



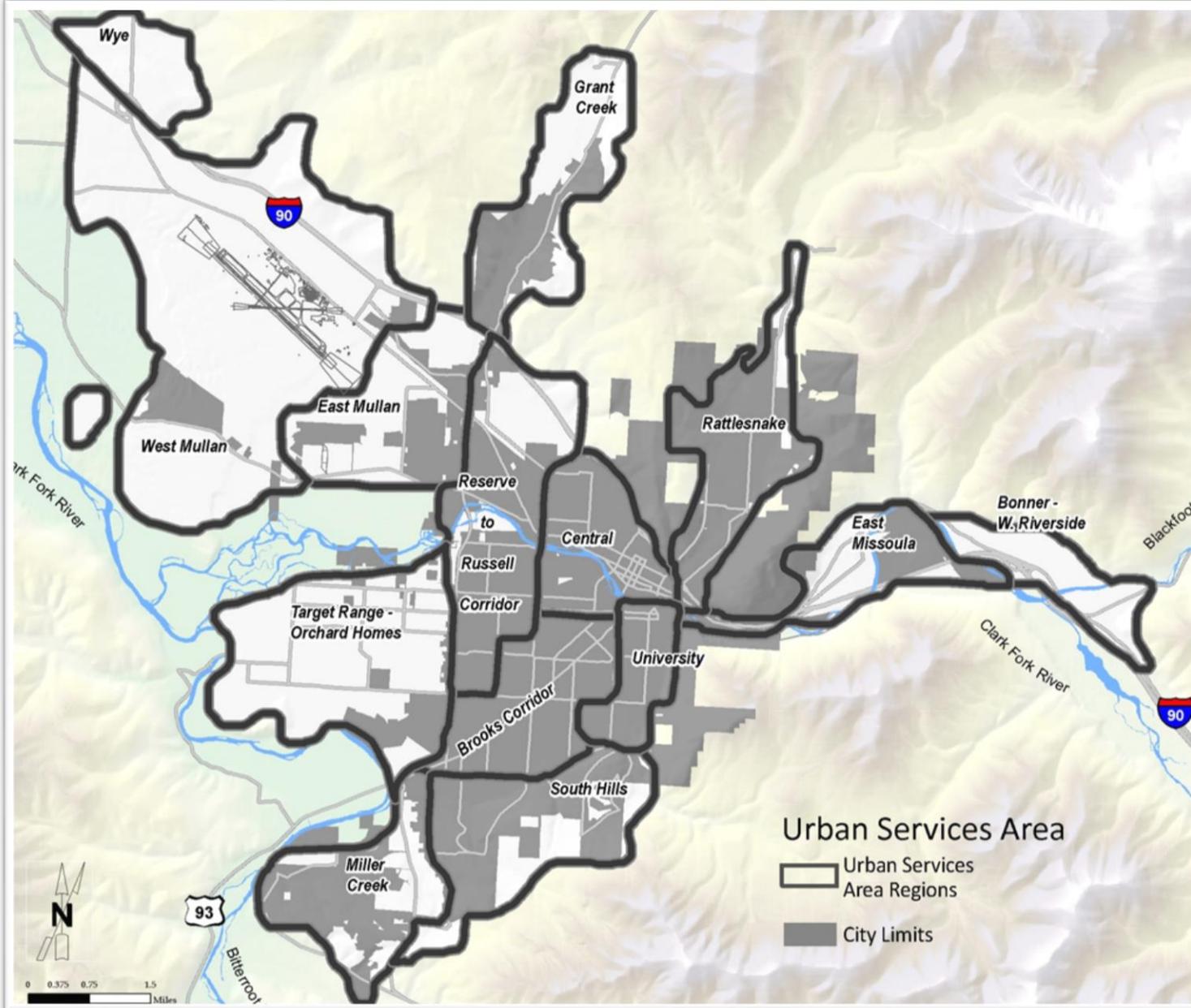
# UFDA 2014

## Ufdate to Land Use & Planning

Casey Wilson  
Development Services  
*April 15, 2015*



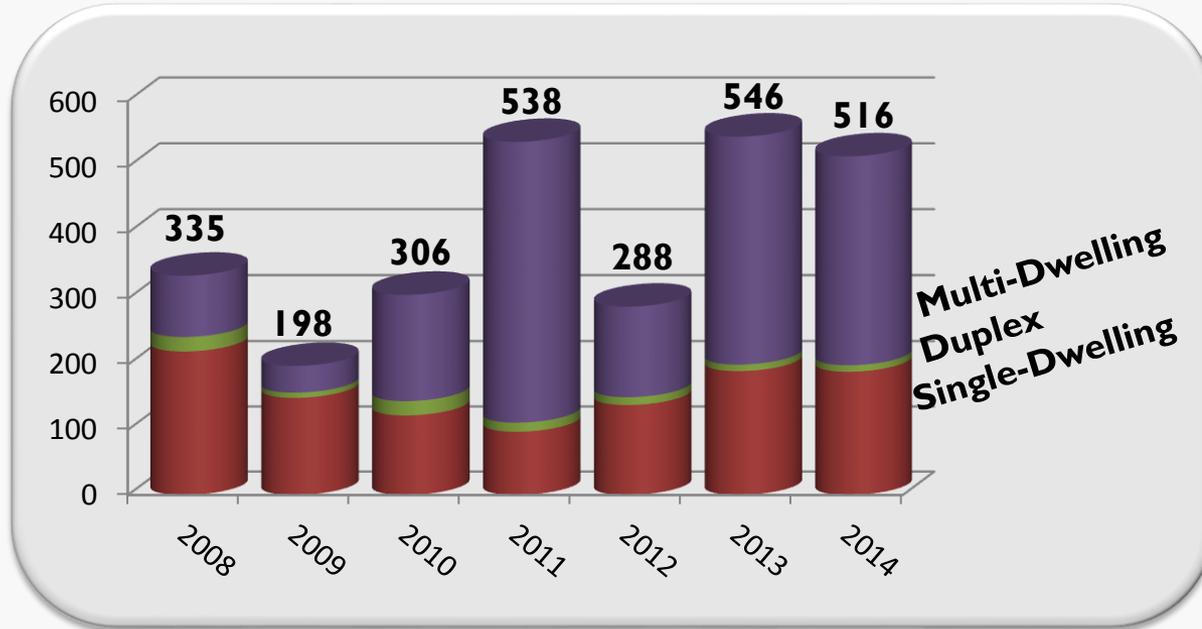
# UFDA Project Study Area



## Study Area Metrics 2014

- Area: 33,080 acres
  - Estimated Housing Units: 40,000
  - Est. Population: 88,200
  - Est. Gross Density: 1.2 duac
  - Est. Net Density: 2.3 duac
- Annual Growth Rate
- 5yrs: 1.1%
  - 14yrs: 1.6%

