

Mixed-Use Development Property

LAND FOR SALE • 33 ± ACRES



Dougherty Ranch • Remainder Tract A

Missoula, MT

Offered at \$3,465,000

Katie C. Ward

REAL ESTATE

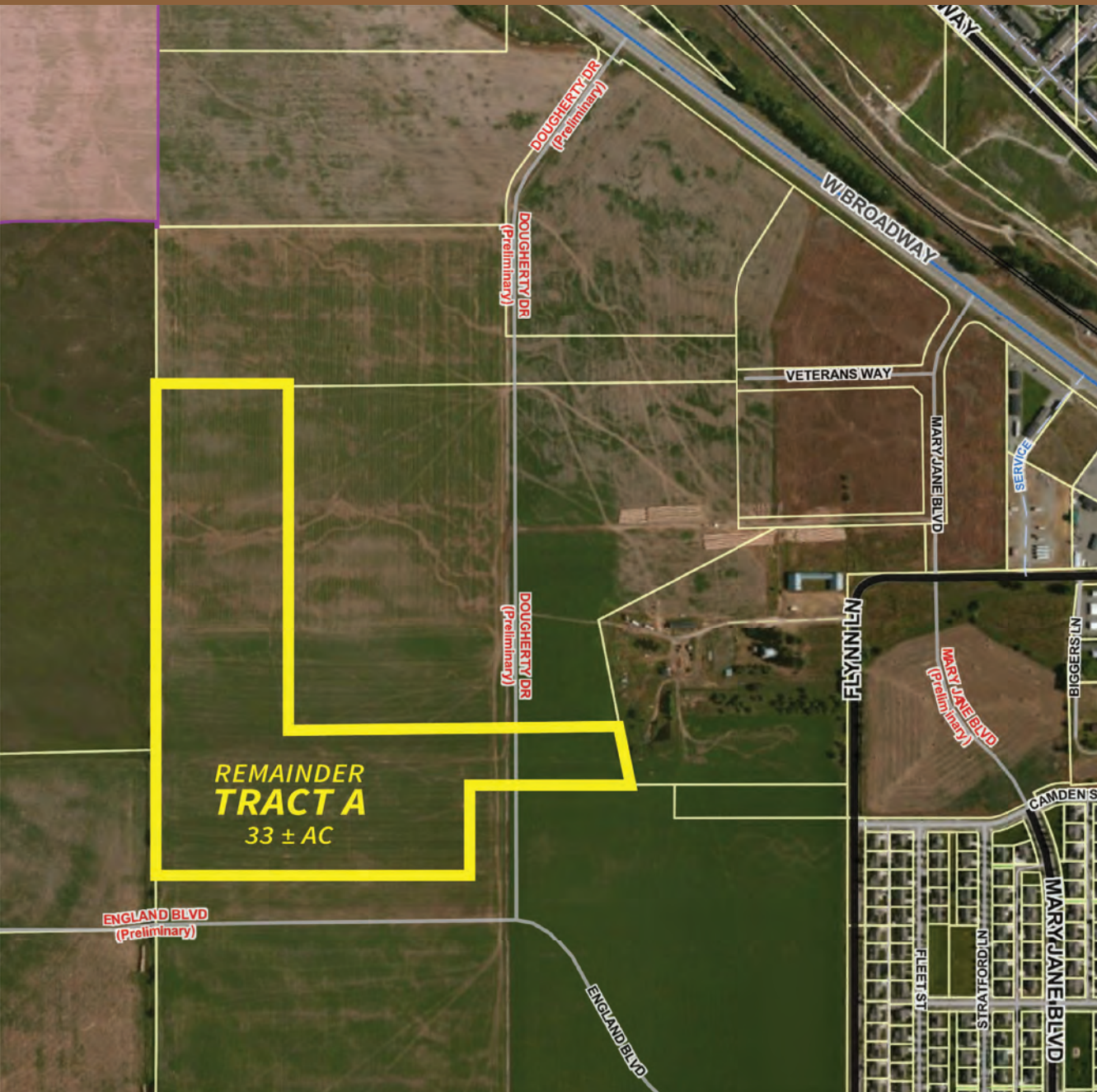
OFFERING MEMORANDUM

Dougherty Ranch · Tract A Missoula, Montana

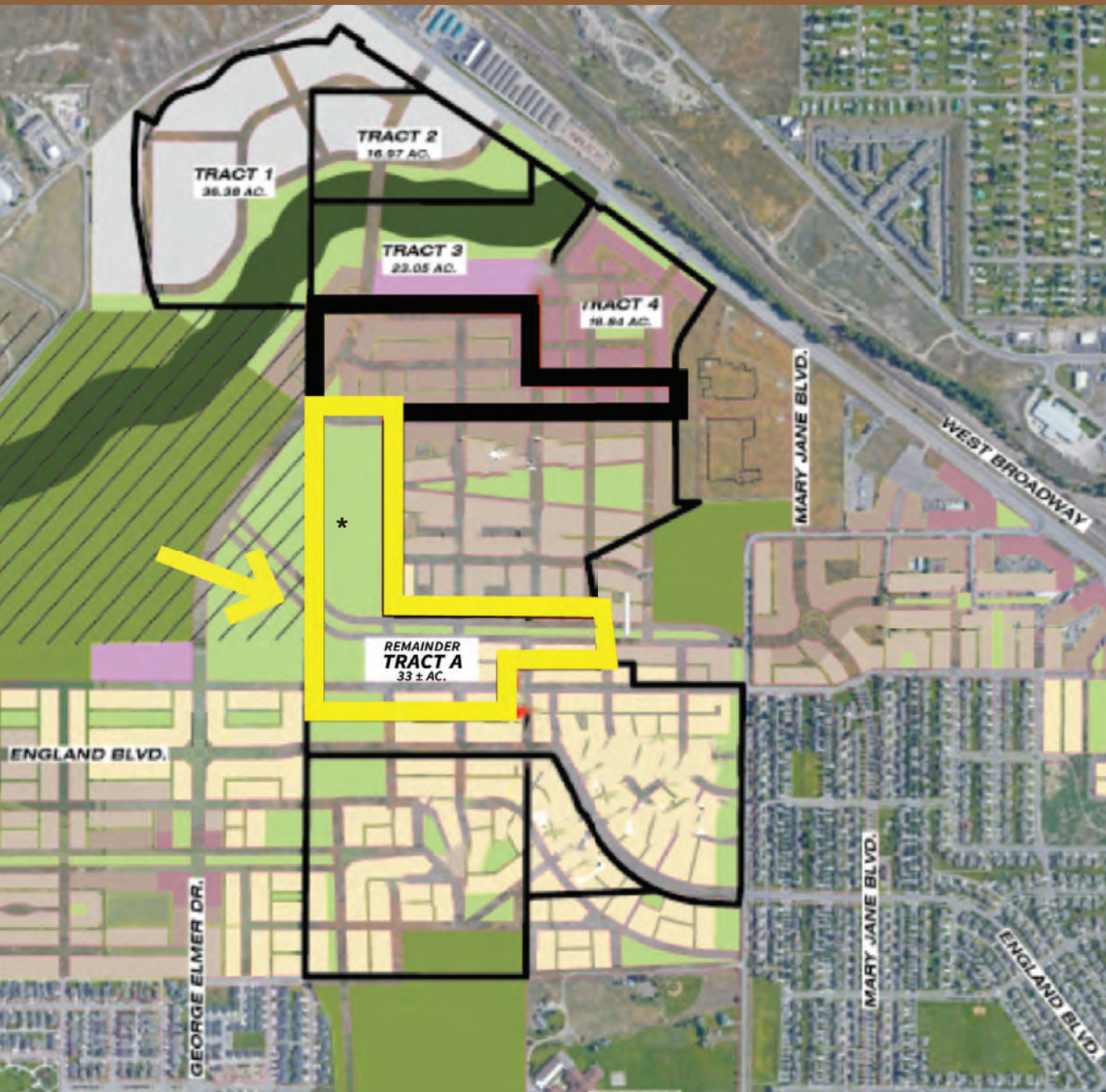
Presented By



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TRANSECT ZONE MAP



LEGEND

ZONING HATCH LEGEND

- T5 Mixed Use Core
- T4-O Neighborhood Center - Open
- T4-R Neighborhood Center - Restricted
- T3 Neighborhood Edge
- T2 Rural
- T1 Natural
- * Civic -- Open Space
- Civic -- Building
- SD -- Special District Industrial

***NOTE:** Disregard 'OS' designation on map is "conceptual only". Parkland over 11% is not required on this parcel. Neighboring uses 'T4-R & T4-O' are to be used for densities and uses.

See supporting docs pages 3-3, 3-40 & 3-41 of Form-Based Code Division 2: Transect Standards & Permitted Uses, and EADA Flight Path Map.

PROPERTY OVERVIEW

Dougherty Ranch 33 ± Ac Tract in the path of development.

