



Item: Ordinance 3114 to assign City zoning to the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision, in the SE1/4 Section 18, T20N, R4E, P.M.M., Cascade County, Montana – Talus Apartments

From: Jana Cooper, RLA, Planner II, Planning & Community Development

Initiated By: The Farran Group, Developer

Presented By: Craig Raymond, Director of Planning & Community Development

Action Requested: City Commission accept Ordinance 3114 on first reading and set a public hearing for October 1, 2013.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (accept/deny) Ordinance 3114 on first reading and set a public hearing for October 1, 2013.”

2. Mayor calls for a second, discussion, public comment, and calls the vote.

Recommendation: At the conclusion of a public hearing held on August 13, 2013, the Planning Advisory Board recommended the City Commission approve the annexation of Talus Apartments legally described as Lot 2, Medical Tech Park Minor Subdivision, in the SE1/4 Section 18, T20N, R4E, P.M.M., Cascade County, Montana, subject to fulfillment of the following Conditions of Approval:

1. The amended plat of Medical Tech Park Minor Subdivision shall incorporate corrections of any errors or omissions noted by staff.
2. Final build-out of the project shall be in substantial compliance with the final approved site plan documents and drawings dated 08-13-13 and approved by the City Commission.
3. The final engineering drawings and specifications for the required public improvements to serve Talus Apartments shall be submitted to the City Public Works Department for review and approval prior to any building permits being issued by the City.
4. A Grading Plan, State Stormwater Discharges Associated with Construction Activities Permit, Dust Control Plan, and Stormwater Management Plan shall be developed to City standards and shall be submitted to the City Public Works Department for review and approval prior to issuance of building permits.

5. Applicant shall submit proposed project drawings including site, architectural, landscape, signage and lighting plans as required for review and approval by the Design Review Board prior to submittal of permit plans. Applicant shall consider the Medical District Master Plan Design Guidelines when developing the site.
6. A geotechnical investigation and report prepared by a Professional Engineer with recommended building foundation design shall be submitted to the Planning and Community Development Department for review and approval prior to issuance of building permits.
7. The applicant shall meet all requirements of the City's Fire Department including providing internal driveway widths and internal driveway turning radii that accommodate access by large emergency vehicles prior to any building permits being issued by the City.
8. An Annexation Agreement shall be prepared containing terms and conditions for development of the subject property including, but not limited to, agreement by application to:
 - a. Install within two years of the date of final City Commission approval, the public improvements referenced in Paragraph Three above.
 - b. Indemnify the City for any damages attributable to adverse soil or groundwater conditions.
 - c. Dedicate and construct 21st Avenue South along the northern property line of the subject property. The City will participate in 25% of the costs. The applicant shall be required to install an 8-inch sewer main in the 21st Avenue South alignment as a part of this project.
 - d. Dedicate 23rd Street South to the southern extent of the subject property, and escrow 100% of the cost for the completion of 23rd Street South including paving, curb, gutter, sidewalk, 8-inch water main and 8-inch sewer main to the southerly boundary of the subject property (approximately 80-feet). Obtain an easement and construct a temporary turnaround at the southern terminus of 23rd Street South.
 - e. Extend a storm drain from its existing terminus in 23rd Street South southerly to the south property boundary. This extension shall include inlets at the intersection of 21st Avenue South and 23rd Street South.
 - f. Escrow 100% of the cost for the extension of the 8-inch water main in 26th Street South, City to cover cost of upsizing.
 - g. Provide easements for public fire lines and hydrants located outside the public right-of-way.
 - h. Provide separate water and sewer service lines to each building in the development.
 - i. Ensure driveways to the public streets conform to City codes and standards.

The Planning Advisory Board also recommend approval of a subsequent minor subdivision of the property from one lot into two lots. The Zoning Commission recommended the City Commission approve assigning a zoning classification of R-6 Multi-family high density to the easterly lot of the proposed subdivision and M-1 Mixed-use district to the westerly lot.

Public Notice for the Planning Advisory Board/Zoning Commission Public Hearing was published in the *Great Falls Tribune* on July 28, 2013. There were three citizens that spoke at the public hearing: one as a proponent, one as an opponent and one with general comments.

Background: The subject property is generally located south of the projected 21st Avenue South, east of 23rd Street South and west of 26th Street South.

The applicant, The Farran Group, is requesting annexation of ± 11.59 acres from Cascade County into the City of Great Falls. The subject property is currently vacant undeveloped land. In addition to the subject property, per MCA, the abutting portion of 26th Street South, comprised of ± 0.77 acres, must also be annexed as a part of the request. In total ± 12.36 acres will be annexed into the City.

The property is located outside, but adjacent to, the City's boundary. North of the subject property, within City limits, is Centene Corporation operations and vacant land owned by the Centene Corporation. East of the subject property, in the County, is the Mount Olivet Cemetery. The area south is privately owned land located in the County that is undeveloped. The property to the west is vacant land within City limits, but partially developed as the Medical Tech Park.

The applicant is proposing development of a 216-unit apartment complex located in six buildings along with a clubhouse for the residents that will offer various services and amenities. The complex will consist of three secure access points with the main entry off of 26th Street South. Internal roadways will be privately owned and maintained, and parking, including some carports, will be provided on site. The construction of 21st Avenue South from 23rd Street South to 26th Street South will be completed as a part of this project (attached Conceptual Site Plan for Talus Apartments).

The applicant is requesting to subdivide the subject parcel into two lots. The westerly lot, proposed Lot 2A, will consist of ± 3.0 acres. The developer does not have immediate development plans for said lot. The easterly lot, Lot 2B, will consist of ± 8.59 acres and be developed as the apartment complex (attached DRAFT Amended Plat). The property was originally subdivided as a part of the Medical Tech Park Minor Subdivision in 2004. Per Montana Code Annotated (MCA), any minor subdivision that is not a first minor subdivision from a tract of record, is a subsequent minor subdivision and the governing body may require the subdivision meet or exceed the requirements that apply to a first minor subdivision. A subsequent minor subdivision requires a public hearing before the Planning Advisory Board and City Commission.

The basis for decision to approve, conditionally approve, or deny a proposed subdivision is whether the subdivision application, preliminary plat, applicable environmental assessment, public hearing, planning board recommendations, or additional information demonstrate that development of the proposed subdivision meets the requirements of 76-3-608 MCA. The governing body shall issue written findings of fact that weigh the criteria in 76-3-608 (3) MCA.