# New Construction Seven Years



## New Construction Residential Building Permits

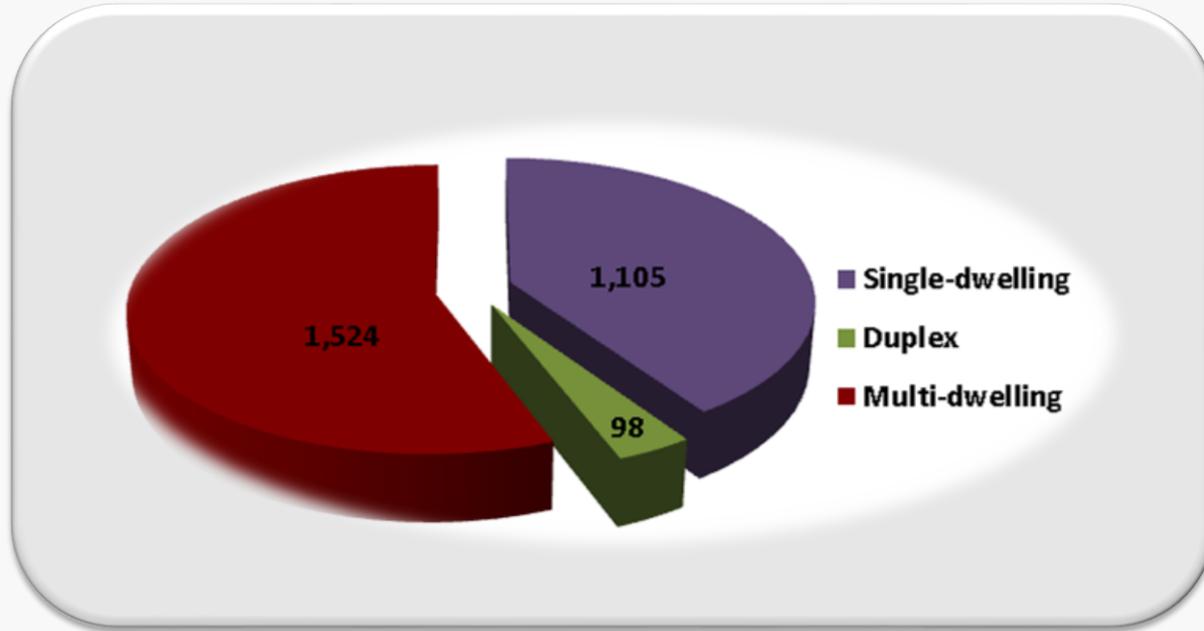
5-years AAG: 1.1%

2013 AAG: 1.4%

2014 AAG: 1.3%

**2,727 units**

# New Construction Seven Years

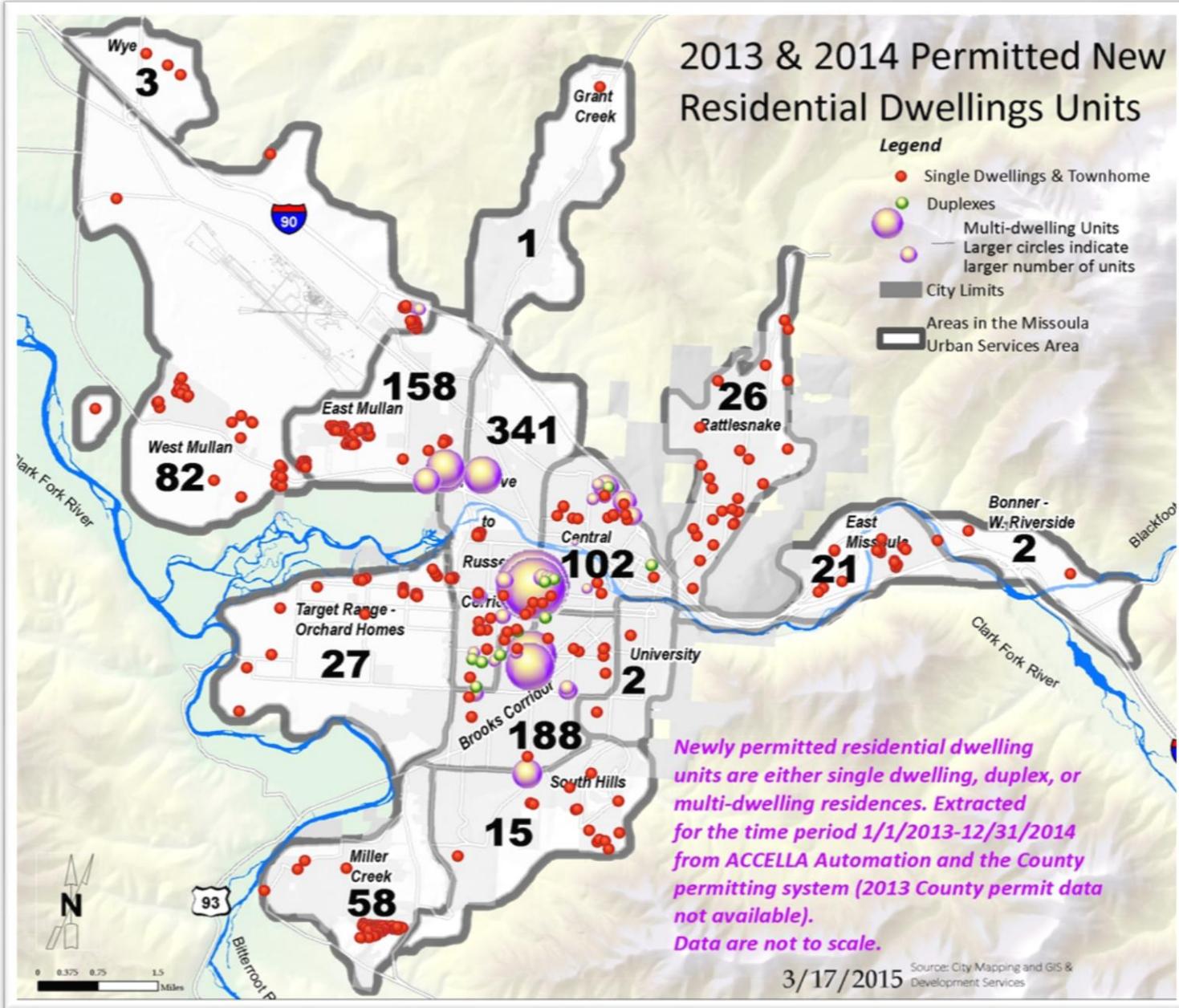


Average

390 new units per year