This parcel transitions from low-density residential on southwest area in flight path to high-density and mixed-use on north and northeast portions. See docs for permitted uses in Form Based Code and other pertinent information.

Zoom or in-person meeting recommended for overview of property.

PROPERTY DETAILS

Note: Below information is for entirety of Tract A which is in the process of boundary line adjustment resulting in Remainder Tract.

GEOCODE:	04-2199-12-1-01-11-0000
ZONING:	TOWN-CTR & CRX-CTR
LEGAL DESCRIPTION:	S12, T13 N, R20 W, C.O.S. 6850, ACRES 54.5, TRACT A
LOT SIZE:	33 ± acres
TAX ID:	3213707
PROPERTY TAXES:	\$2,826.51
SEWER:	Public Sewer Available
WATER:	Public Water Available
UTILITIES:	Cable Available, Electricity Available, Natural Gas Available, Internet Available.

Neighboring Projects close to breaking ground, extending roads and infrastructure.



Easy Access to:

5 minutes to Missoula Airport

10 minutes to Downtown Missoula

10 minutes to Saint Patrick Hospital



George Elmer, a 90'± wide main commuter road will pass through property similar to page three map.



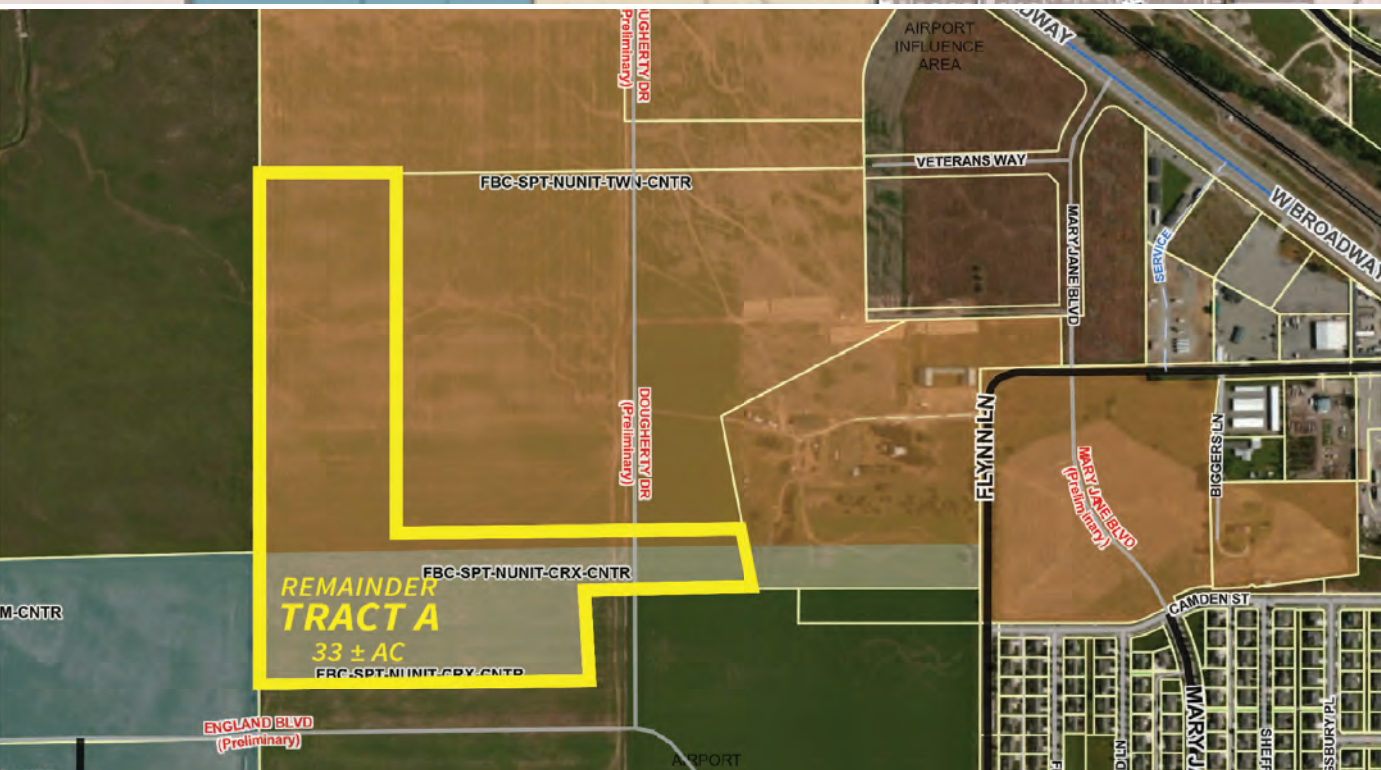
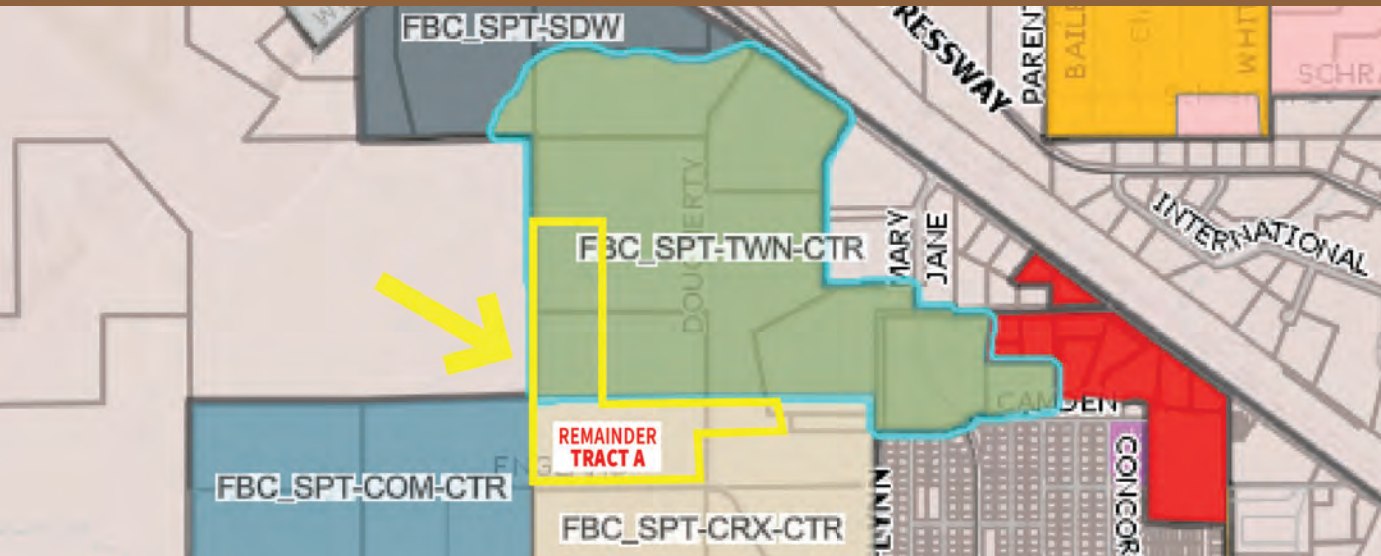
Part of the historical Dougherty Ranch land



