



Planning and Zoning Board

**Public Hearing
March 31, 2021**

Action Requested: Consideration of Zone Change Application
Consideration of Re-Phase Request

Hearing Body: Planning and Zoning Board

Recommendation: Approval of Zone Change Application

Location: Phase 2,3 Twin Creeks Subdivision

Subdivision: Twin Creeks

Owner: Stan & Ellen Hendricksen
PO Box 267, Lolo MT 59847

Property Type Ravalli County: VAC_U – Vacant Land - Rural

Current Zoning: Light Density Residential (R-1)

Proposed Zoning: Medium Density Residential (R-2)

Current Use: Vacant Land, preliminary subdivision plat approved

Historic Use: N/A

Surrounding Properties:	Zoning	Current Land Use
North:	Residential (R-1)	Residential Single-family
South:	None	Residential Single-family/Vacant Land
West:	None	Residential Single-family
East:	None	Residential Single-family/Vacant Land

Project Summary

The applicant is seeking approval of a Zone Change to allow for the development of multi-family housing and submitting a request to change the phasing plan for phases 2 and 3 of the Twin Creeks Subdivision.

Background

The Twin Creeks subdivision was approved on November 26, 2007. The original approval was for 117 single-family lots on 42.27 acres. Phase 1, which consists of 53 lots on 17.9 acres, was filed and is now built out. The final plat filing deadline for Phase 2 was recently extended by the Town Council and is currently January 15, 2022. The final plat filing deadline for Phase 3 is January 15, 2026.

It is the developer's intent to delete 16 lots from the plat, thereby increasing the common area and open space in the subdivision while also increasing the density on 11 lots in the subdivision. Current R-1 zoning allows only a single dwelling per structure.

Site Characteristics (Existing)

- The property is currently vacant and hold a preliminary plat approval for the remaining phases of the Twin Creeks Subdivision.
- The property is accessed from the public streets within the first phase of the subdivision.
- The total area to be re-zoned is 3.53 acres



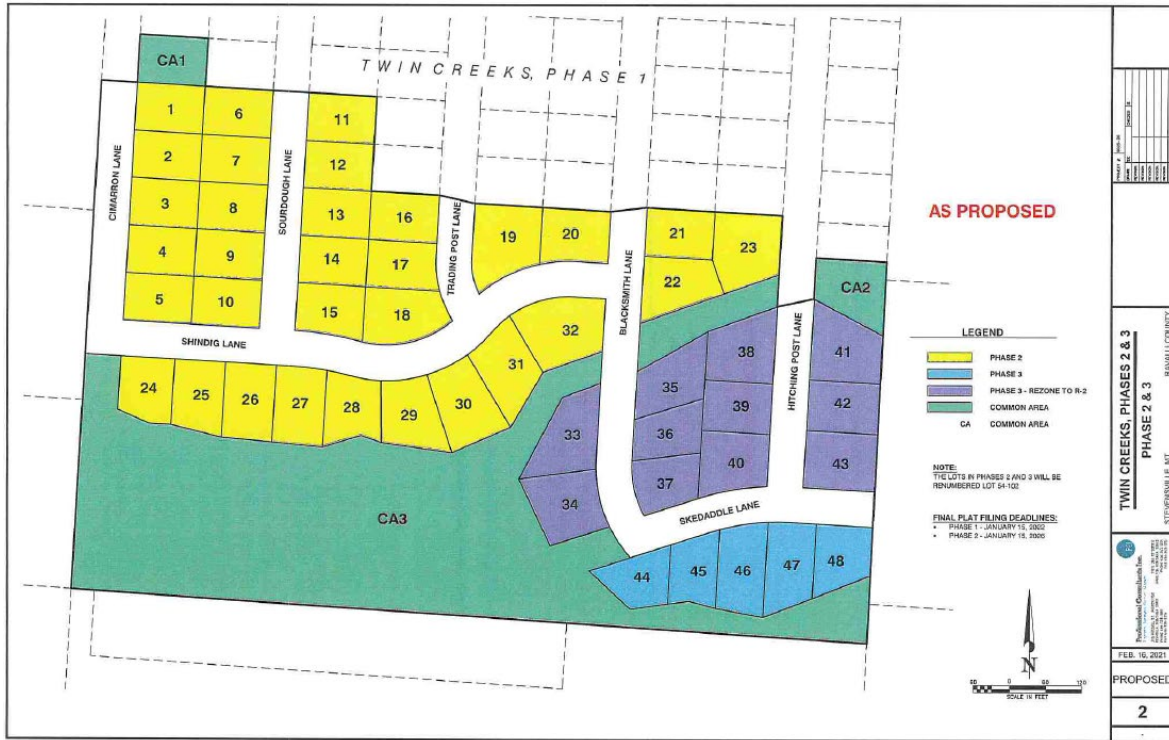
Residential Use

Although the property is zoned Residential R-1 and the zoning district allows for 4 units per acre, the Town's Development Code specifically prohibits more than one dwelling unit per structure in the R-1 Low Density Zone. Because the developer is desirous of concentrating the density of certain lots in order to increase the open space of the subdivision, a zoning change is necessary.