2,727 units

# 2013-14 New Construction



1,062 new units

- Multi-dwelling: 663 units
- Duplex: 10 units
- Single-dwelling: 379 units

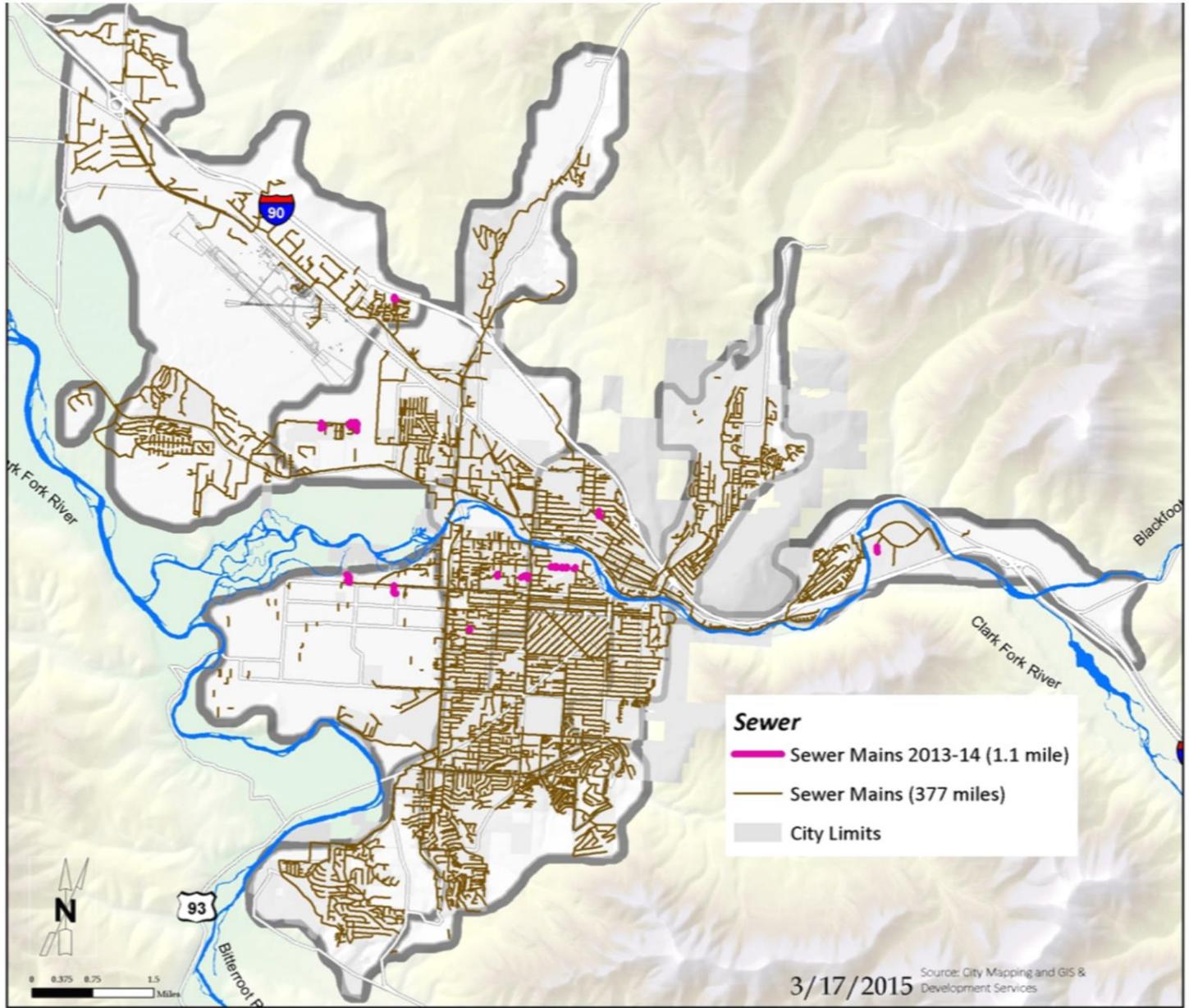
### Major Projects

- 2013 – Corso Apartments (224)
- Summit View (63)

### Affordable

- John Lynn (8)
- Aspen Place (36)