Staff has provided a findings of fact that weigh the required criteria for consideration (attached Findings of Fact). The conditions of approval for the subdivision are derived from these findings. Additionally, the applicant has provided an Environmental Assessment and a Summary

of Probable Impacts related to the subject property and proposed project for staff to review. Staff has determined that minimal environmental mitigation methods are required as a part of this subdivision request, as minimal degradation is anticipated. The applicant has also provided a noxious weed control plan for the property.

The applicant has requested the subject property have two zoning designations upon annexation. The easterly ±8.59 acre lot, which is proposed as a high density multi-family housing project, would be zoned R-6 Multi-family residential high density zoning district. According to the Land Development Code, the R-6 Multi-family residential high density zoning classification is:

Intended to accommodate multi-family units of the highest density allowed in the City. These districts are typically found close to work and leisure, and are close to the downtown.

The proposed R-6 zoning will permit high density residential units. This will have some impact to the surrounding area in terms of increased traffic and increase use of infrastructure. However, staff finds the proposed use is compatible with the existing adjacent uses and will provide a transition between the commercial uses to the north and possible future uses to the south of the subject property.

The westerly ±3.0 acre lot, which does not include development plans at this time, would be zoned M-1 Mixed-use zoning district. According to the Land Development Code, the M-1 Mixed-use zoning classification is:

Intended to allow a balanced and harmonious mixture of commercial, residential, institutional uses, and public spaces. Employment opportunities are near a variety of living options. A mix of uses could occur within the same building or in separate buildings in close proximity to one another. The transportation system and buildings are designed with pedestrians in mind.

The proposed M-1 zoning of the westerly lot of the subdivision is compatible with M-1 zoned properties to the west. It is anticipated that development of this lot will be similar in character to the lots west of the subject property.

The Zoning Commission's recommendation and the City Commission's decision shall at a minimum consider the Basis of Decision listed in the Land Development Code (17.16.40.030). Staff has provided an analysis that weighs the required criteria for consideration (attached Basis of Decision).

Improvements

The applicant shall be required to dedicate and construct 21st Avenue South to a 35-foot wide (60-foot right-of-way) local urban design standard (paving, curb, gutter, and sidewalk) across its northerly frontage from 23rd Street South to 26th Street South. The City will participate in 25% of the costs. There is an existing 30-foot utility easement on the property north of the subject site (Lots 1A & 1B, Medical Tech Park Minor Subdivision); 21st Avenue South roadway improvements will require the dedication of said utility easement as public right-of-way. Cooperation with the northerly property owner will be required. The applicant and City have begun the process of requesting this dedication. The ultimate alignment of 21st Avenue South

will be subject to the outcome of those discussions. There is a 12-inch water main in the existing utility easement in the proposed 21st Avenue South alignment. The applicant does not owe reimbursements for the cost of this main. The applicant shall be required to construct an 8-inch sewer main in the 21st Avenue South alignment as a part of this project.

The applicant will be required to dedicate a 60-foot right-of-way for the completion of 23rd Street South and escrow 100% of the funds to complete the extension of 23rd Street South including paving, curb, gutter, sidewalk, 8-inch water main and 8-inch sewer main to the southerly boundary of the subject property (approximately 80-feet). The City will pay for any up-sizing. The applicant shall be reimbursed for 50% of these costs at such time as the property to the west is annexed. The applicant shall be required to secure a temporary turn-around at the terminus of 23rd Street South from the property south of the subject property. This turn-around shall meet the requirements of the Fire Department and Public Works. Additionally, the applicant will be required to extend 18-inch storm drain from its existing terminus in 23rd Street South southerly to the south property boundary. This extension shall include inlets at the intersection of 21st Avenue South and 23rd Street South. The water, sewer and 23rd Street South improvements shall occur at such time as development occurs south of the subject property.

The applicant is not required to improve 26th Street South. Improvements to this roadway are being completed as a part of a larger federal-aid project by the Montana Department of Transportation that is slated to be constructed in 2014/2015 and includes improvements to 26th Street South from the northerly boundary of the subject property to 24th Avenue South. The applicant will be required to escrow money to extend an 8-inch water main from its existing terminus in 26th Street South to the southern boundary of the subject property. The City will pay for the up-sizing of the water main.

The applicant shall provide easements for public fire lines and hydrants located outside the public right-of-way and each building in the development shall have separate water and sewer service lines. Finally, all driveways to the public streets shall conform to City codes and standards.

The proposed development will have impervious surfaces of more than 15,000 square feet; therefore, the developer is required to provide a stormwater management plan in compliance with the City of Great Falls Storm Design Manual and City standards. The plan will be reviewed and approved by the Public Works Department prior to the issuance of building permits for the development.

The existing transportation network is expected to have sufficient capacity to accommodate increased traffic from the proposed development. With the construction of 21st Avenue South, the traffic generated by the site will have other options than just 26th Street South. Improvements to 26th Street South and 24th Avenue South will increase carrying capacity, and will also include new bicycle and pedestrian facilities. Extending 21st Avenue South, with sidewalks, will also provide ready access to Great Falls Transit District bus services, reducing trips generated by the development.

There is a reasonable expectation that the development will attract some residents that have employment or attend school at nearby locations, making their trip lengths relatively short. This

will make both bicycling and walking attractive choices, and will keep some vehicle trips from reaching and adding to congestion at some intersections on 10th Avenue South.

The undeveloped lot to the west of the development is proposed for concurrent annexation, and site impacts to the transportation network would be reviewed at such time as development is proposed. Such development may require improvements, should they be deemed necessary to mitigate adverse impacts. A more in-depth traffic analysis is attached as Traffic Analysis.

The following recommendations are based upon review of the proposed development:

- The three driveways must be easily accessible by all residents. If the two on 21st Avenue South are gate-controlled, they must be accessible by residents, as well as emergency responders, at all times.
- The main entrance on 26th Street South must be moved as far away from the intersection of 21st Avenue South as practical. At least 150 feet is recommended.
- Internal driveways must be of a width to allow for access by large fire trucks. Internal driveway turning radii must also accommodate such vehicles.
- To ensure safety of bicyclists and pedestrians along 26th Street South, the main entrance should have a short crossing distance and any potentially obscuring improvements (such as signage or large landscaping) should be placed such that they do not become safety hazards.
- The developer is encouraged to provide on-site bicycle storage facilities to reduce vehicular trip generation and allow residents to avail themselves of alternate transportation options.
- The developer will dedicate and construct 21st Avenue South between 23rd Street South and 26th Street South, including sidewalk on the entire south side of the new roadway. Improvements to 26th Street South, including a shared-use bicycle/pedestrian path, will be installed under the planned public improvement project, with no cost to the developer.
- The developer will construct a temporary turnaround at the far southern end of 23rd Street South, and shall dedicate 23rd Street South to the southern extent of its property.
- The developer will make all efforts to negotiate with the property owner to the north (lots 1A and 1B, Medical Tech Park Minor Subdivision) to dedicate and construct 21st Avenue South along an existing utility easement. The City will participate in a portion of the cost of 21st Avenue South.

