-0679 | www.406engineeringinc.com

September 11, 2025

City of Missoula Development Services
Dave DeGrandpre, Planning Supervisor
435 Ryman Street
Missoula, MT 59802

RE: Phasing Plan Amendment for **Aspire Subdivision**

A Major Subdivision Located on Parcel A of COS 6338 in Section 19, Township 13 North, and Range 18 West, Missoula County, MT; Tract 1, 2, 3, & 5 of COS 6629 in Section 24, Township 13 North, and Range 19 West, Missoula County, MT.

Dear Dave:

This letter is to request a Phasing Plan Amendment regarding the phasing deadlines for the Aspire Subdivision. Due to legal inquiries associated with the project, project work has been stalled. Therefore, Phase 1 will not be completed by December 31, 2025, nor will the sequential phases meet the established deadlines as was stated in the initial phasing plan. We request to move phasing filing dates to 3 years beyond what was proposed in the initial subdivision application with all phases completed by 2038. Please refer to the attached illustration outlining the new proposed dates. All phases of the subdivision will be completed no later than 20 years from the original date of approval which would be 2044.

The following items are attached for review:

- Cover Letter
- Narrative on application of 2045 Land Use Plan to Aspire Subdivision
- Amended Phasing Plan with proposed deadlines
- Original Phasing Plan
- A typical street section for lots in Phase 1

If you have any questions or need anything further for your review, please let me know.

Sincerely,
406 Engineering, Inc.

A handwritten signature in blue ink that reads "Brian Throckmorton".

Brian Throckmorton

Enclosures: As listed above in letter

https://406engineeringinc.sharepoint.com/Shared%20Documents/406%20Work/1_Projects/2018%20Projects/007C%20-%20Drift,%20LLC%20-%20Phase%204%20&%206/4_PLANNING/Planning%20Pre-Phasing%20Package/1.ltr.2025-02-25.Phase4&5.Cover.docx
Thursday, September 11, 2025, 8:20 AM



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September 11, 2025

City of Missoula Development Services
Dave Degrandpre, Planning Supervisor
435 Ryman Street
Missoula, MT 59802

RE: Phasing Plan Amendment Narrative for **Aspire Subdivision**

A Major Subdivision located on Parcel A of COS 6338 in Section 19, Township 13 North, and Range 18 West, Missoula County, MT; Tract 1, 2, 3, & 5 of COS 6629 in Section 24, Township 13 North, and Range 19 West, Missoula County, MT.

Subdivisions Regulation Section 4-070.3.B(1)(f) - A narrative addressing whether there is new information or new regulations that apply to the subdivision and whether the findings of fact and conclusions of law at the time of preliminary plat approval are still valid.

Aspire Subdivision was approved by the Missoula City Council on August 26, 2024. Concurrent with the subdivision application was an application for annexation and rezoning of the property also approved on the same date. Since approval, minor modifications to the City of Missoula Subdivision Regulations have been made, though none with an impact on this subdivision. At the time of approval, the Our Missoula 2035 City Growth Policy helped guide the zoning, density, and design of the project. In December of 2024, the Our Missoula 2045 Land Use Plan (Plan) replaced the 2035 Growth Policy as a result of State legislation and growing socio-economic challenges. The Plan includes significant changes in designation types and land use objectives. The Plan introduces new Land Use Policy Themes and Strategies by incorporating the concepts of Place Types and Street Types, with the goal of achieving a more inclusive vision for growth in Missoula. The changes included in the 2045 Plan will affect the approved preliminary plat in two ways; one, by changing the property's Land Use designation to a Place Type designation and two, by incorporating Street Type designations which encourage developers to incorporate certain building, site, block, and street design characteristics.

Growth Policy Land Use Designation:

The 2035 Growth Policy Future Land Use Map designated the Aspire Subdivision property as Residential Medium. Residential Medium acknowledged single family and two-unit townhouse/duplex residential building types as primary uses, envisioned a density of 3 to 11 dwelling units per acre, and positioned development to fit within already established residential neighborhoods. The 2035 Growth Policy noted appropriate zoning districts for Medium Residential to be RT10, R8, RT5.4, and R5.4. The Aspire Subdivision, was annexed as RT5.4 followed by a rezone of RT5.4 Residential/NC-A Aspire Neighborhood Character Overlay. The intent of the NC-A Overlay is to allow for a wider variety of housing options for varying income levels within a cohesive neighborhood. The overlay will allow for multi-family dwellings on Lots 58-67 and reduce building setbacks and lot coverage. The overall density of the subdivision is 7.1 dwelling units per acre and the subdivision is adjacent to an established residential neighborhood to the

west (Canyon View Subdivision). Based on the City's findings in the Staff Report, the subdivision complied with the 2035 Growth Policy.