# Wastewater

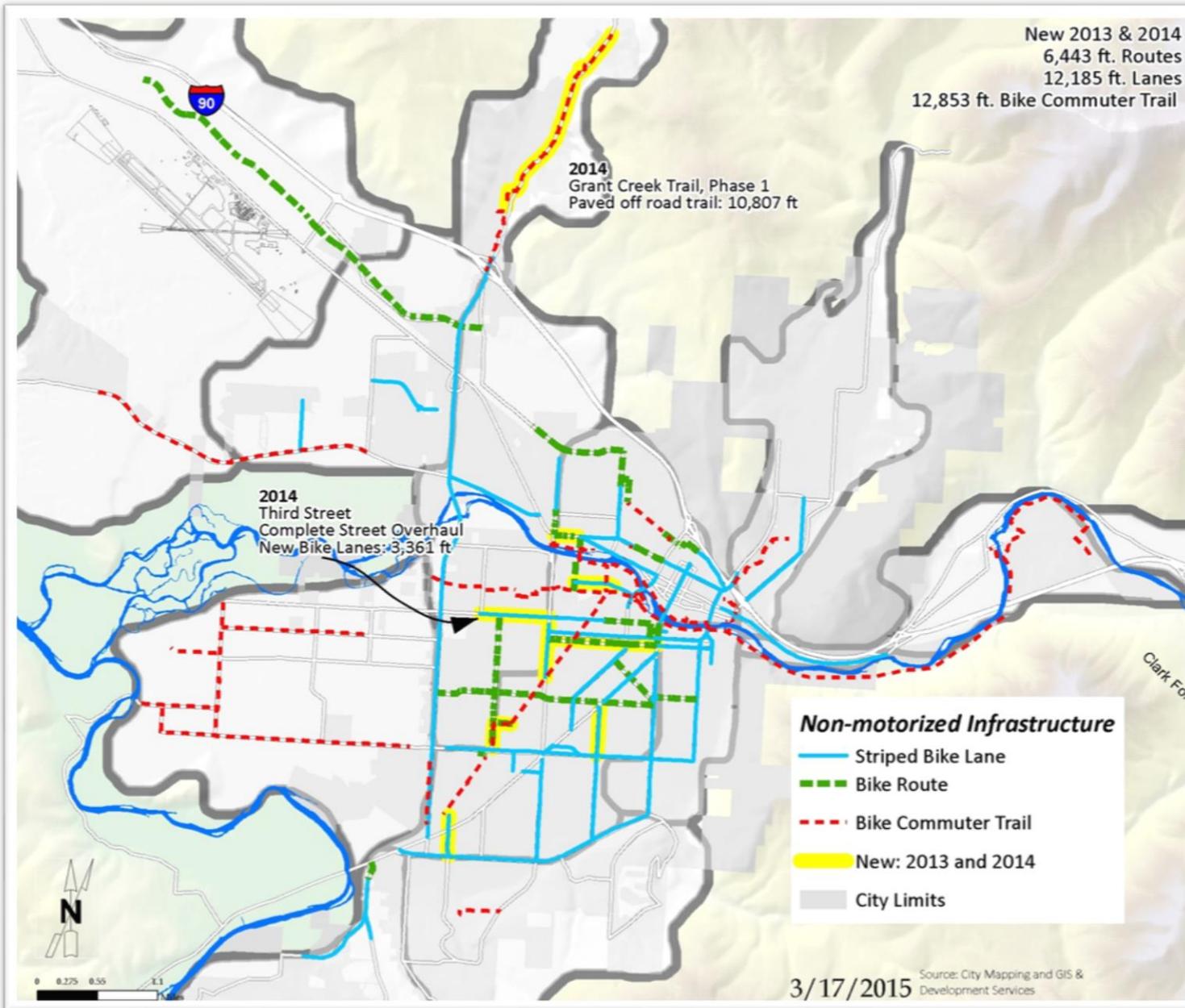


New Mains: 1.1 miles  
Total Mains: 377 miles

No big sewer projects in the last three years

Sewer service extends westward past water service.

# Bike Ped Infrastructure



## New 2013-14

Routes: 1.2 miles

Striped Lanes: 2.3 miles

Commuter Trail: 2.4 miles

## Total

Routes: 14.7 miles

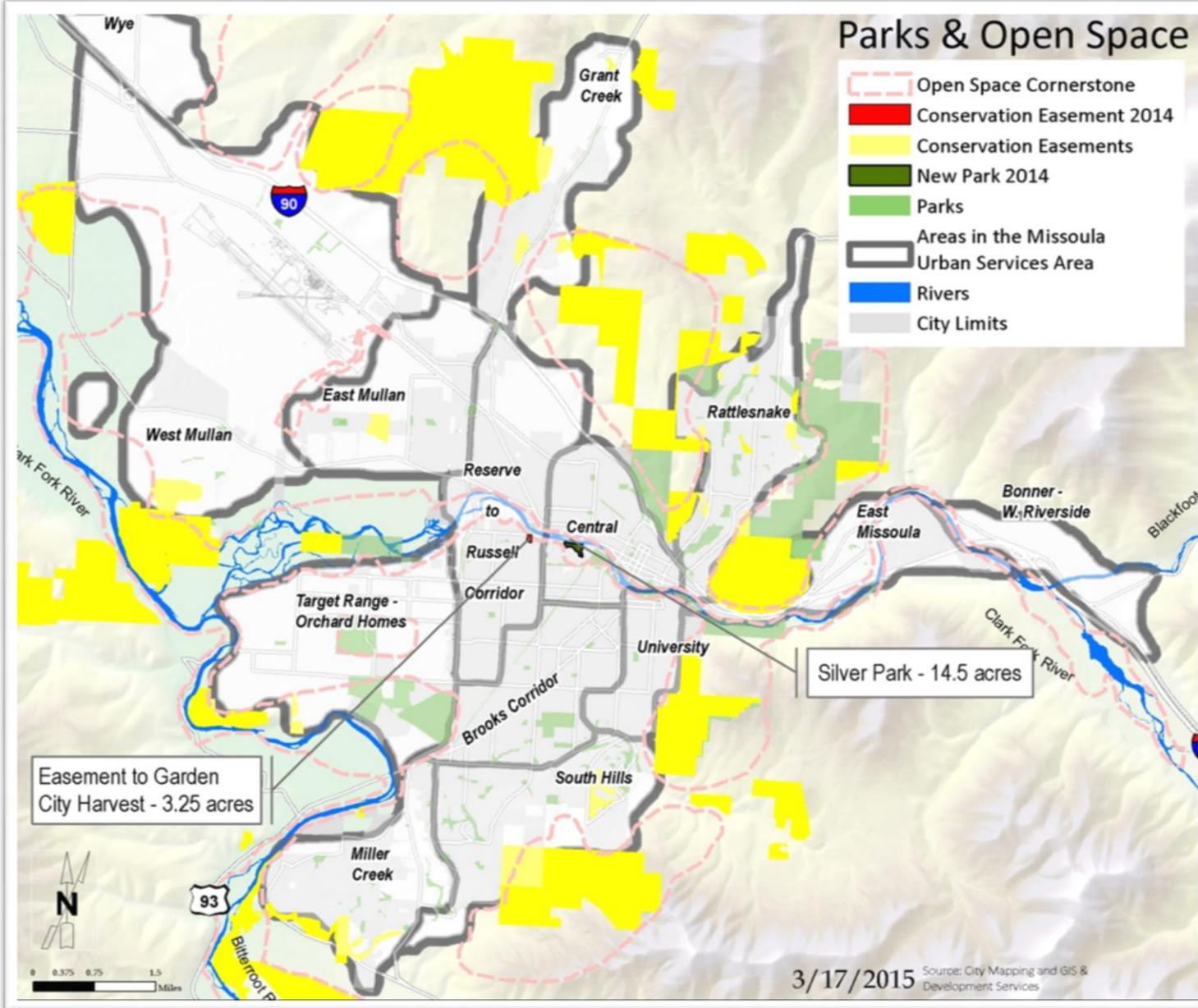
Striped Lanes: 33.0 miles

Commuter Trail: 32.4 miles

## Major Projects

- Grant Creek Trail
- Third Street Complete Street with Bike Lanes
- Wyoming by Old Sawmill District
- Bancroft from South to Brooks