Growth Policy Conformance

The proposed project is consistent with the City's newly adopted *Growth Policy and the Medical District Master Plan (2007)*.

This proposed project consists of the introduction of a two-lot subdivision in a portion of the City that is referred to as the *Medical District Master Plan* area. The purpose of the *Medical District Master Plan* was to establish an area to accommodate continued growth and expansion of the health care industry and its related businesses in Great Falls.

In terms of the *recently adopted Growth Policy*, the proposed project will provide more diversity of housing stock and rental choices, meeting an existing demand and need in the City. Specifically, the project is consistent with the Social goal of promoting a wide and diverse supply of housing for all members of the community and the Economic goal of encouraging

workforce housing near to major employers. Workforce housing is that housing operational or line employees can afford to pay to maintain and continue employment in an area. The health care sector is one of the largest employment sectors in the City, and has been expanding in recent years. The desirability, therefore, of workforce housing in this area of the City is understandable.

Other supportive policies in the newly adopted Growth Policy include:

- Soc1.4.1 Work with the private sector and non-profits to increase housing opportunities in the city.
- Soc1.4.2 Expand the supply of residential opportunities including single family homes, apartments, manufactured homes and assisted living facilities.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location and place of work.
- Soc1.4.7 Encourage workforce housing in locations that meet the needs of the City's major employers, downtown and the City's activity centers.

There is a demand for this type of housing. It is important to recognize that there has been little multi-family development in the City in recent years and over half the City's residential building stock is fifty years old or older. During the recent outreach phase of the *Imagine Great Falls* Growth Policy Update planning process, staff received a great deal of input regarding the limited rental opportunities in the City and the effect this has on housing opportunities city-wide.

Part of the rationale for the *Medical District Master Plan* was to create a desirable setting that would enhance the City's ability to recruit and retain highly qualified personnel to the community. Creating a *Medical District*, coupled with other City efforts to promote a strong and vibrant community, was intended to support and solidify the City's ability to compete effectively with others for the skilled workforce necessary to deliver high quality health care. Work toward this vision is ongoing.

The *Medical District Master Plan* also encourages mixed-uses, connectivity and combining residential and commercial uses into what the plan refers to as "work-live" situations. A "work-live" situation is a setting where residents can meet some of their daily activity needs on-site or nearby. The on-site clubhouse provides the sort of amenity and "work-live" situation encouraged in the *Medical District Master Plan*. Given the fact that the *Medical District Master Plan* strongly encourages a combination of uses that complement each other, it is highly recommended that the applicant consider supportive and active uses on the portion of the site for which M-1 zoning is being considered. The transition to complementary and active uses is a key part of the vision established by the *2007 Medical District Master Plan*, adopted as part of the *2013 Growth Policy*. This project represents an important step and opportunity toward that end.

The applicant's representative gave a presentation to Neighborhood Council #5 on July 15, 2013. The Neighborhood Council was primarily concerned about dust control during construction and asked that a dust control plan be a condition of approval for the subdivision. Other concerns/comments from the Neighborhood Council included:

1. Whether the project would be tax exempt. The representative clarified that the project was not tax exempt.

2. Increased traffic on 26th and 23rd Streets South.
3. If improvements would be made to the intersection of 10th Avenue South and 23rd Street South.
4. Maintenance of the westerly lot that is not being developed at this time.
5. Water/sewer capacity in the area.

There was no vote at the meeting about the project. Additionally, Staff received one email regarding a concern for increased traffic on 23rd Street South.

It is anticipated that the City Commission, at the public hearing on October 1, 2013, will consider the annexation resolution, annexation agreement and subdivision for the subject property, in conjunction with Ordinance 3114.

Concurrences: Representatives from the City's Public Works, Park and Recreation and Fire Departments have been involved throughout the review and approval process for this project.

Fiscal Impact: Providing services is expected to be an additional cost to the City. Any increased costs may be covered by increased tax revenues from improved properties.

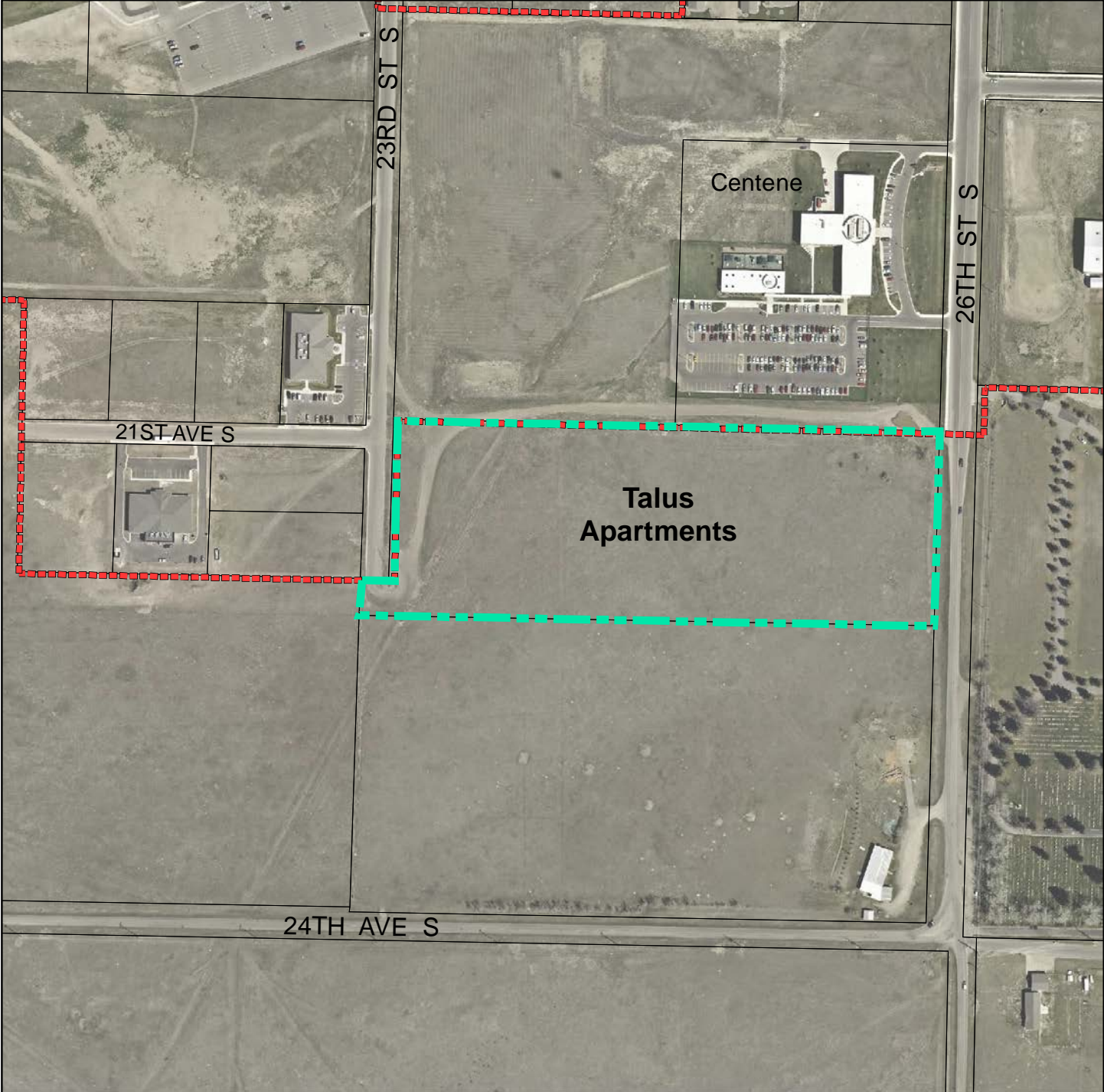
Alternatives: The City Commission could deny acceptance of Ordinance 3114 on first reading and not set the public hearing. However, such action would deny the applicant due process and consideration of a public hearing, as provided for in City Code and State Statute.