PUBLIC CITY SEWER & WATER MAP



FORM-BASED CODE DESIGNATION MAP



SXWTPQUEN FORM-BASED CODE ZONING DISTRICTS

NEIGHBORHOOD UNIT TYPE NAME

Town Center & Crossroads Center

ABBREVIATION

FBC_SPT-TWN-CTR & FCB_SPT-CRX-CTR

TYPE

Mixed-Use & Low-Density Residential

MINIMUM LOT SIZE

Specific Regulations Apply

STATUS

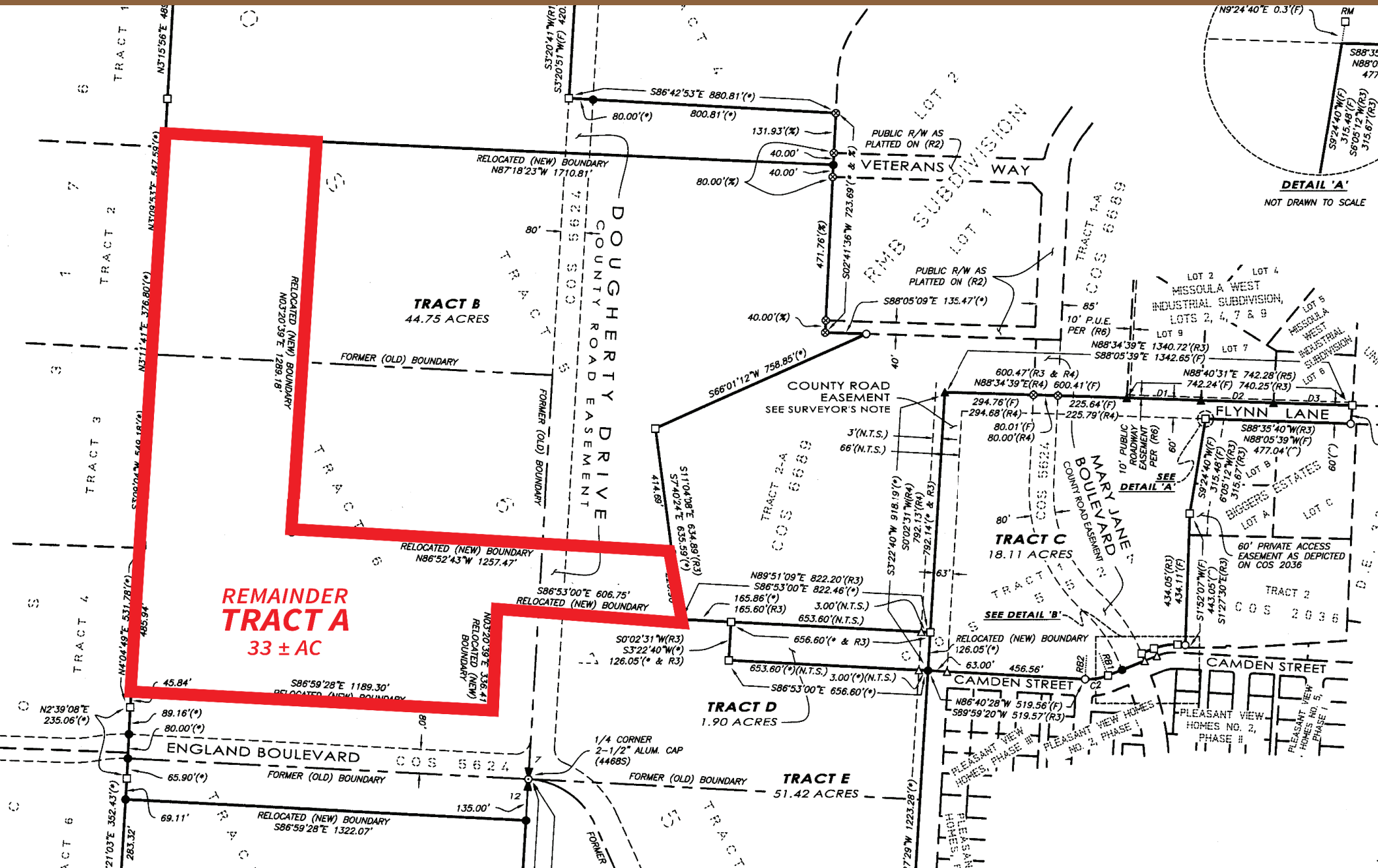
Your Zoning will not change during this update project.

Land is in Missoula County and can be simultaneously annexed and zoned to Form Based Code during your subdivision process.

