



Growth Policy Analysis Memo

Date: May 2022
Subject: Craftsman Village Phase of the Crossroads at Mountain View Meadows
Preliminary Plat
Stahly Engineering Project No. 1706-05122
To: Michael McConnell, Planner
City of Helena
Community Development
316 North Park Avenue
Helena, MT 59623
From: Greg Wirth, PE

The proposed Craftsman Village of the Crossroads at Mountain View Meadows subdivision project meets the following goals and objectives identified in the City of Helena Growth Policy dated June 2020 as described below:

- Housing Goal G.02 *Support provision of housing that safe, available, accessible, and affordable for all Helena resident* – The Craftsman Village Subdivision supports the provision of housing with the addition to city inventory of residential lots that will all be serviced by city utilities and emergency services and accessed by city right-of-way.
 - Objectives O.12 *Promote and maintain development of a diverse housing stock* – The Craftsman Village Subdivision promotes the development housing stock by providing additional housing options for all Helena residents and aids in optimizing infrastructure use through efficient subdivision design.
 - Objectives O.19 *Maintain standards for multifamily housing that encourages quality building design, landscaping and usable open space, supporting long-term family living* – The Craftsman Village Subdivision supports long-term family living through quality building design and usable open space with subdivision design that is consistent with City engineering standards and the application of residential zoning.
- Housing Goal G.10 *Plan for and establish types and quantities of land uses in Helena supporting community needs, neighborhood centers, aesthetics and the City's long-term sustainability* – The Craftsman Village Subdivision plans for and established types and quantities of land uses in Helena by supporting the community needs for housing with the construction of the aesthetically pleasing Craftsman Village neighborhood center that has been designed in accordance with City engineering standards.

- Objectives O.76 *Support land use patterns that promote compatible well-designed development* – The Craftsman Village Subdivision promotes compatible, well-designed development by expanding on design already present in abutting subdivisions that is consistent with City engineering standards.

- Objectives O.77 *Apply or revise zoning designations with careful considerations of factors including future land use mapping and compatibility with surrounding land uses* – The Craftsman Village Subdivision supports the application of zoning designations through the assignment of the same residential zoning that covers abutting subdivisions in an area that has previously been identified for residential development.