Attachments/Exhibits:

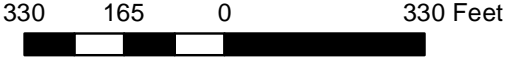
- Aerial Photo
- Ordinance 3114 with Attachment A
- Basis of Decision
- Conceptual Site Plan for Talus Apartments
- Amended Plat
- Findings of Fact
- Traffic Analysis

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Trevor McSpadden, Morrison-Maierle, Inc., tmcspadden@m-m.net
Matt Ekstrom, Morrison Maierle, Inc., mekstrom@m-m.net
Jim McLeod, The Farran Group, jmcleod@thefarrangroup.com
John Sheffels, 39 Prospect Drive, Great Falls, MT 59401

Aerial Photo



-  Talus Apartments
-  City Limits
-  Tracts of Land



Talus Apartments

ORDINANCE 3114

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-6 MULTI-FAMILY RESIDENTIAL HIGH DENSITY DISTRICT TO LOT 2B AND M-1 MIXED-USE DISTRICT TO LOT 2A OF THE AMENDED PLAT OF LOT 2, MEDICAL TECH PARK MINOR SUBDIVISION LOCATED IN THE SE1/4, SECTION 18, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M. CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, John H. Sheffels, et al c/o Bruce M. Spencer, in conjunction with The Farran Group have petitioned the City of Great Falls to annex Lot 2, Medical Tech Park Minor Subdivision consisting of ±11.59 acres, located in the SE1/4, Section 18, Township 20 North, Range 4 East, P.M.M. Cascade County, Montana; and,

WHEREAS, Montana Code Annotated 7-2-4211 requires annexation of roads and right-of-way that are adjacent to the property being annexed, in this case consisting of ±0.77 acres of 26th Street South; and,

WHEREAS, John H. Sheffels, et al c/o Bruce M. Spencer, in conjunction with The Farran Group have petitioned the City of Great Falls to subdivide Lot 2, Medical Tech Park Minor Subdivision into two lots, which will be heard by the City Commission at a Public Hearing scheduled for October 3, 2013; and,

WHEREAS, John H. Sheffels, et al c/o Bruce M. Spencer, in conjunction with The Farran Group have petitioned that the proposed Lot 2A of the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision, the westerly lot, be assigned a zoning classification of M-1 Mixed-use district and the proposed Lot 2B of the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision, the easterly lot, be assigned a zoning classification of R-6 Multi-family residential high density district, upon annexation to the City; and,

WHEREAS, notice of assigning said zoning classifications to the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 1st day of October, 2013, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said zoning designation be made,

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

Section 1. It is determined that the herein requested zoning designation will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Unified Land Development Code of the City of Great Falls.

Section 2. That the zoning classification be designated as R-6 Multi-family residential high density district for Lot 2B of the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision, and M-1 Mixed-use district for Lot 2A of the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision, as attached hereto as Attachment "A" and by this reference made a part hereof.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission or upon filing in the office of the Cascade County Clerk and Recorder the resolution annexing the Amended Plat of Lot 2, Medical Tech Park Minor Subdivision, located in the SE1/4, Section 18, Township 20 North, Range 4 East, P.M.M. Cascade County, Montana into the corporate limits of the City of Great Falls, Montana, whichever event shall occur later.

APPROVED by the City Commission of the City of Great Falls, Montana, on first reading September 3, 2013.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