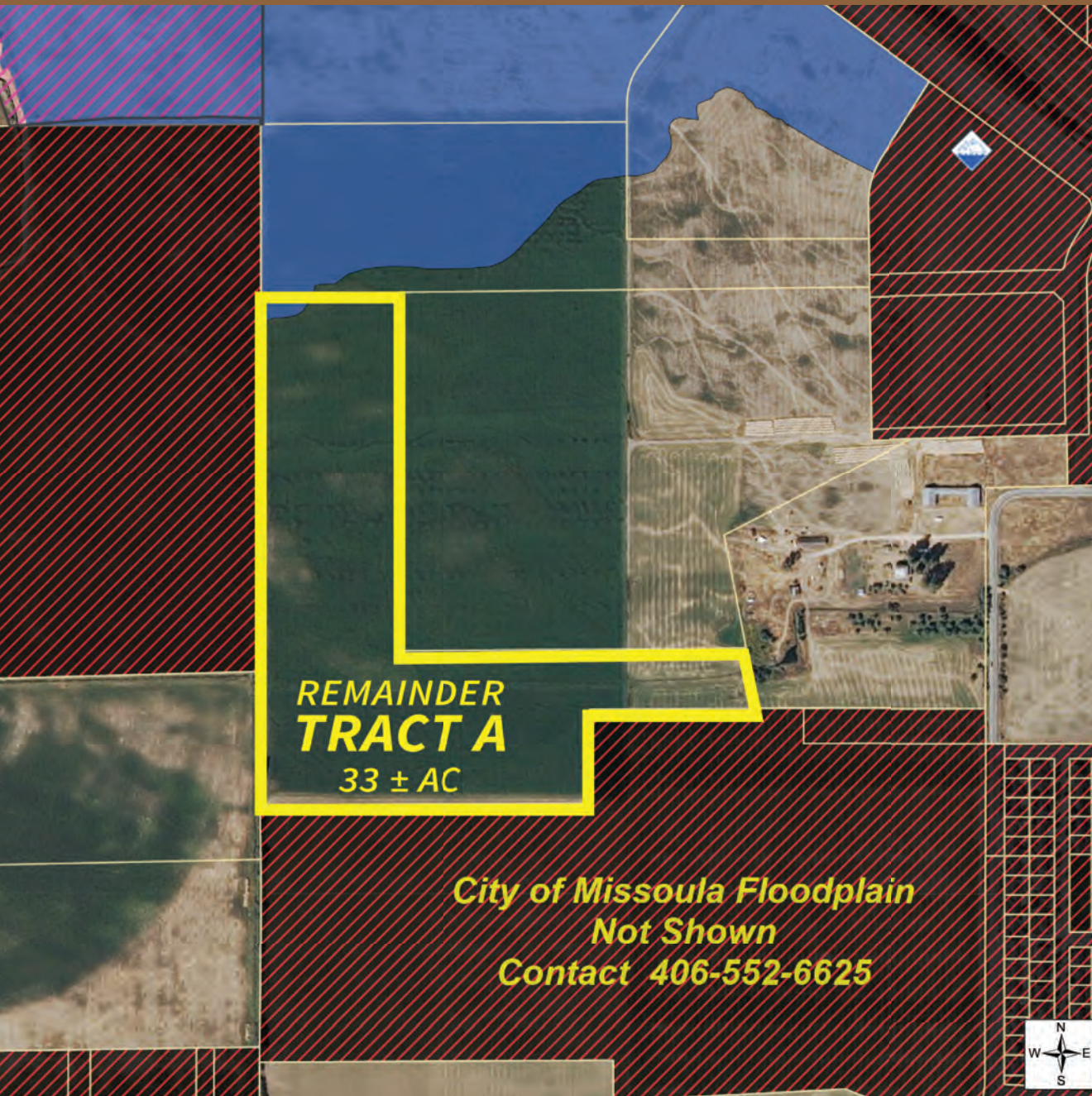
Reference Division 2 of Form Based Code in supporting docs.

Transects also govern use, see page 3 & supporting docs

CERTIFICATE OF SURVEY



FLOOD PLAIN MAP



Elevation Certificates Available



Floodplain

City of Missoula Floodplain Not Shown - Contact 406-552-6625



Clearwater River 100-Year Regulatory Floodplain



2019 DFIRM - LOMC

- Zone A (100 YR Floodplain - Approximate)
- Zone AE (100 YR Floodplain - With Elevations)
- Zone AE (100 YR Floodway)
- Zone AH (100 YR Floodplain - Ponding)
- Zone AO (100 YR Floodplain - Sheet Flow)
- Area Not Included (Tribal Lands)
- Zone D (Undetermined Flood Hazard)
- SHADED-X (100/500 YR Floodplain)
- SHADED-X (500-YR Floodplain Only)
- SHADED-X (Protected by Levee)
- Unshaded X (Out of Designated Floodplain)

Katie L. Ward

REAL ESTATE

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DISCLAIMER

All information contained herein is derived from sources deemed reliable, however, it is not guaranteed by Katie L Ward LLC., Managing Brokers, Agents or Sellers. Offering is subject to error, omissions, prior sales, price change or withdrawal without notice and approval of purchase by Seller. We urge independent verification of each and every item submitted, to the satisfaction of any prospective purchaser.

**Note: Disregard 'OS' designation on map is "conceptual only".
Parkland over 11% is not required on this parcel. Neighboring
uses 'T4-R & T4-O' are to be used for densities and uses.**

DIVISION 3

TRANSECT STANDARDS

**TABLE 3-1: TRANSECT
STANDARDS SUMMARY**

TABLE 3-1: TRANSECT STANDARDS SUMMARY	OS	T2	T3	T4-R	T5	SD-W	C
				T4-O			
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 Location ⁵							
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:

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

DIVISION 3

TRANSECT STANDARDS

SECTION 3.12 PERMITTED USES

The Permitted Uses Table, Table 3-2, lists the various types of uses and identifies whether or not a use is permitted By Right, or By Warrant.

■ = By Right

□ = By Warrant

A. Listed Uses

- 1. Permitted Use:** A Land Use that is allowed by right in a Transect Zone because it is considered to be consistent with the vision and goals established for that Transect Zone.
- 2. By Warrant:** A Land Use that is allowed By Warrant shall seek special approval as described in Division 7.

B. Use Not Listed:

If a proposed use is not listed in Table 3-2, the applicant may seek approval by Warrant/Exception, as described in Division 7.

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
RESIDENTIAL TYPES¹								
Mixed Use Building/Block					■	■	■	
Apartment Building				■	■	■	■	
Mansion Apartment			■	■	■	■		
Live/Work Unit					■	■		
Live/Make Unit					■	■		
Townhouse				■	■	■		
Duplex House			■	■	■	■		
Courtyard House				■	■	■		
Sideyard House			■	■	■	■		
Cottage			■	■	■			
House		■	■	■	■			
Villa		■	■					
Accessory Dwelling Unit			■	■	■	■		
Residential Convertible to Retail					■	■	■	
Nursing Home				■	■	■	■	
Assisted Living Facility				■	■	■	■	
Group Living (Under 12)			■	■	■	■		
School Dormitory			■	■	■	■	■	■

Notes:

1. Tourist Homes shall be permitted within the Sx*tpqyen FBC area where lawfully established dwelling units are permitted. Tourist Homes shall meet all standards and requirements of Title 20.40.135 - Tourist Homes.
2. Mini-Storage/Self-Storage shall be permitted within the T4-O and T5 Transect Zones only within the EADA Zone.