# Parks and Open Space

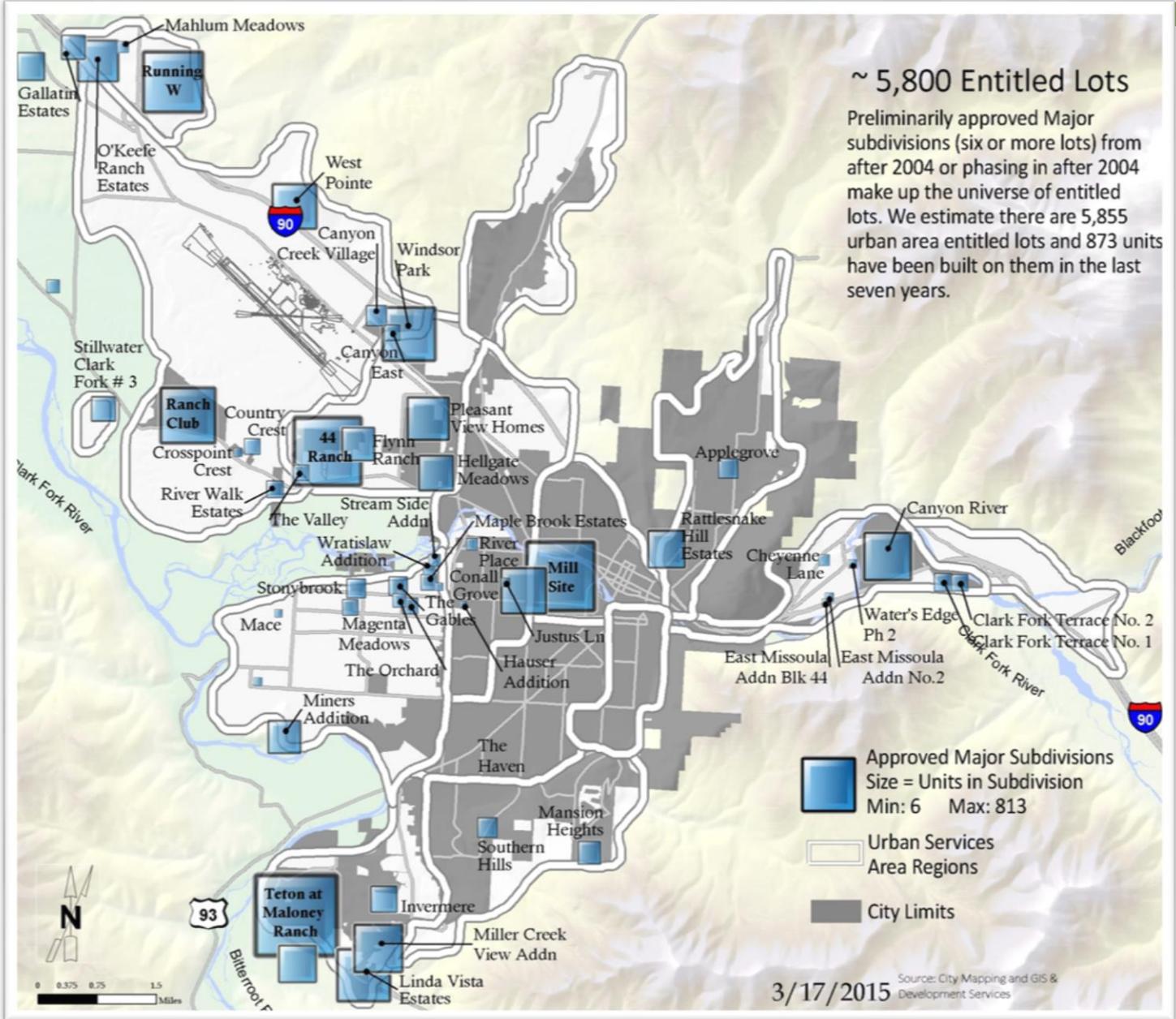


2013-14

3.25 acres  
 Conservation Easement  
 to Garden City Harvest  
 Total Conservation  
 Easements: 685 acres