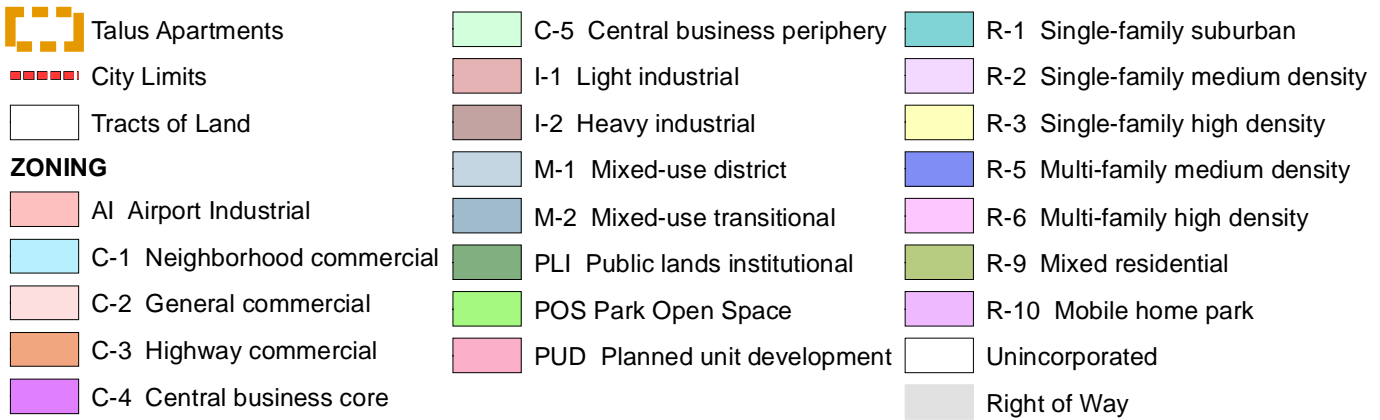
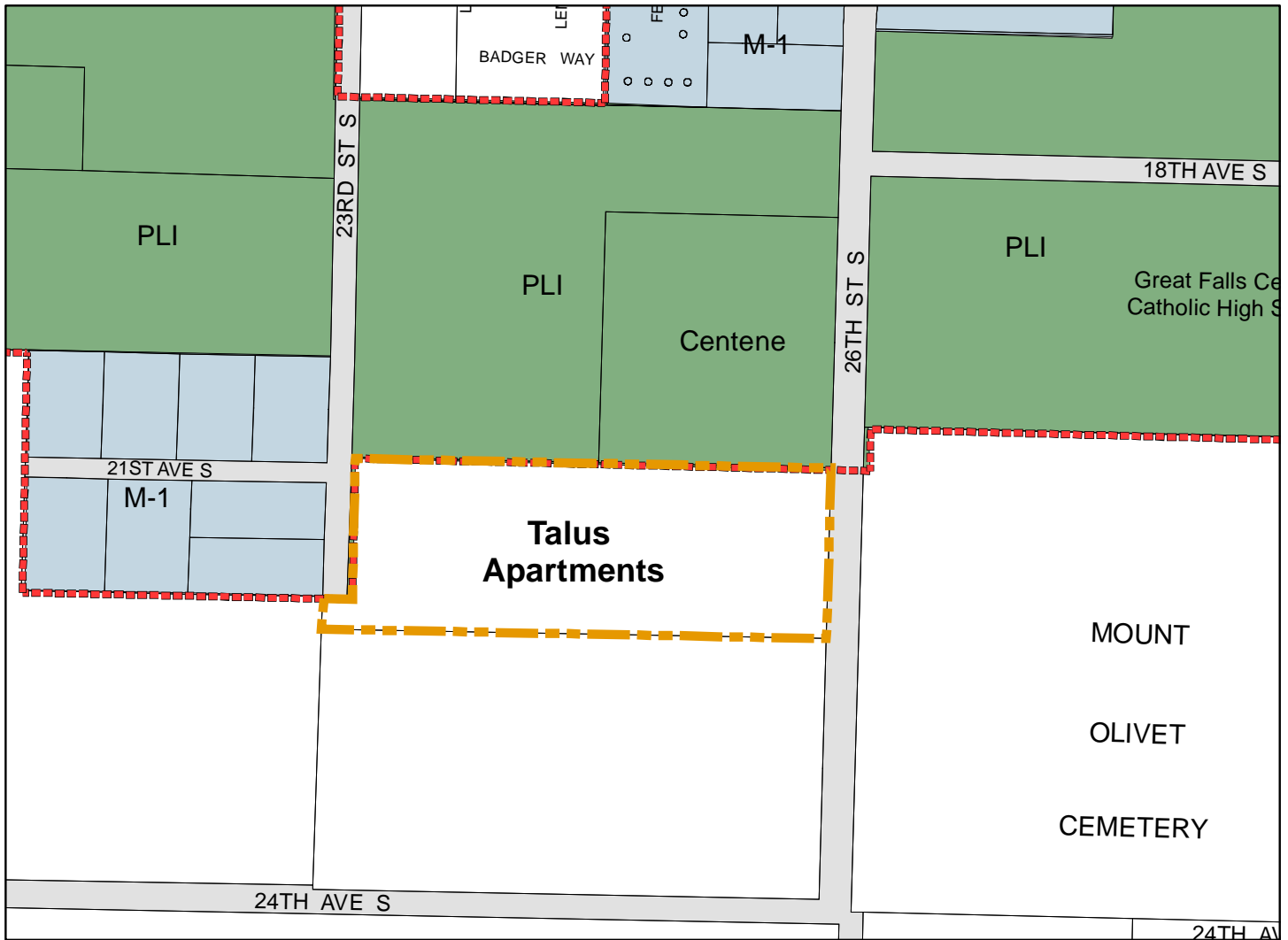
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3114 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;
On the Bulletin Board, first floor, Cascade County Court House;
On the Bulletin Board, Great Falls Public Library

Lisa Kunz, City Clerk

(CITY SEAL)

Ordinance 3114 Attachment A



17.16.40.030 - Basis of decision.

The Zoning Commission's/Planning Board's recommendation and the City Commission's decision shall at a minimum consider the following criteria:

The amendment is consistent with and furthers the intent of the City's growth policy;

The proposed application is consistent with the City's growth policy (see Growth Policy Conformance). In terms of the *2005 Growth Policy*, the proposed project will provide more diversity in terms of housing stock and rental choices, meeting an existing demand and need in the City.

The amendment is consistent with and furthers adopted neighborhood plans, if any;

The City does not have any adopted neighborhood plans.

The amendment is consistent with other planning documents adopted by the City Commission, including the river corridor plan, transportation plan, and sub-area plans.

The proposed project is consistent with other planning documents adopted by the City Commission. The proposed project does not fall under the purview of the Missouri River Urban Corridor Plan. The City's Transportation Planner has completed a traffic analysis (see Traffic Analysis) and has determined that the proposed project will increase traffic in the area, but not to an extent that will exceed capacity of the adjacent roadways. The subject property falls under the jurisdiction of the Medical District Master Plan. The intent of the plan was to be implemented on a project-by-project basis, based on the overall vision for the entire district as well as the Master Plan. The Master Plan promotes a mix of uses in the Medical District and, while specifically proposed the subject property for "Medical" use, has the flexibility to promote a number of uses throughout the District. Staff finds that the proposed multi-family apartment complex and mixed-use zoning designation of the subject property meets the intent of the Medical District Master Plan. Further the developer shall be required to meet the intent of the Design Guidelines proposed in the Plan including having the project reviewed by the Design Review Board.

The code with the amendment is internally consistent;

As proposed the project is consistent with the Official Code of the City of Great Falls and is consistent with applicable zoning code and regulations. The project is subject to review by the Planning and Community Development Department and the Design Review Board for consistency with applicable codes prior to construction. Any future development on the westerly lot of the subdivision will be reviewed by Staff prior to approval.