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
LODGING								
Hotel (no room limit)						■	■	
Inn (up to 12 rooms)		□			■	■		
Bed & Breakfast		□	□	□	■	■		
Hostel					□	□		
COMMERCIAL								
Office					■	■	■	
Medical Office					□	■	■	
Live/Work Unit					■	■	■	
Home Occupation			■	■	■	■	■	
Animal Services: Sales and Grooming / Veterinary		■			□	■	■	
Open-Market Building (Farm Markets)	■	■			■	■	■	■
Retail					■	■	■	
Food and Beverage Retail Sales					■	■	■	
Personal Improvement Service					■	■	■	
Financial Services					■	■	■	
Repair or Laundry Service, Consumer					■	■	■	
Restaurant					■	■	■	
Kiosk					■	■	□	
Push Cart						■	□	
Food Truck	□	□	□	□	□	■	□	□
Tavern or Nightclub						■	□	
Movie Theater						■		

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
CIVIC								
Bus Shelter	■	■	■	■	■	■	■	■
Convention Center							□	□
Conference Center		□				□	□	□
Exhibition Center							□	□
Fountain or Public Art	■	■	■	■	■	■	■	■
Library								■
Live Theater						■		
Museum						■		■
Amphitheater/Outdoor Auditorium	■	■						■
Parking Structure						■	■	
Playground	■							
Sports Stadium	□						□	□
Surface Parking Lot	■	■		■	■	■	■	■
Religious Assembly			■	■	■	■	■	
Government Building & Use								■
Trailhead	■	■						
Open Space	■							
Other: CIVIL SUPPORT								
Fire Station								■
Police Station								■
Hospital						■	■	■
Other: EDUCATION								
College							□	■
High School								■
Trade School							□	■
Middle School								■
Elementary School								■
Adult Day Care Center			■	■	■	■		
Child Day Care Center			■	■	■	■	■	

**TABLE 3-2:
PERMITTED USES**

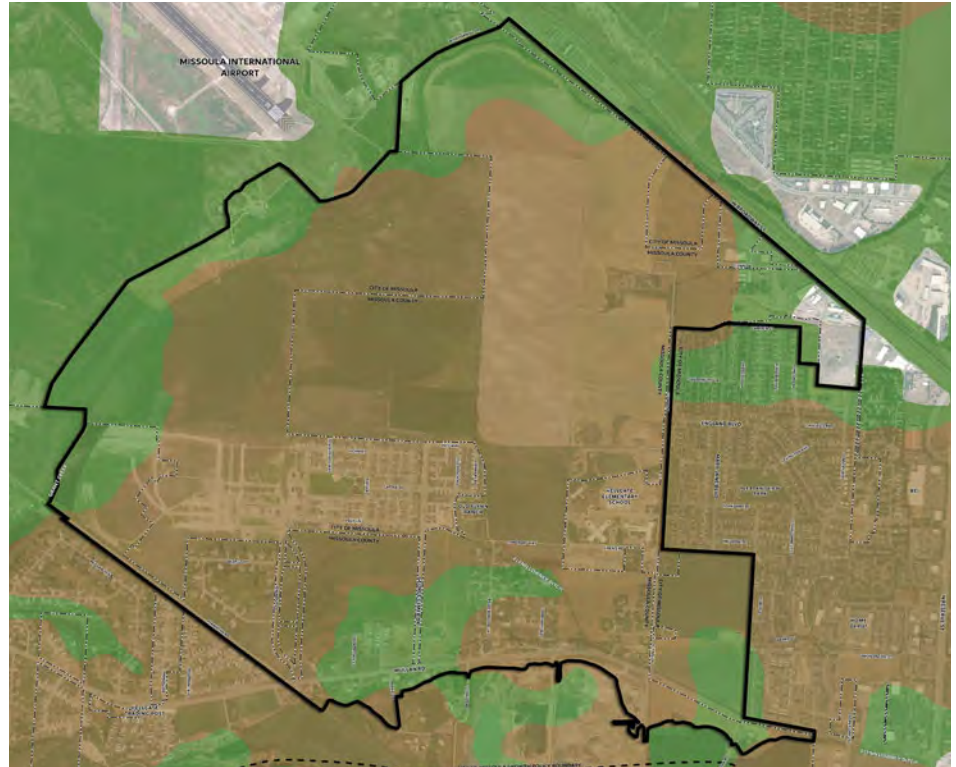
	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
Other: INDUSTRIAL / MANUFACTURING								
Artisan Manufacturing, Production and Industrial						■	■	
Limited Manufacturing, Production and Industrial							■	
Distribution Center							■	
Research Service							■	
Water Supply Facility							□	
Sewer and Waste Facility							□	
Electric Substation		□	□	□	□	□	■	
Wireless Transmitter		□					■	
Warehouse							■	
Produce Storage		□					■	
Mini-Storage/Self-Storage ²					■	■	■	
Live/Make Unit					■	■	■	
Cottage Food		■	■	■	■	■		
Microbrewery/Microdistillery					■	■		
Utility-Scale Renewable Energy Generation		■	■				■	
Other: AGRICULTURE								
Agricultural Uses, Animals		□						
Agricultural Uses, Crops		■					■	
Community Garden	■	■	■	■	■	■	■	■
Agritourism		■						
Grain Storage		■					■	
Livestock Pen		□						
Greenhouse	■	■					■	
Stable		■						
Shelter or Boarding Kennel		■			□	■	□	
Other: Automotive								
Gasoline							□	
Automobile Service							□	
Truck Maintenance							□	
Drive-Through Facility						□	□	
Rest Stop								
Roadside Stand		■						
Billboard							□	

CONTEXT

SOILS OF IMPORTANCE

With irrigation, the Sx^wtpqyen Area can be prime farmland. Areas of working agriculture are to be maintained under the plan. Smaller community gardens and home gardening will also be permitted and promoted across the site.

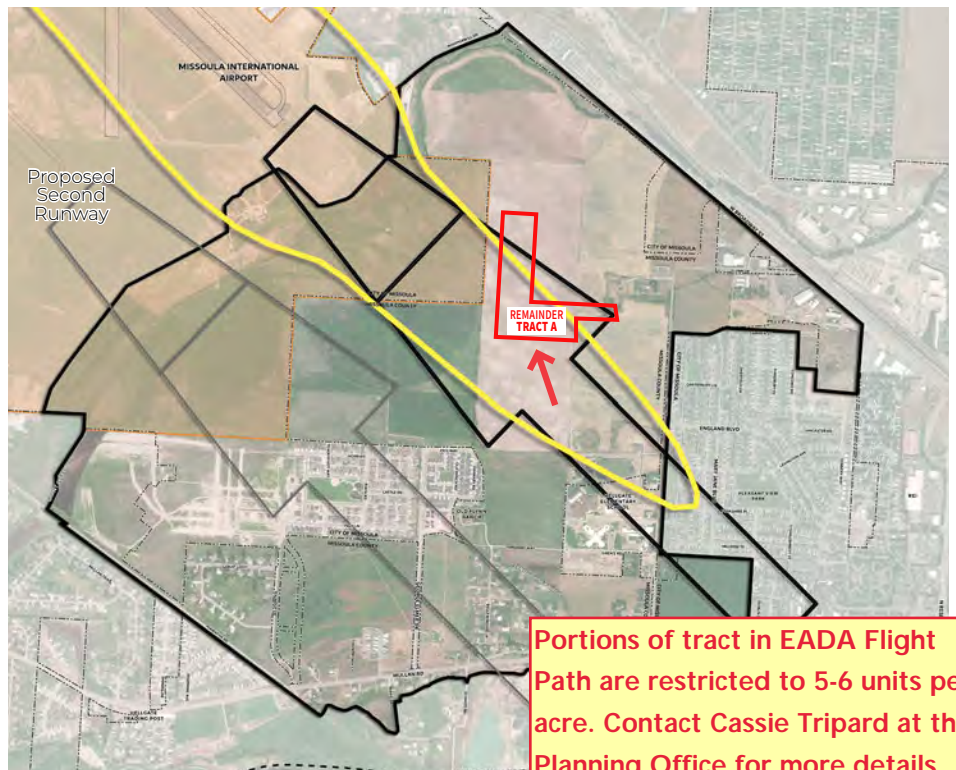
LEGEND



MISSOULA INTERNATIONAL AIRPORT

The Sx^wtpqyen Area is adjacent to the Missoula International Airport and the airport owns a large amount of land in the western portion of the site. Development and habitat creation and management within the Sx^wtpqyen Area should be done in coordination with the airport to mitigate negative impacts and promote safety.