The 2045 Plan introduces a new structure for viewing growth through the implementation of Place Types and Street Types. Place Types are based on the existing 2035 Land Use Designations and the existing context of the area. Place Types consider the interactions between land use, intensity, form, and mobility; they focus on form and character and not only on land use. The 2045 Plan identifies the subject property as the Urban Residential High (URH) Place Type. The Plan describes URH as, "These are Missoula's most complete, compact, and walkable neighborhoods. They are designed for people to live, play, and connect closely with nearby amenities, whether by foot, bike, or car." High housing diversity, high pedestrian connectivity, medium-high residential intensity on smaller parcels in compact grids, small-scale neighborhood commercial services, reduced setbacks and medium-high parcel coverage, well served by transit, and little to no environmental constraints are all envisioned within the URH Place Type. City comparable zoning is listed as: RM0.5, RM1, RMH, RM1.5, B1, B2.

Aspire Subdivision substantially complies with the 2045 Plan and the URH Place Type by prioritizing housing diversity and thereby affordability, neighborhood character, and pedestrian connectivity. Aspire Subdivision utilizes URH design features by including smaller parcels in a compact grid block pattern, ranging from 3,200 square feet to 5,400 square feet (single-family dwellings) and larger lots ranging from 13,188 square feet to 24,584 square feet (multi-family dwellings). This range promotes a wider variety of housing types. As previously mentioned, the rezoning of the property granted a Neighborhood Character Overlay which allows for multi-family dwellings, increasing housing options that are otherwise not permitted in the base RT5.4 zoning. The overlay also allows for reduced setbacks and increased lot coverage, maximizing buildable space. When the overlay is applied to RT5.4, residential uses are more aligned to the URH recommended City zoning designations of: RM0.5, RM1, RM1.5. Neighborhood Character Overlays behave similarly to Place Types in that they intend to recognize characteristics that make a neighborhood unique and cohesive, placing more emphasis on form and character of a neighborhood and the existing built environment. Therefore, from the beginning, the Aspire Subdivision has been designed to integrate and expand upon the existing neighborhoods to the west and north while also providing for more varied housing options than those that exist in the area, creating a more inclusive neighborhood.

A core value of URH is multi-modal transport and walkability. The subdivision aligns with the value on walkability by providing 3 additional pedestrian connectivity points. First, required offsite roadway improvements along Sommers Street will include a sidewalk from Highway 200 towards the subdivision where currently no pedestrian facilities exist. Second, river frontage along the eastern portion of the subdivision will be open to public use and include a riverside trail linking to the Waters Edge Trail, providing connectivity to the greater Missoula trail systems. Third, the subdivision will add 1.45 acres to the existing parkland adjacent to the west (Canyon View Park) and then provide connectivity between the park, the neighborhoods to the west, and the proposed river trail. The additional parkland will also function as community gathering space. The subdivision is located close to transit, the closest bus stop, located on Speedway and Sommers is 0.25 miles away, with additional bus stops found further in both directions along Speedway Avenue. As the subdivision build out progresses MUTD has discussed interest in providing additional stops located within the boundaries of the subdivision.

The subdivision aligns with other URH characteristics such as its proximity to existing services and amenities in the greater Missoula area, connection to public water and wastewater facilities, and lack of environmental constraints except those confined to the river frontage.

Surface Infrastructure Design:

New to the Our Missoula 2045 Plan are more detailed guidelines for surface infrastructure design. The "Street Types Map" (Figure 31) in the Plan does not specify the Street Type intended for Aspire Subdivision. However, Aspire's infrastructure design and anticipated traffic generation works well with the Neighborhood Residential (NR) Street Type, as outlined in the Plan. NR streets are intended to provide for multi-modal access between residential properties, ensure for low vehicle speed and volumes, boulevards for larger street trees, and facilitate social connections among residents.