The amendment is the least restrictive approach to address issues of public health, safety, and welfare;

The City does not anticipate an increased concern related to this project regarding public health, safety and welfare. The proposed project will meet a need in terms of providing a wider range of rental choices and housing stock.

In this location, the R-6 and M-1 districts serve as a transition between commercial/public development to the north and potential single-family residential development to the south. The introduction of a new multi-family project, with amenities, meets a need in this community and

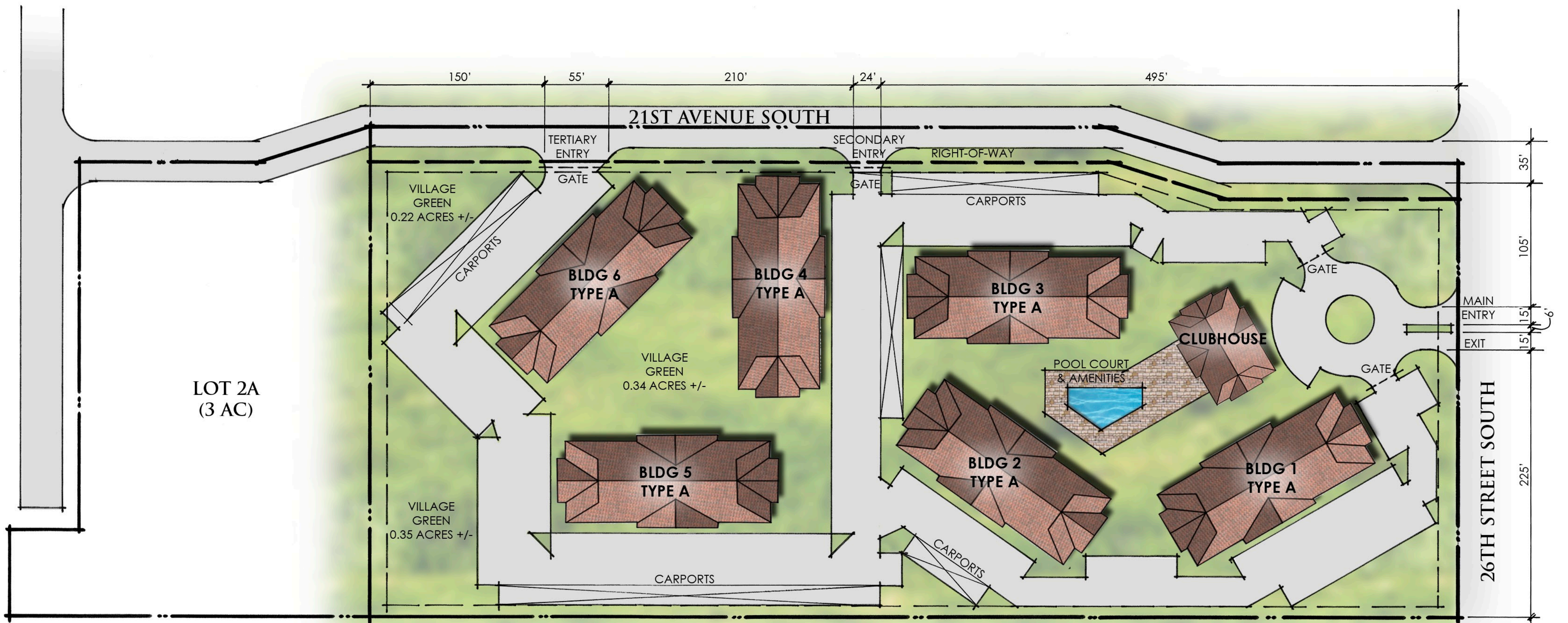
will complement the introduction of more primary job opportunities in the Medical District. Further, there is steady demand for rentals by servicemen and women from Malmstrom Air Force Base, students at UGF and Great Falls College MSU, and young professionals employed at Benefis/Great Falls Clinic and elsewhere throughout Great Falls.

Additionally, the completion of 21st Avenue South and upgrades to 26th Street South will positively contribute to the public's welfare.

Staff finds the amendment is the least restrictive approach to address issues of public health, safety, and welfare.

The City has or will have the financial and staffing capability to administer and enforce the amendment.

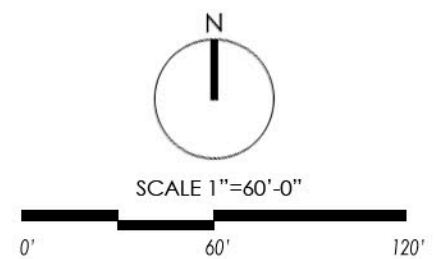
The City has the financial and staffing capability to administer and enforce the amendment.



LOT 2A
(3 AC)