LEGEND



Portions of tract in EADA Flight Path are restricted to 5-6 units per acre. Contact Cassie Tripard at the Planning Office for more details.

• Tripardc@ci.missoula.mt.us
• (406) 552-6673

DIVISION 2: NEIGHBORHOODS

Great neighborhoods feature a variety of building types and street scenes of varied character that differ from center to edge, for example, in building height, distance between buildings, and intensity. The center of a neighborhood is usually developed in a more intense, mixed-use manner with formal public gathering spaces; the edge areas are usually less intense, less formal and more private in nature. This delicate gradient from center to edge provides a variety of destinations and places to live and work.

Eight transect zones have been created for Traditional Neighborhood Development within the Mullan area, each with varying urban characteristics, calibrated to fit with the envisioned future context of mixed-use walkable urbanism.



SECTION 2.1 NEIGHBORHOOD UNIT PLAN

A. Neighborhood Unit Plan

1. Development planning within the Mullan Area begins with the creation of the Neighborhood Unit Plan (Figure 2-1). The Neighborhood Unit Plan is a regulatory document adopted by the county and the city according to 76-2-201 and 76-2-301 MCA, respectively. Development within the Mullan Area shall be consistent with the Neighborhood Unit Plan.
2. The Neighborhood Unit Plan establishes the general location, size and type of neighborhood, as well as other important elements that define the overall structure of the Mullan Area.
3. The Neighborhood Unit Plan illustrates the following:
 - a. Neighborhood Unit Types and general boundaries;
 - b. Grant Creek buffer;
 - c. Missoula International Airport Extended Approach and Departure Area (EADA) Zone; and,
 - d. BUILD Grant Thoroughfares.

4. The Neighborhood Unit boundaries shown on the Neighborhood Unit Plan and the location of Build Grant Thoroughfares are subject to adjustment pursuant to applicable amendment provisions.

B. Neighborhood Unit Types

1. The following Neighborhood Unit Types are hereby established: Town Center, Community Center, Crossroads Center, and Workplace.
2. Each Master Site Plan submitted shall contain a mix of Transect Zones as established in Table 2-1 Neighborhood Unit Type Standards corresponding to its designated Neighborhood Unit Type in Figure 2-1, with the following exceptions:
 - a. The Allocation of Transect Zones standards, with the exception of the Open Space requirement, do not apply to Master Site Plans less than five (5) acres in size.
 - b. Any Master Site Plan may consist of 100 percent T2, OS, or C Transect Zones, or combination thereof.

TABLE 2-1: NEIGHBORHOOD UNIT TYPE STANDARDS

	Town Center ¹	Community Center	Crossroads Center	Workplace
General Standards				
Neighborhood Size	60 - 160 acres	50 - 160 acres	80 - 180 acres	45 - 80 acres
Max. Average Block Perimeter Per Master Site Plan	2,000 ft	2,000 ft	2,400 ft	3,000 ft
Allocation of Transect Zones Per Master Site Plan²				
T2: Rural	no min.	no min.	no min.	no min.
T3: Edge	5 - 30 %	10 - 40%	50 - 89%	no min.
T4-R: General Restricted	30 - 60% (Mix of R / O)	20 - 40%	0 - 10%	5 - 15% (Mix of R / O)
T4-O: General Open		10 - 30%	0 - 10%	
T5: Mixed-Use Center	10 - 50% ¹	0 - 15%	not permitted	5 - 15%
SD-W: Workplace	not permitted	not permitted	not permitted	60 - 80%
OS: Open Space	Required Percentage of Open Space Determined by Section 2.1.C Open Space Requirements			
C: Civic	no min.	no min.	no min.	no min.

Notes:

1. At least 100 linear feet of Frontage shall be ground floor Office or Retail use with a Shopfront Frontage Type per Master Site Plan
2. Allocation of Transect Zones standards (except for Open Space) do not apply to Master Site Plans less than five (5) acres in size.

2. Suitable locations for Open Space, which may include parks, play grounds, and trails, shall be determined during the Master Site Plan process.
3. Giving due weight to the expressed preference of the applicant, the Approval Authority governing body may, in consultation with the Planning Board or the Park Board, determine whether the Open Space dedication must be a land donation, a cash donation, or a combination of both. When the Open Space requirement is satisfied using a combination of land dedication and cash donation, the amount of cash donated may not exceed the proportional amount of value in the land not covered by the land dedication.
4. Cash donation in-lieu of land dedication must be equal to the fair market value of the amount of land that would have been statutorily required to be dedicated. For the purpose of these regulations, the fair market value is the value of the land at the time of the Master Site Plan application. Fair market value must be determined by a Montana State certified general real estate appraiser
5. Unless the Approval Authority governing body determines otherwise, the following areas within a Master Site Plan will not count toward the Open Space dedication:
 - a. Hillsides over 25% slope;
 - b. Riparian resource areas associated with irrigation or roadside ditches;
 - c. Monument entry areas and central landscaped boulevards;
 - d. Stormwater retention or detention ponds that are designed to hold stormwater runoff from less than 100-year events; and
 - e. Parking areas for more than five cars and road rights-of-way that are located within the parkland, open space, or common area, unless the parking is provided for the utilization of the Open Space.

D. Agriculture Preservation Incentives

1. For the Crossroads Center Neighborhood Unit Type outside of the EADA Zone, for each percentage of the Master Site Plan area that is prime agricultural land if irrigated that is preserved (above the required Open Space), the maximum allowed allocation of T4-R shall be increased by one percent (minimum of 2 acres and maximum of 20 percent of Master Site Plan area).
2. For the Community Center Neighborhood Unit Type outside of the EADA Zone, for each percentage of the Master Site Plan area that is prime agricultural land if irrigated that is preserved (above the required Open Space), the maximum allowed allocation of T5 shall be increased by 0.5 percent (minimum of 2 acres and maximum of 20 percent of Master Site Plan area).

E. Missoula International Airport Extended Approach and Departure Area (EADA) Zone

1. The Missoula International Airport's designated Extended Approach and Departure Areas (EADA) for the existing main runway as identified at the time of this FBC's adoption is referenced on the official Neighborhood Unit Plan as the EADA Zone.
2. The following provisions apply to areas within the EADA Zone:
 - a. The minimum Residential Density does not apply and the maximum Residential Density shall be 4 DU/AC.
 - b. Residential development (up to 4 DU/AC) within the EADA Zone must be clustered so 50% of a Master Site Plan area within the EADA is open space or agriculture.
 - c. If a Master Site Plan is partially within the EADA Zone (more than 11%), the 4 DU/AC for the portion of the Master Plan within the EADA Zone (minus the 11% open space) may be transferred to that portion of the Master Site Plan outside of the EADA Zone. An additional 2 DU/AC bonus shall be granted for the amount of area transferred.