Aspire's surface infrastructure design was completed with a multi-modal network in mind and consists of a network of 5' sidewalks, 7' boulevards, 8' parking lanes, 10' drive lanes, and a mix of garage, driveway, and street parking and, as previously discussed, additional pedestrian connectivity points to existing trail systems, a park, and neighborhoods. The granted variances to right-of-way design optimize utilization of buildable space, reduce parking, blends existing adjacent infrastructure with proposed, and slows traffic through intersection transition to more narrow rights-of-way. The cottage court design of the multi-family dwelling lots 62, 65, and 66 and the associated variance allowing vehicular access from the rear and an alley and shared path in front of the units, discourages vehicular through traffic and increases pedestrian safety and visibility.

Although there has been a significant update to the Missoula Land Use Plan, Aspire Subdivision substantially complies with the overall goals of the new Plan both from a land use and an infrastructure design perspective. The findings of fact and conclusions of law at the time of preliminary plat approval are still valid.

Sincerely,
406 Engineering, Inc.

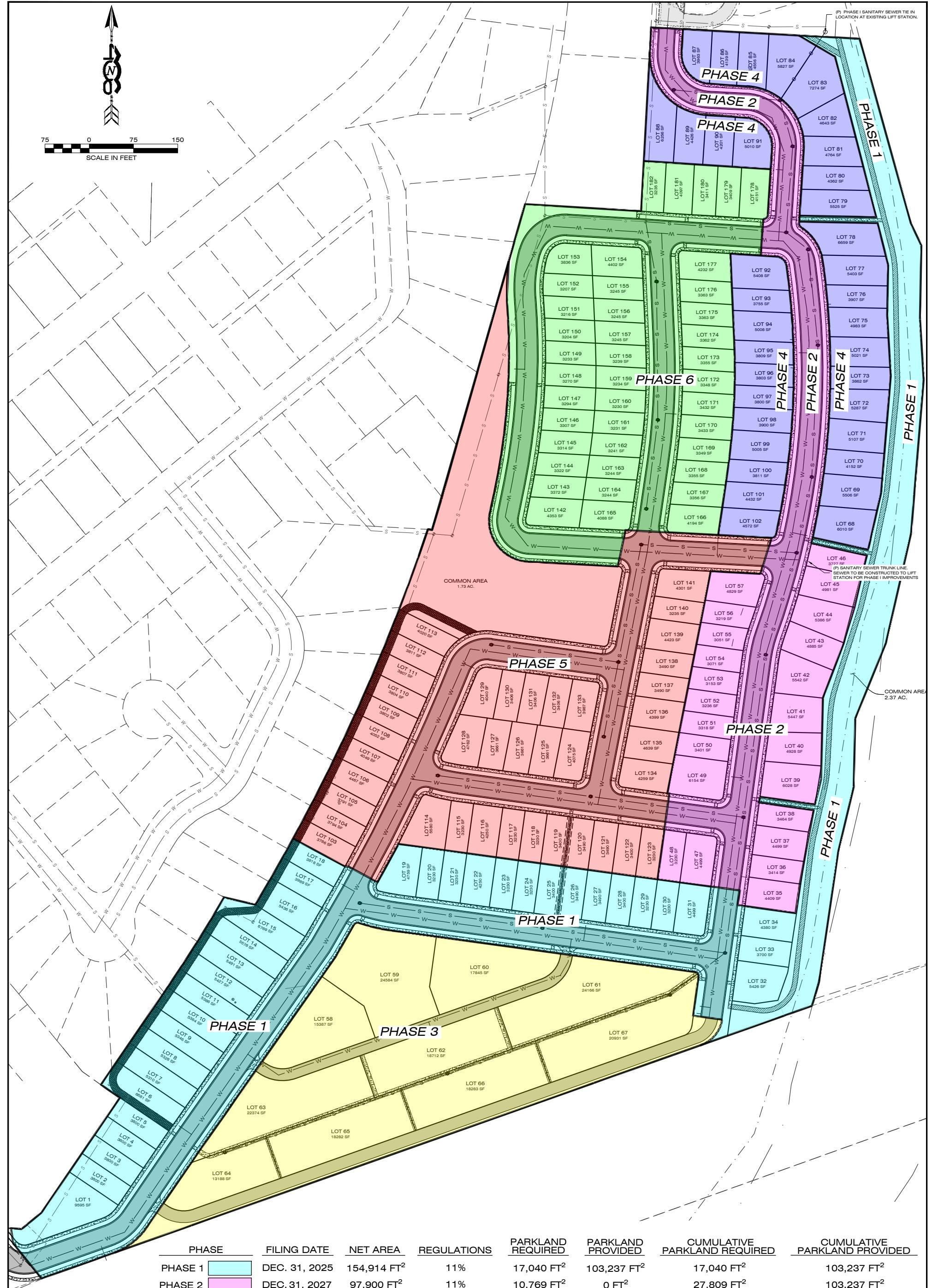


Brian Throckmorton

Enclosures: As listed above in letter

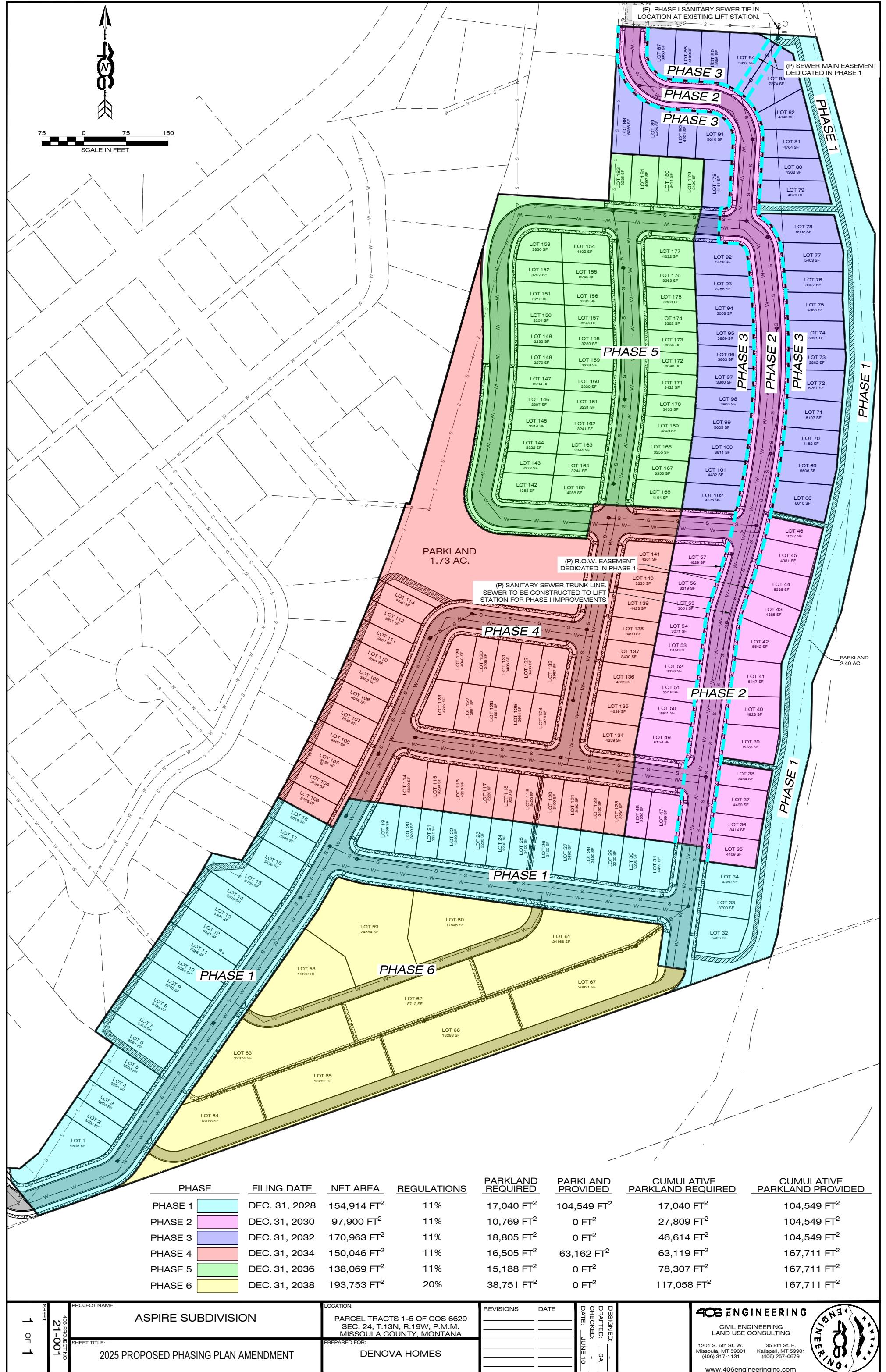
C. DeNova Homes (w/ enclosures)
File and Scan (w/ enclosures)