14.5 acres  
 Silver Park  
 Total Parks: 1,300 acres

# Subdivisions

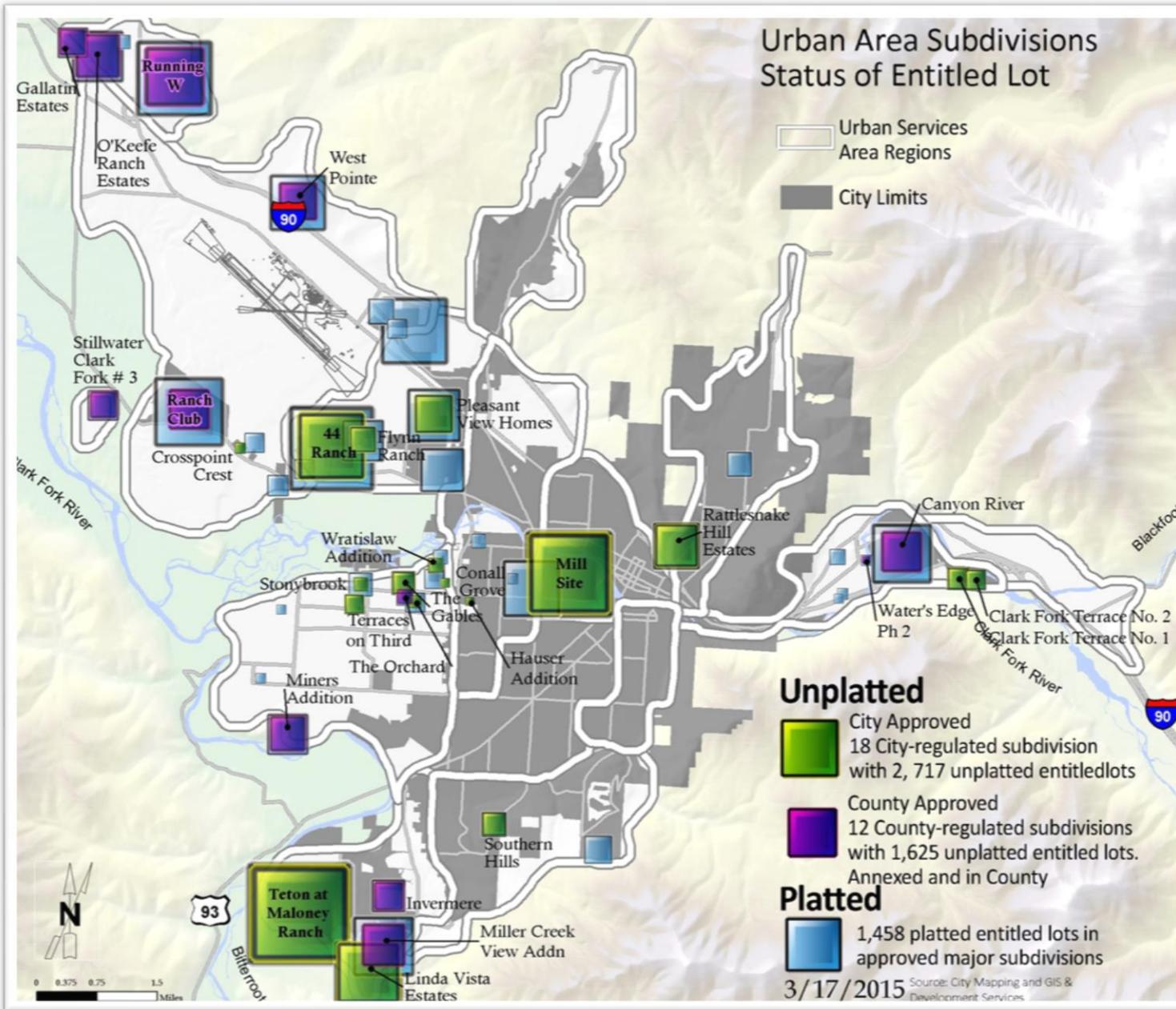


~ 5,800 Entitled Lots  
 Preliminarily approved Major subdivisions (six or more lots) from after 2004 or phasing in after 2004 make up the universe of entitled lots. We estimate there are 5,855 urban area entitled lots and 873 units have been built on them in the last seven years.

## Major Subdivisions

No new Major Subdivisions in 2013-14

# Entitled Lots



**~5,800  
Entitled Lots  
In Subdivision**

- Un-platted
- City Approved and Regulated 2,717 lots
  - County Approved and Regulated 1,625 lots
- Platted
- 1,458 platted entitled lots