TALUS APARTMENT HOMES: SCHEMATIC SITE PLAN #6

GREAT FALLS, MONTANA



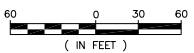
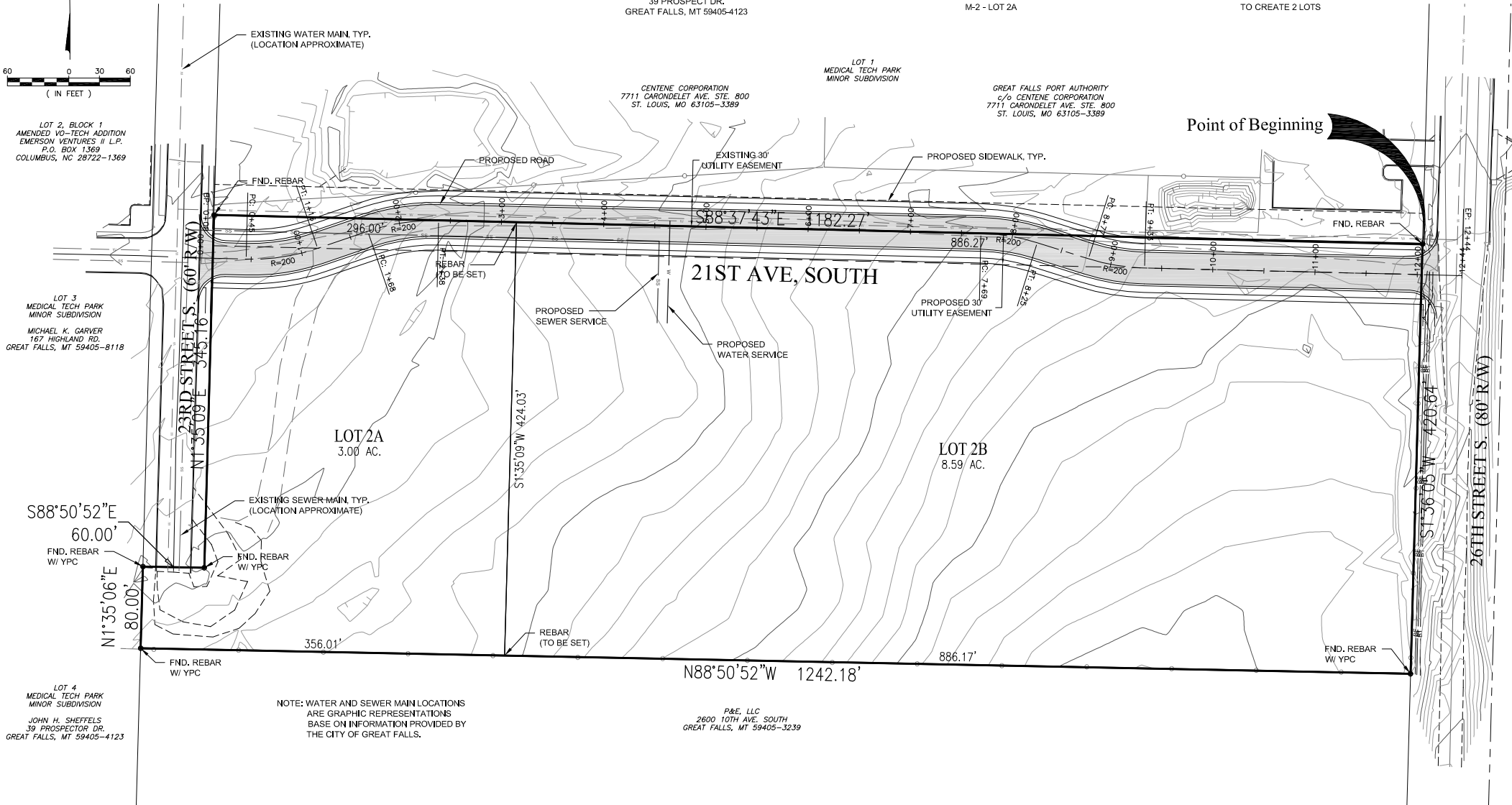
PRELIMINARY PLAT

FOR THE AMENDED PLAT of LOT 2 OF THE MEDICAL TECH PARK MINOR SUBDIVISION,
SITUATED IN THE SE1/4 SECTION 18, T20N, R4E, P.M., CITY OF GREAT FALLS,
CASCADE COUNTY, MONTANA

OWNERS
JOHN H. SHEFFELS ET AL.
39 PROSPECT DR.
GREAT FALLS, MT 59405-4123

ZONING
R-6 - LOT 2B
M-2 - LOT 2A

PURPOSE
TO SUBDIVIDE LOT 2
TO CREATE 2 LOTS



LOT 2, BLOCK 1
AMENDED VO-TECH ADDITION
EMERSON VENTURES II L.P.
P.O. BOX 1369
COLUMBUS, NC 28722-1369

LOT 3
MEDICAL TECH PARK
MINOR SUBDIVISION
MICHAEL K. CARVER
167 HIGHLAND RD.
GREAT FALLS, MT 59405-8118

LOT 4
MEDICAL TECH PARK
MINOR SUBDIVISION
JOHN H. SHEFFELS
39 PROSPECT DR.
GREAT FALLS, MT 59405-4123

NOTE: WATER AND SEWER MAIN LOCATIONS
ARE GRAPHIC REPRESENTATIONS
BASED ON INFORMATION PROVIDED BY
THE CITY OF GREAT FALLS.

P&E, LLC
2600 10TH AVE. SOUTH
GREAT FALLS, MT 59405-3239

ROMAN CATHOLIC
BISHOP OF GREAT FALLS
P.O. BOX 1369
GREAT FALLS, MT 59403-1369

DESCRIPTION

Two tracts of land being Lot 2, of the Plat of Medical Tech Park Minor Subdivision.
Said tracts contain 11.59 acres and are subject to all existing easements.
The above described tracts of land are to be known and designated as the Amended Plat of Lot 2 of the Medical Tech Park Minor Subdivision, Cascade County, Montana.

CERTIFICATE OF DEDICATION

I, (We), the undersigned property owner(s), do hereby certify that I (we) have caused to be surveyed, subdivided, and platted into lots, parcels, blocks, roads and alleys, as shown by the plat hereto annexed, the following described land in (City and County if in Unincorporated Area), to wit:

Two tracts of land being Lot 2, of the Plat of Medical Tech Park Minor Subdivision; more particularly described as follows:

Beginning at the southeast corner of Lot 1, of the Plat of Medical Tech Park Minor Subdivision, the Point of Beginning; thence S1°30'52"W, a distance of 420.64 feet; thence N88°50'52"E, a distance of 1242.18 feet; thence N1°35'09"E, a distance of 80.00 feet; thence S88°50'52"E, a distance of 60.00 feet; thence N1°35'09"E, a distance of 345.16 feet; thence S88°37'43"E, a distance of 1182.27 feet to the Point of Beginning; the parcel described above contains 11.59 Acres, as platted.

The above described tracts of land are to be known and designated as the Amended Plat of Lot 2 of the Medical Tech Park Minor Subdivision, Cascade County, Montana, and the lands included in all roads, avenues, alleys, and parks or public squares shown on said plat are hereby granted and donated to the use of the public forever.

GRANT OF UTILITY EASEMENTS

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility services, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities in, over, under and across each area designated on this plat as "Utility Easement" to have and to hold forever.

OWNER _____
Dated this _____ day of _____, 2013.
(Acknowledged and notarized signatures of all record owners of platted property)

By: _____

STATE OF _____)
COUNTY OF _____) ss.

This instrument was acknowledged before me on this _____ day of _____, A.D. 2013 by _____.