SECTION 2.2 GENERAL NEIGHBORHOOD STANDARDS

- d. If a Master Site Plan is partially within the EADA Zone (11% or more), the required Open Space shall be located on the portion of the Master Site Plan within the EADA Zone.
 - e. New schools and hospitals are prohibited.
3. The following provisions are recommended within the EADA Zone:
- a. Uses that attract large groups of people are discouraged.
 - b. Open Space should be concentrated in the western portion of the EADA closest to the runway, as illustrated in Figure 2-2.
- A. Figure 2.2 contains recommendations on how large, contiguous Open Spaces can be created across independently owned tracts of land.
 - B. Property owners should work with adjacent property owners and the City to create the larger parks. One possibility is to require developers to build the park facilities and then be reimbursed for the construction costs, although not for the land dedication. The parks can then be dedicated to the City or maintained by an HOA.
 - C. Figure 2.2 illustrates recommended locations for Civic buildings (fire station and school).
 - D. Each Neighborhood Unit shall contain at least one Open Space (not a Playground) and that Open Space shall be within 800 feet of the geographic center of the Neighborhood.

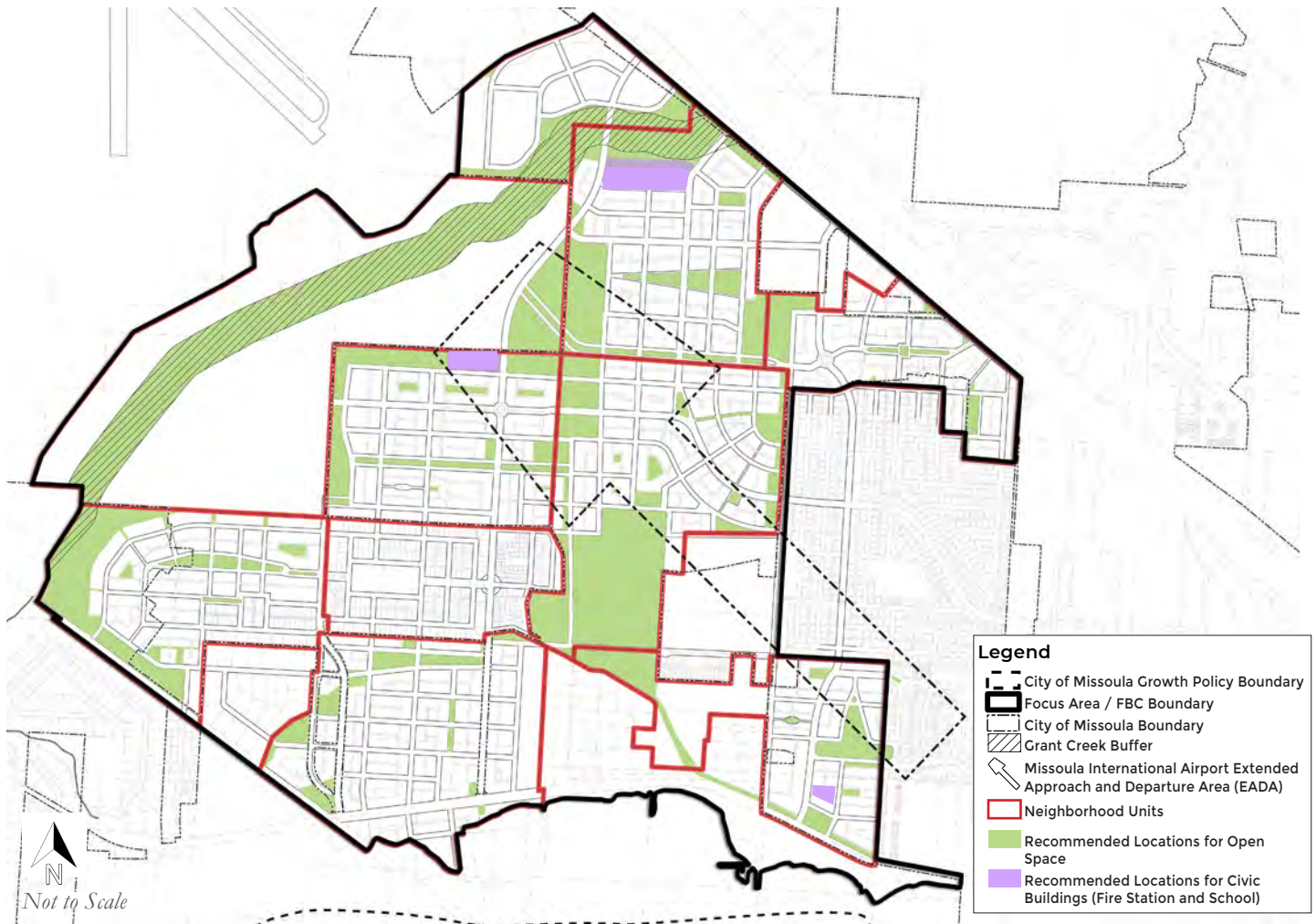


Figure 2-2: Recommended locations for Open Space and Civic buildings

SECTION 2.3 REGULATING PLANS

- E. Each Neighborhood Unit shall have at least one Playground.
- F. This FBC incorporates the airport imaginary surfaces identified in CFR Title 14, Part 77 (and any revisions to it) by reference as the controlling height restrictions. All structures and vegetation within the Mullan FBC Area shall meet the requirements of CFR Title 14, Part 77.

- A. A Regulating Plan is a site plan that describes the varying character of land within a Neighborhood development, or fragment thereof, within the Mullan Area. Regulating Plans designate a Transect Zone for all development parcels within the Mullan Area Form-Based Code boundary, and Street Types that describe the design of neighborhood Streets. The Transect Zones and Street Types correspond with standards in other code sections.
- B. Regulating Plans identify the assignment of Transect Zones and the exact Street/Block structure, along with subdivision of Lots according to the Transect Standards (Division 3) and identification of specific Street Types (Division 6).

C. Purpose of Regulating Plans

- 1. Regulating Plans define with precision the nature of allowable development of land. Regulating Plans are prepared by landowners in accordance with Sections 7.5 and 7.6 and submitted to the Approval Authority through the approval processes described in that Section.

D. Regulating Plan Requirements

Submittals to obtain approval of a regulating plan must meet the following criteria:

- 1. The Regulating Plan shall demonstrate conformance to all provisions of the Neighborhood Unit Type (Section 2.1 and Section 2.2).
- 2. The Regulating Plan must show future Blocks, Transect Zones, proposed Lot Lines, Streets and public spaces as follows:
 - a. New Blocks configured on the site in accordance with the requirements of the Neighborhood Unit Type (Section 2.1 and Section 2.2).
 - b. Proposed Lot Lines for all developable Lots, in accordance with the Transect Standards (Division 3). Lots may be legally subdivided for the purposes of demonstrating conformance to the standards in this code.

- c. The assignment of a Transect Zone to all proposed Lots on the site. The assignment of Transect Zones shall meet the provisions of the Neighborhood Unit Type (Section 2.1). All proposed Lot area must be assigned to one of the eight Transect Zones permitted: T2, T3, T4-R, T4-O, T5, SD-W, OS, and C; no proposed lots may be assigned two or more Transect Zones. Transect Zone boundaries should follow proposed Lot Lines. Proposed development on individual Lots must be able to meet the assigned Transect Standards.
- d. Existing parcels may be assigned one or more of the following Transect Zones: T2 and OS, and are exempt from the requirements of c. All assignments of T2 and OS Transect Zones must be clearly marked on the Regulating Plan and the standards of each Transect Zone shall be enforced where allocated on the parcel.