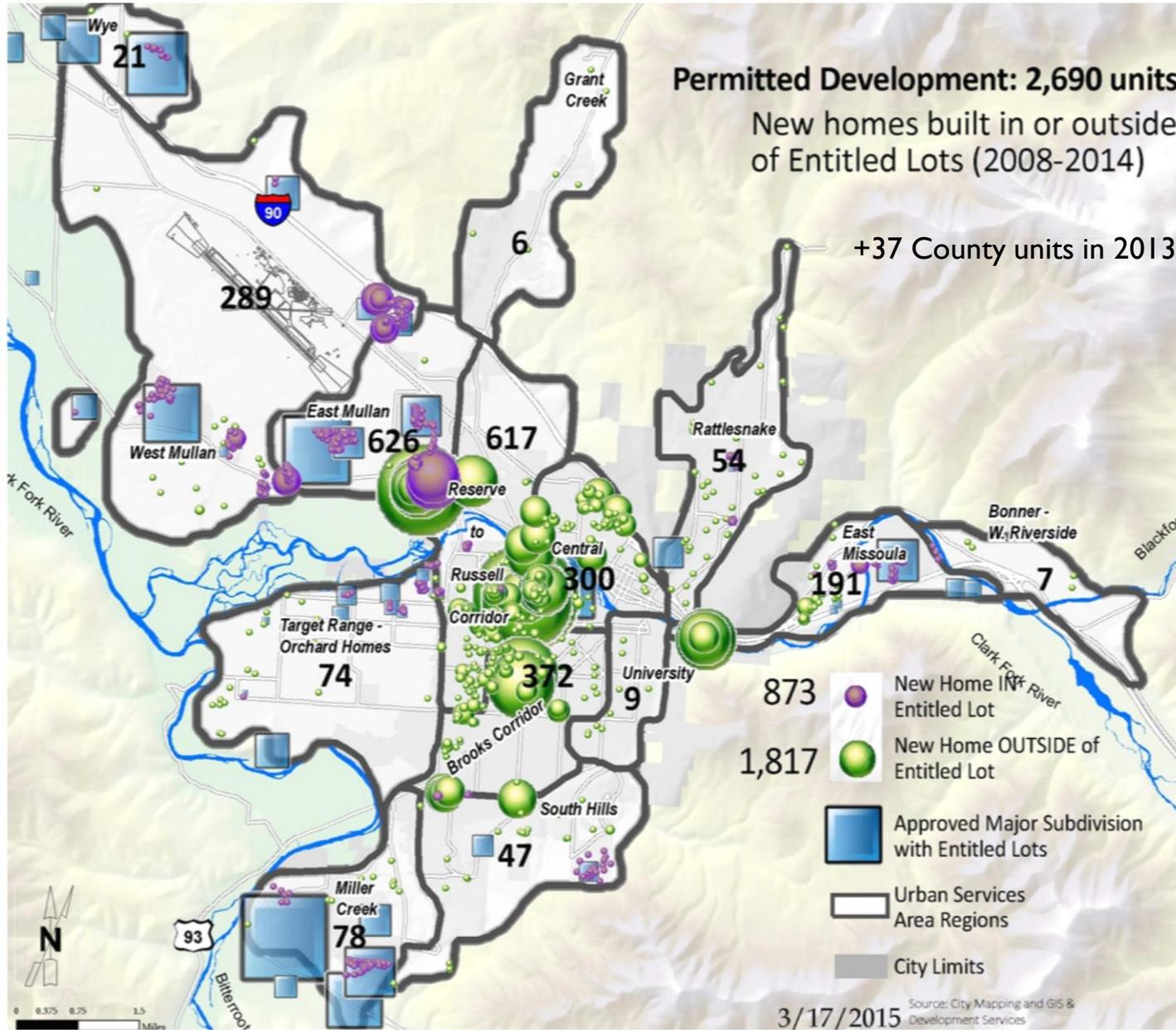
# City Subdivision Report



City Subdivision Activity data through April 15, 2015

Subdivision Name	Approval Date	Land Area	# of lots	# of Phases	Phasing Plan Amend/Ext Approval Date	Phases Filed/Dates	# of Lots Platted	Final Phase Deadline	Phasing Years	Notes	Remaining units
44 Ranch	2005	132.08 acres	545	22	Feb. 24, 2014	Phase 1 - 7A May 18, 2014	154	2025	20		391
Applegrove	2004	21.8 acres	47	1	None	14-Jan-05	47				0
Bellevue Addition No. 5, Lot 1	2013	0.275 acre	1	1	None	11-Apr-13	1				0
Chickasaw Place	2009	9.35 acres	30			Expired May 9, 2011	0			(30) Res lots plus (1) Ag lot	30
Clark Fork Terrace #1	2009	46.6 acres	38	3		None. Ph. 1 due 12-31-2016	0	Dec. 31, 2018	9		38
Clark Fork Terrace #2	2007	47.51 acres	33	1		None. Combined Phasing Plan with CFT#1	0	Dec. 31, 2019	12		33
Conall Grove	2008	1.99 acres	7	2		None. Ph. 1 due 12-31-2018	0	Dec. 22, 2022	14		7
Crosspoint Crest	2006	11.09 acres	10	1	12-Jan-09	Expired Dec. 11, 2009	0		3	(9) Res lots, (1) 4.19 acre Church lot	10
D & R Addition	2013	5.10 acres	3	1	None	Dec. 30, 2013	3				0
Flynn Ranch	2008	19.94 acres	52	3	Oct. 20, 2014	Phase 1 - Oct. 19, 2010 Phase 2 - April 9, 2013	37	31-May-25	17	Lot 1 is multi- dwelling lot	57
(The) Gables	2008	12.04 acres	42	3	2-Mar-15	None. Ph 1 due 05-23-2018	0	26-May-22	16		42
Garden District Homes	2008	12.05 acres	5	1	None	5-Feb-09	5				0
Grand Vista Lot 20A	2010	1 acre	5	1	None	Sept. 30, 2010	5				0
Hauser Addition	2006	0.86 acre	6	2	Dec. 5, 2014	None. Ph. 1 due 10-31-2016	0	Oct. 31, 2020	14	Reduced to 5 lots with Plat adjustment on 01- 28-2008	5
(The) Haven	2011	1.06 acre	6	1	None	17-Apr-12	6				0
Hellgate Meadows	2002	40.83 acres	146	3	None	Phase 1 & 2, July 17, 2002, Phase 3 May 3, 2004	146				0
Howard Raser Business Park	2007	7.50 acres	6	3	Sept. 16, 2013	None. Ph. 1 due Nov. 19, 2015	0	Nov. 19, 2019	12	(6) Commercial / Industrial Lots	6
Justus Lane	2002	1.13 acres	8	1	None	17-Feb-04	8				0
Linda Vista Estates	2009	95.52 acres	209	5	2-Mar-15	None. Ph. 1 due July 1, 2015	0	1-Jul-22	13	(208) Res lots, (1) MD lot for 132 units.	340
Lower Estates	2008	0.99 acre	2	1	None	3-Nov-08	2				0
Maple Brooks Estates (formerly Emery Acres)	2006	9.34 acres	30	1	None	14-Aug-07	30				0
Mill Site	2007	46.59 acres	285	11	3-Nov-14	None. Ph. 1 due Dec. 31, 2015	0	Dec. 31, 2025	18	(285) lots: (37) SD Res, (304) MD Res, (106) TH Res., (73) Condo Res., (30) office, (14) Comm.	564

