



Planning and Zoning Board

Public Hearing
March 31, 2021

Action Requested: Consideration of Zone Change Application
Hearing Body: Planning and Zoning Board
Recommendation: Approval of Zone Change Application
Location: NHN Pine Street & North Avenue
Subdivision: Original Townsite & May Addition
Owner: Ilamar Properties, LLC. PO Box 1032, Corvallis MT 59828
Property Type Ravalli County: VAC_U – Vacant Land - Urban
Current Zoning: Light Density Residential (R-1)
Proposed Zoning: Medium Density Residential (R-2)
Current Use: Vacant Land
Historic Use: N/A

Table with 3 columns: Surrounding Properties, Zoning, Current Land Use. Rows include North, South, West, and East directions with corresponding zoning and land use details.

Project Summary

The applicant is seeking approval of a Zone Change to allow for the development of multi-family housing.

Background

Ilamar Properties, LLC purchased the property from Jesus Community Church in October of 2020. According to the 2007 zoning map, the property is zoned R-1 for low density residential use, namely single-family housing. The property, comprised of two lots, totals 2.75 acres.

It is Ilamar Properties, LLC’s intent to develop multi-family residential units on the property. Current R-1 zoning allows only a single dwelling per structure.

Site Characteristics (Existing)

- The property is currently vacant, available town records do not indicate that the property has ever been occupied.
- The properties are accessed from Pine Street on the West.

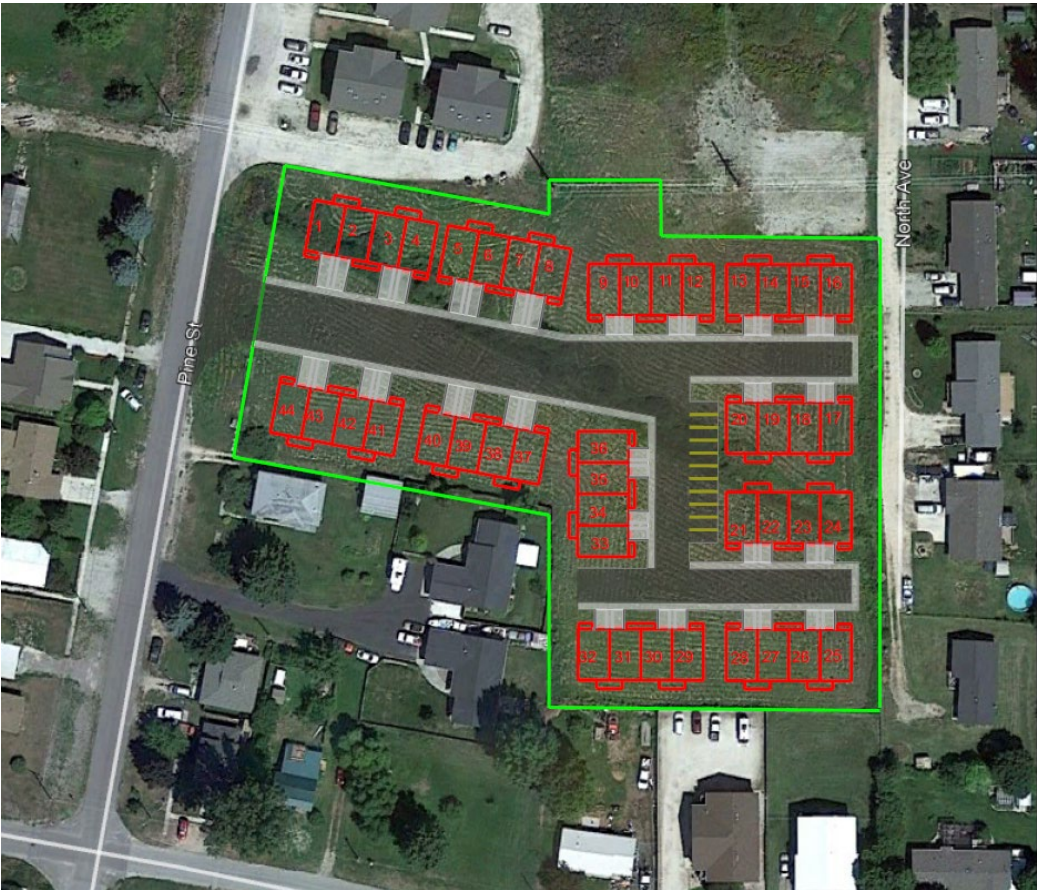


Residential Use

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 Ilamar Properties is desirous of a condo/townhome style of residential development, a zoning change is necessary.

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 R-2 zone also limits the number of dwelling units per acre to 16. The subject parcels would be limited to 44 units, assuming that all off street parking requirements are met and other dimensional requirements are satisfied.

Illamar Properties is interested in maximizing the number of possible units on the property. The proposed buildings would consist of one-story and two-story units to accommodate a mix of accessible units. A proposed layout of the facility is included below.



The above layout is included in this report as a **concept only**. It has not been reviewed by planning staff for compliance with the Town’s development code. It demonstrates the developer’s intent only

The differences in dimensional requirements between the R-1 and R-2 zoning districts are set forth below.

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, either R-1 or R-2. Multi-Family Residential uses, primarily 4-plex style buildings, exist to the North and South of the subject property.

The requested R-2 Medium Density designation is consistent with the R-2 Residentially zoned properties directly North and South from the subject property.

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/condominium housing style is compatible with this goal.

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.

The units developed by Ilamar Properties would primarily be owner occupied. This type of 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 Public Hearing
- Public Notice was published in the Bitterroot Star

Findings of Fact

- The current zoning is R-1, Low Density Residential
- The surrounding properties are zoned R-1 and R-2, Residential
- The surrounding uses are multi-family residential, and single-family residential
- The proposed R-2 Medium Density zoning designation is compatible with the surrounding zoning designations
- 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