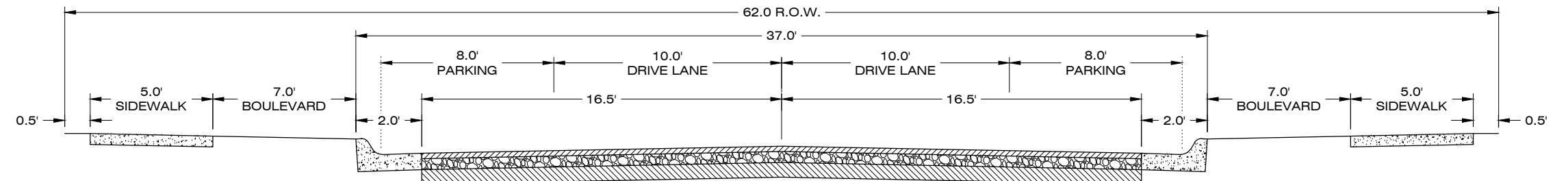
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Thursday, September 11, 2025, 8:09 AM



Phase	Filing Date	Net Area	Regulations	Parkland Required	Parkland Provided	Cumulative Parkland Required	Cumulative Parkland Provided
Phase 1	Dec. 31, 2025	154,914 ft ²	11%	17,040 ft ²	103,237 ft ²	17,040 ft ²	103,237 ft ²
Phase 2	Dec. 31, 2027	97,900 ft ²	11%	10,769 ft ²	0 ft ²	27,809 ft ²	103,237 ft ²
Phase 3	Dec. 31, 2029	193,753 ft ²	20%	38,751 ft ²	0 ft ²	66,560 ft ²	103,237 ft ²
Phase 4	Dec. 31, 2031	168,124 ft ²	11%	18,494 ft ²	0 ft ²	85,054 ft ²	103,237 ft ²
Phase 5	Dec. 31, 2033	150,046 ft ²	11%	16,505 ft ²	63,162 ft ²	101,559 ft ²	166,399 ft ²
Phase 6	Dec. 31, 2035	142,219 ft ²	11%	15,644 ft ²	0 ft ²	117,203 ft ²	166,399 ft ²

SHEET: 1 OF 1	PROJECT NAME ASPIRE SUBDIVISION	LOCATION: PARCEL TRACTS 1-5 OF COS 6629 SEC. 24, T.13N, R.19W, P.M.M. MISSOULA COUNTY, MONTANA	REVISIONS _____	DATE _____	 406 ENGINEERING CIVIL ENGINEERING LAND USE CONSULTING 1201 S. 6th St. W. Missoula, MT 59801 (406) 317-1131 35 8th St. E. Kalispell, MT 59901 (406) 257-0679 www.406engineeringinc.com
		PREPARED FOR: DENOVA HOMES	DESIGNED: _____ DRAFTED: _____ CHECKED: _____ DATE: DEC-14		
SHEET TITLE: 2024 APPROVED PHASING PLAN		406 PROJECT NO. 21-001			





A TYPICAL ROAD SECTION - 62' ROW

NOT TO SCALE



PLOT DATE: 6/13/2022 1:32 PM BY: AVERY AUTH / AVERA

DESIGNED: -
DRAFTED: AJ
CHECKED: -
DATE: OCT. 2022

LOCATION: PARCEL TRACTS 1-5 OF COS 6629
SEC. 24, T:13N, R:19W, P.M.M.
MISSOULA COUNTY, MONTANA
PREPARED FOR: DENOVA HOMES

PROJECT NAME: ASPIRE SUBDIVISION
SHEET TITLE: PHASE 1 ROAD SECTION

PROJECT NO.: 21-001
SHEET: 1 OF 1

DWG LOCATION: C:\USERS\AVERY\APPDATA\LOCAL\TEMP\406\406 ENGINEERING - DOCUMENTS\406 WORK\1_PROJECTS\2021\PROJECTS21-201 DENOVA
DWG981.DWG 1:1000 1-01 ROAD SECTION A.DWG



250 0 250 500

SCALE IN FEET

1 OF 1