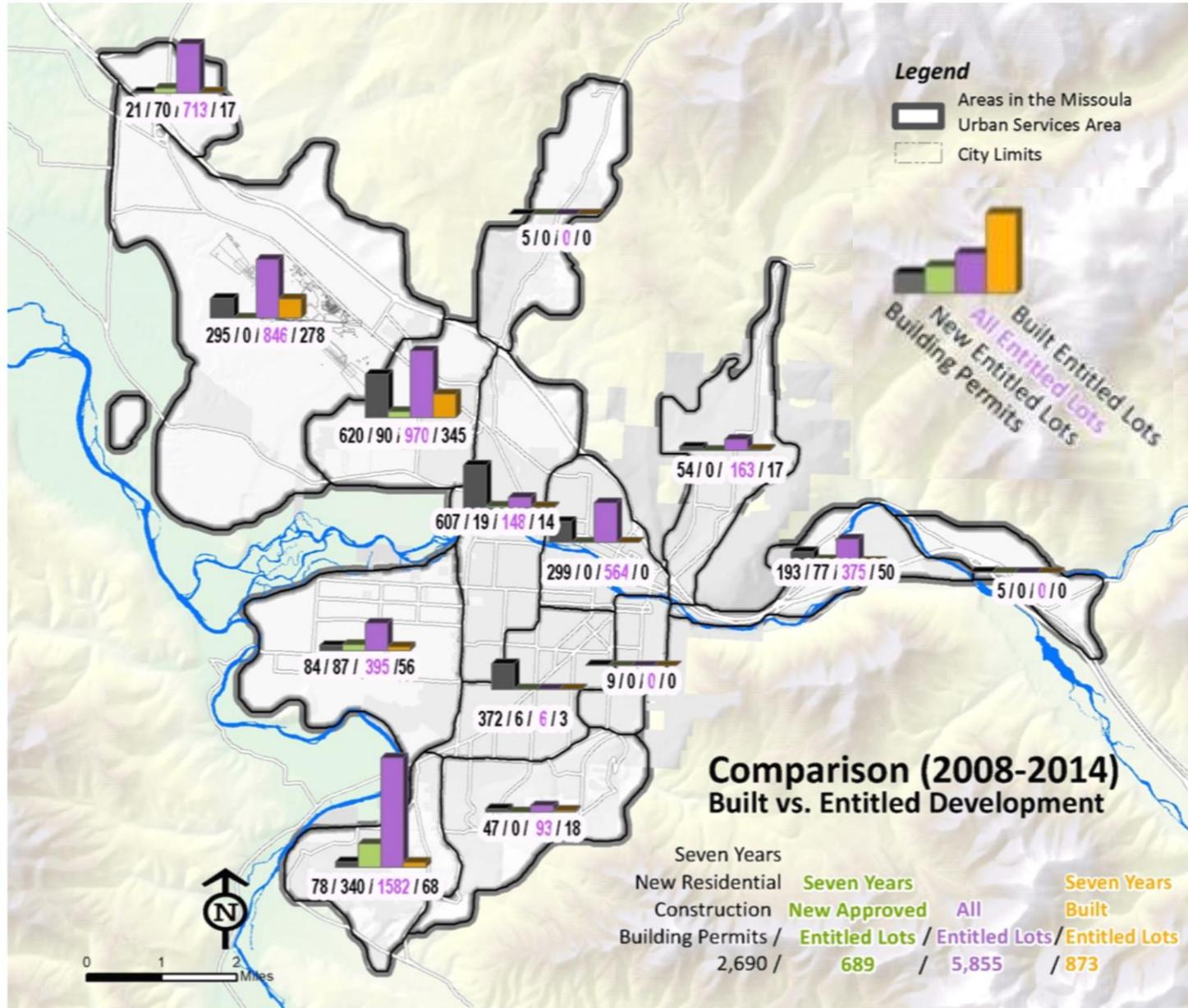
# All Permitted Development



## 2,727 new residential units (7 years)

- 1/3 new units in entitled lots
- 9% county
- 91% city
- Concentrations on arterials

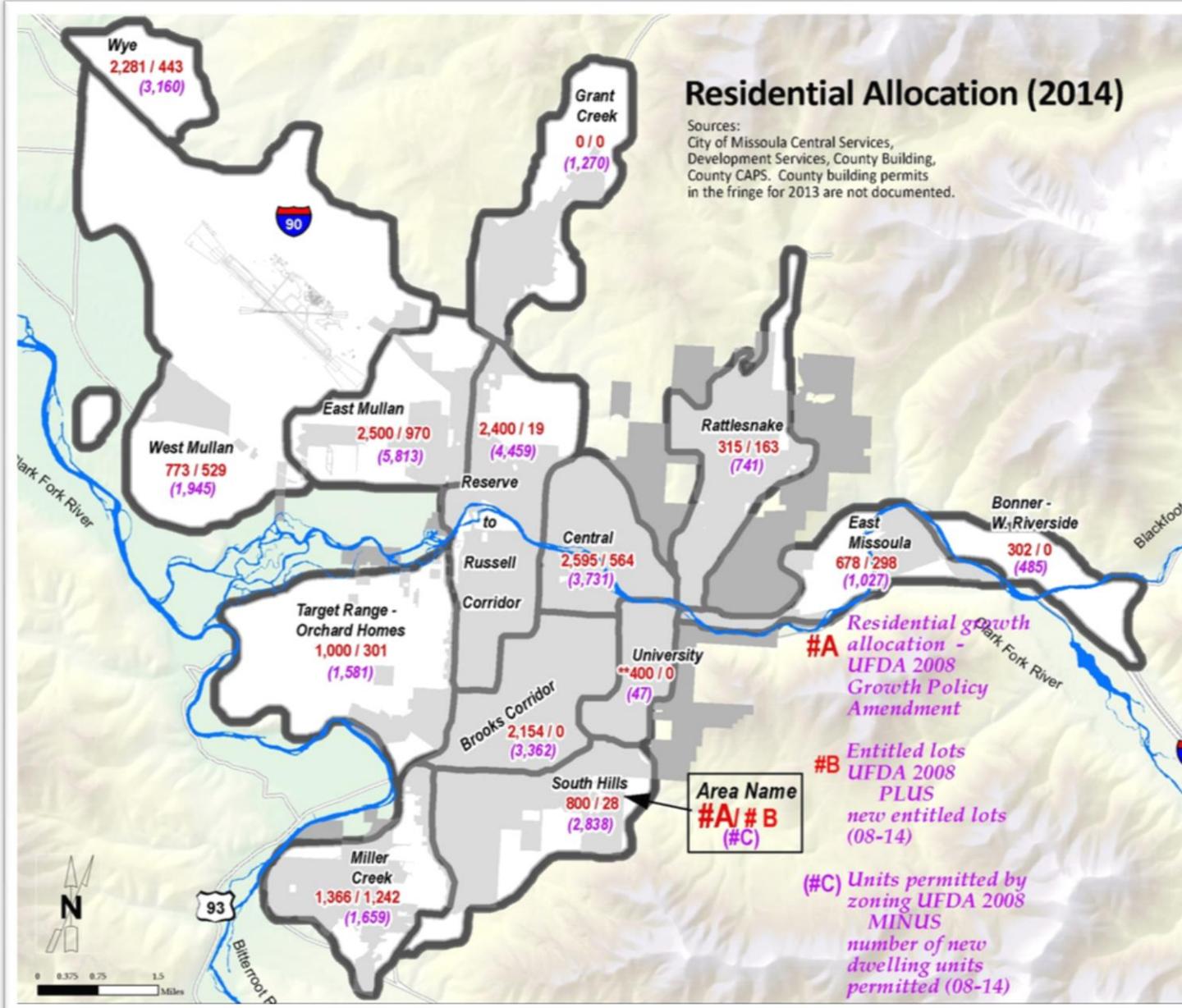
# Summary



## Summary

Development by UFDA Region

# Residential Allocation



Update to Map 18 in the UFDA Growth Policy Amendment Allocates next 15,000 units.

## *Urban Fringe Development Area Project*

<http://www.ci.missoula.mt.us/1526/UFDA>

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April 15, 2015