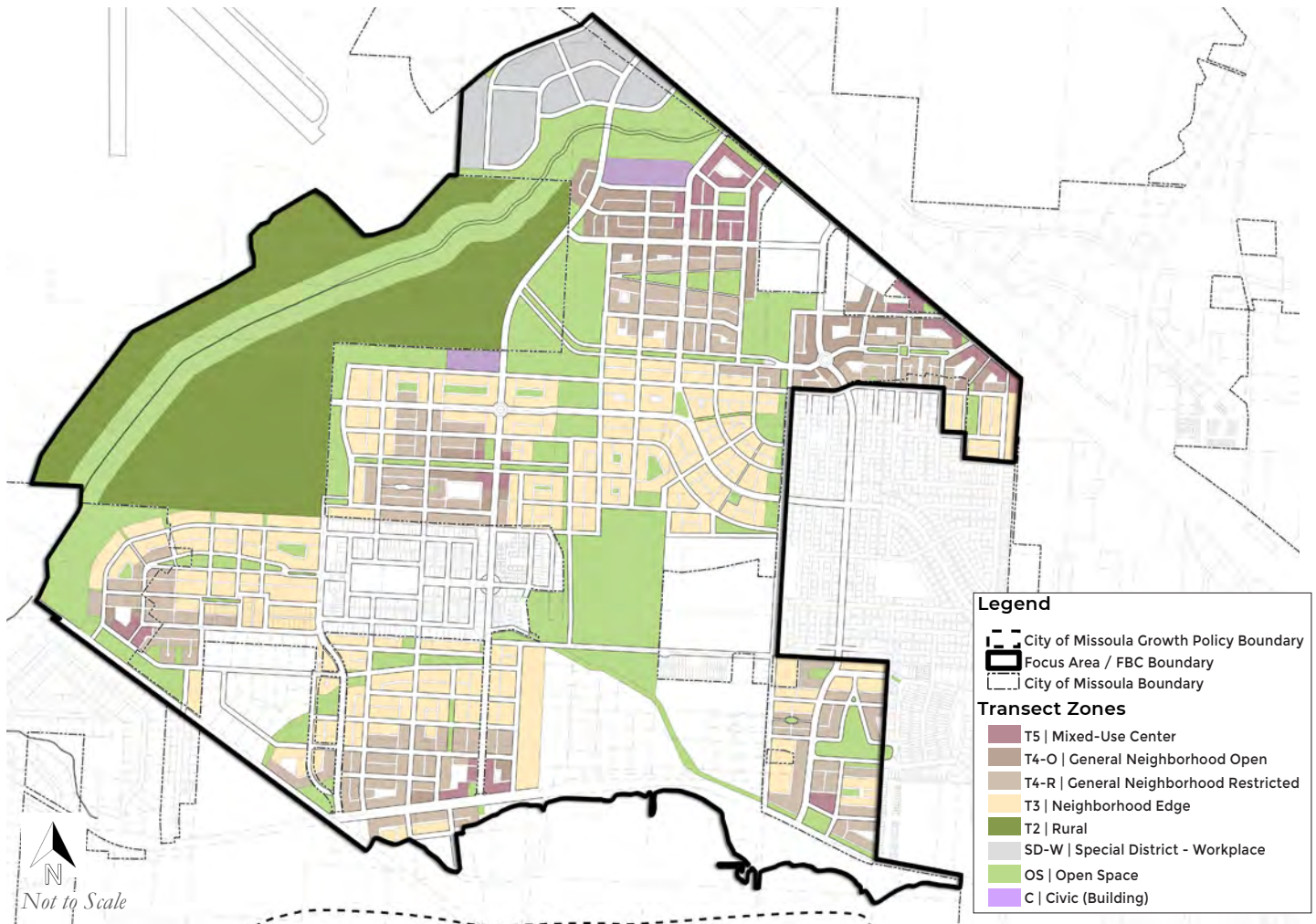


Figure 2-3: Example Regulating Plan

SECTION 2.4 BLOCK STRUCTURE

- e. The location of all new and existing Rights-of-Way in Streets and Alleys/Rear Lanes. New Streets and Alleys/Rear Lanes shall be dedicated to the City or County and publicly owned. The plan must indicate a specific Street Type; all new and improved Streets must adhere to the dimensional standards of the Street Types in Division 6. Street types must be allowed within the Transect Zones through which they pass. To the extent that a conflict occurs between Division 6 of this FBC and the Approval Authority's subdivision regulations and other LDRs, the provisions of this FBC shall control.
 - 3. The Regulating Plan shall identify the residential density per Transect Zone, and demonstrate adherence to the density requirements of Table 3-1.
 - 4. The Regulating Plan may show site-specific standards of Section 2.5 that apply to the site, including Build-to Lines, Mandatory Shopfront Areas, and/or Terminated Vistas.
 - 5. The level of detail and graphic format of the Regulating Plan must show individual Lot Lines and identify Street types. The plan should be produced at a scale and sheet size that allows all elements of the plan to be clearly legible. All related submittals must be provided at the same scale to facilitate review. The Regulating Plan must also be provided in a digital format acceptable to the Approval Authority.
 - 6. Approved Regulating Plans must be kept on file with the Approval Authority's Zoning Administrator.
- A. To facilitate connectivity and pedestrian accessibility, the Blocks within the Mullan FBC Area shall conform to the following standards:
 - 1. Maximum Block sizes shall not exceed the maximum Block perimeter established for each Transect Zone.
 - 2. The average perimeter of all Blocks in a Master Site Plan shall not exceed the maximum average block perimeter established in Table 2-1 Neighborhood Unit Type Standards for the Master Site Plan's designated Neighborhood Unit Type.
 - 3. Any block face within the T5, T4-O, T4-R, or T3 Transect Zones that exceeds 600' in length shall have a mid-block pedestrian access of at least 12' in width.

SECTION 2.5 SPECIAL REQUIREMENTS PLAN

A. Special Requirements Plan

A Special Requirements Plan is an optional site plan that provides further refinement of the Regulating Plan by requiring or recommending particular regulations in site specific locations.

B. Special Requirements Plan Elements

A Development within the Mullan FBC Area may designate any of the following Special Requirements:

1. Differentiation of Thoroughfares: A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Neighborhood Unit.
2. Build-to-Line: A Build-to-Line designates a specified distance from the front property line that the building's Primary Facade shall be built upon in order to create a uniform line of buildings along the Street. The Build-to-Line marked on the Regulating Plan shall take priority over the more general Build-to-Zone defined in Division 3.
3. Mandatory Shopfront: Designations for mandatory and/or recommended Shopfront Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along its lot frontage. See requirements for shopfronts in Division 5 Lot & Building Standards.
4. Gallery/Arcade Frontage: Designations for Mandatory and/or Recommended Gallery/Arcade Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.
5. Terminated Vista: Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character to mark an important view, assist with wayfinding and add to sense of place. See requirements in Division 5 Lot & Building Standards.
6. Cross Block Passages: A designation for Cross Block Passages, requiring that a minimum 12-foot-wide pedestrian access be reserved between buildings.
7. Buildings of Value: A designation for Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with Municipal Preservation Standards and Protocols.

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