The developer is proposing that 11 lots be re-zoned to R-2 Medium Density. These lots would be developed into two-family townhomes. All other 37 lots in the remaining phases of the subdivision would remain single-family use.

The R-2 Medium Density zoning district allows for more than one dwelling unit per structure and sets minimum dwelling unit sizes of 600 square feet for a one-bedroom unit, and 800 square feet of habitable space for units with more than 1 bedroom.

The proposed layout is shown below. Lot lines of the remaining lots are not changing as part of the proposal.



Above, Phase 2 is identified in yellow, containing 32 lots. Phase 3 is identified in purple (11 two-family lots) and blue, containing 5 single family lots. The remaining land in the subdivision would be used as open space / common area.

The differences in dimensional requirements between the R-1 and R-2 zoning districts are set forth to the right. Foot notes are found on the following page.

Sec. 10-224. - Dimensional requirements chart.

Dimensional requirements	R-1 Residential —low density	R-2 Residential —medium density
Minimum front yard setback ⁽⁵⁾	25 ⁽⁷⁾	25 ⁽⁷⁾
Minimum rear yard setback ⁽⁵⁾	20 ⁽¹⁾	20 ⁽¹⁾
Minimum side yard setback ⁽⁵⁾	7.5	7.5
Minimum lot area in sq. ft. ⁽⁶⁾	10,000 ^{(8), (10)}	10,000 ^{(8), (10)}
Maximum dwelling units per acre	4	16
Minimum width of street frontage	40	40
Minimum width required in lot ⁽⁴⁾	80	80
Minimum depth required in lot ⁽⁴⁾	100	100
Maximum building height	30	36
Maximum lot coverage by structures ⁽³⁾	30%	40%

Section 10-225 Dimensional Requirements Chart footnotes. The following footnotes from the above table may be applicable to the subject parcels:

(3) Lot coverage is determined after public right-of-way and private roads are subtracted from the gross land area.

(5) Setbacks are measured from the legal property line, as determined by the survey or pin location.

(6) Lot area does not include public right-of-way and private roads, but does include the area of any other type of easement.

Sec. 10-230. - Residential chart.

TYPE	R-1 Residential —low density	R-2 Residential —medium density	C-1 Commercial	C-2 Limited commercial
Single-family dwelling ⁽⁹⁾	P	P	p ^{(3), (11)}	P
Two to four dwelling units per structure ⁽¹⁰⁾		P	p ^{(3), (11)}	P
Five or more dwelling units per structure ⁽¹⁰⁾		P	p ⁽³⁾	P

Section 10-231 Residential Chart footnotes. The following are applicable footnotes to the residential chart for R-2:

(9) Minimum dwelling size is 1,000 square feet of habitable space.

(10) Minimum dwelling unit size is 800 square feet of habitable space, except one-bedroom units may be a minimum of 600 square feet of habitable space.

All properties surrounding the subject property are residentially zoned or not zoned at all.

Consistency with the Town of Stevensville’s Growth Policy

The proposal is consistent with the Town’s Growth Policy. Goal #5 provides for a mix of housing options. Both goal 5.1 and 5.3 address ways that the Town of Stevensville should encourage housing that is priced affordably and allow for increased density. The Growth Policy encourages the Town to remove barriers that limit infill housing and preserve neighborhood compatibility.

The applicant has expressed intent to accommodate an ageing population. The Town’s Growth Policy encourages the development of housing that allows seniors to age in place. Accordingly, the townhome housing style is compatible with this goal. Further, the proposal is of a low impact to the surrounding area due to the overall density of the subdivision not increasing.

The 2019 American Community Survey 5-year Estimates reflect that there were 931 housing units within Stevensville. The survey determined that 34% of the total housing units were in a structure with two or more units. Primarily, the housing units in Stevensville consist of single-family homes. Of the single-family homes, 25% of them are occupied by renters. In contrast, of the 320 units in multi-family structures, 98 % are occupied by renters. The survey in 2019 showed that 96% of the units in structures with more than one dwelling were occupied. This percentage likely increased since 2019 and is verified through contacts in the real estate and property management markets.

This type of proposed development would conceivably encourage home ownership at a more reasonable price-point than that of single-family homes. Further, the potential exists to reduce the overall percentage of renter-occupied multi-family structures community wide. A building example is included below.



Considerations

In considering the proposal in its totality, thought should be given to the capacity of the surrounding infrastructure. There may be limitations to water and sewer infrastructure, however those limitations are relative to other development in the community and timing of projects. Transportation infrastructure appears to be adequate in the immediate vicinity, but the impacts are undetermined further off site.

Public Input

- All property owners within 500 feet of the property were notified of the Zone Change/Re-phase Public Hearing
- Public Notice was published in the Bitterroot Star
- The developer sent a letter to all properties within Phase 1 of the Twin Creeks Subdivision

Findings of Fact

- The current zoning is R-1, Low Density Residential
- The surrounding properties are zoned R-1 or un-zoned
- The surrounding uses are single-family residential and vacant land/agricultural
- The proposed R-2 Medium Density zoning designation is consistent with the Town of Stevensville's Growth policy

Recommendation: Approval

ATTACHMENTS:

- **Application**
- **Letter from Applicant**
- **Vicinity maps**

Prepared by: Mayor Brandon Dewey