Notary Public for the State of _____
Residing at _____
My commission expires _____

**CERTIFICATE OF EXCLUSION FROM MONTANA
DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW**

The Amended Plat of Lot 2 of the Medical Tech Park Minor Subdivision, Cascade County, Montana, is within the City of Great Falls, Montana, a first class municipality, and within the planning area of the Great Falls growth policy which was adopted pursuant to section 76-1-601 et seq., MCA, and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore under the provisions of Section 76-4-125(2)(d), MCA, this survey is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this _____ day of _____, 2013

Director of Public Service
City of Great Falls, MT

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, _____, and I, _____, a registered professional engineer licensed to practice in the State of Montana, hereby certify that the public improvements, required as a condition of approval of the Amended Plat of Lot 2 of the Medical Tech Park Minor Subdivision, have been installed in conformance with the approved engineering specifications and plans:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Name of Subdivider _____
Date _____

Name, # _____ Date _____
PE # _____
Address: _____

(Engineers Seal)

CERTIFICATE OF SURVEYOR

I, the undersigned, Daniel J. Boers, Professional Land Surveyor, do hereby certify that I have performed the survey shown on the attached plat of The Amended Plat of Lot 4, Block 1 of the Amended Plat of Lot 2, Block 1 of Division Addition; that such survey was made on October 1, 2013; that said survey is true and complete as shown and that the monuments found and set are of the character and occupy the positions shown thereon.

DATED this _____ day of _____, 2013.

Daniel J. Boers, P.L.S., CFedS
MT Reg. No. 14732LS
Morrison-Maierle, Inc.

CERTIFICATE OF FINAL PLAT APPROVAL - CITY

I, (Commission) (Council) of the City of Great Falls, Montana, does hereby certify that it has examined this subdivision plat and, having found the same to conform to law, approves it, and hereby accepts the dedication to public use of any and all lands shown on this plat as being dedicated to such use.

DATED this _____ day of _____, 2013.

by, _____
Clerk

Mayor

CERTIFICATE OF CLERK & RECORDER

STATE OF MONTANA)
County of Cascade) ss.

Filed for record this _____ day of _____, A.D., 2013, at _____ o'clock.

DATED this _____ day of _____, 2012.

Clerk & Recorder
Cascade County, Montana

CERTIFICATE OF COUNTY TREASURER

I, Jamie Bailey, Treasurer of Cascade County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to being divided have been paid.

Dated this _____ day of _____, 2013.

Jamie Bailey
Treasurer
Cascade County, Montana

CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, _____, Director of Public Service, City of Great Falls, Montana, do hereby certify that the accompanying plat has been duly examined and has found the same to conform to the law, approve it, and hereby accept the dedication to the City of Great Falls for the public use of any and all lands shown on the plat as being dedicated to such use.

Dated this _____ day of _____, 2013.

Director of Public Service
Great Falls, Montana

CERTIFICATE OF EXAMINING LAND SURVEYOR

I, (Name of Examining Land Surveyor), acting as an Examining Land Surveyor for (City or County), Montana, do hereby certify that I have examined the final plat of The Amended Plat of Lot 4, Block 1 of the Amended Plat of Lot 3, Block 1, of the Amended Plat of Lot 2, Block 1 of Division Addition; and find that the survey data shown thereon meet the conditions set forth by or pursuant to Title 76, Chapter 3, Part 4, MCA.

DATED this _____ day of _____, 2013.

(Name of Surveyor)
MT Reg. No. (XXXXLS)

<p>MORRISON MAIERLE, Inc. An Engineering-Related Company</p> <p>PO Box 1113, 2880 Technology Blvd., Bozeman, MT 59711 • Phone: (406) 587-0221 Fax: (406) 922-4702</p>	<p>ENGINEERS SCIENTISTS SURVEYORS PLANNERS SINCE 1945</p>	1/4 SEC.	SECTION	TOWNSHIP	RANGE
		SE	18	20N	4E
<p>PRINCIPAL MERIDIAN, MONTANA CASCADE COUNTY, MONTANA</p>					
<p>CLIENT:</p>	<p>DATE: 05/2013 SCALE: 1"=60' PROJ #: 3959.012</p>	<p>PLOTTED DATE: Jun/06/2013 - 02:20:02 pm DRAWING NAME: N:\3959\012\ACAD\Survey\APLAT\APLAT-PLAT.dwg SHEET 1 OF 1 PLOTTED BY: mcsopden</p>			

FINDINGS OF FACT
FOR AMENDED PLAT OF LOT 2, MEDICAL TECH PARK MINOR SUBDIVISION, LOCATED
WITHIN THE SE1/4 OF SECTION 18, T20N, R4E, P.M.M, CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3) MCA)

Finding of Fact (Prepared in Response to 76-3-608(3) MCA)

PRIMARY REVIEW CRITERIA

Effect on Agriculture: Utilization of the subdivision site for dry land crop production has diminished due to its proximity to urban residential development. Approval of the subdivision will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services: Lots in the subdivision will connect to City water and sewer mains. The developer will pay the cost of extending the utility mains. The City should not experience an appreciable increase in maintenance and operating costs. The occupants of units within the subdivision and operators of the development will pay regular water and sewer charges.

The subdivision will receive law enforcement and fire protection service from the City of Great Falls. The nearest fire station is ±2.2 miles from the subdivision site. Providing these services to the units in the subdivision is expected to be an increased cost to the City. Increased tax revenues from improved properties may cover increased costs. Additionally, the Fire Department has expressed concerns related to drive aisle widths and turning radii within the proposed layout of the development. Prior to development of the subject property, the applicant shall meet all requirements of the City's Fire Department.

Private streets will be extended into the subdivision to serve the proposed residential units, which will be maintained by the developer. The developer will have responsibility to install curb, gutter and paving in the roadways within the subdivision. The developer will be responsible for the installation of 21st Avenue South; the City will contribute 25% of the cost of this roadway. The developer will also be required to escrow money for the completion of 23rd Avenue South.

Effect on the Natural Environment: The subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. The developer will be required to provide a stormwater management plan in compliance with City standards.

Any surface runoff will flow northwesterly ultimately to the City's existing storm sewer system. The developer will be required to extend the storm sewer southerly in 23rd Street South to the southern boundary of the property.

Effect on Wildlife and Wildlife Habitat: The subdivision is located adjacent to an area containing urbanized development. The subdivision is not in an area of significant wildlife habitat and will not result in closure of public access to hunting or fishing areas, nor to public lands.

Effect on Public Health and Safety: Based on available information, the subdivision is not subject to abnormal potential natural hazards such as flooding, wildfire, snow or rockslides, nor potential man-made hazards such as high voltage power lines, high-pressure gas lines, high traffic volumes, or mining activity.

REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation, and conforms to the design standards specified in the local subdivision regulations. The local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

EASEMENT FOR UTILITIES

The developer shall provide necessary utility easements to accommodate water mains, sanitary sewer mains and private utilities to serve all lots in the Subdivision.

LEGAL AND PHYSICAL ACCESS

Legal and physical access to the subdivision is provided by the abutting 23rd and 26th Avenues South, which are public right-of-way maintained by the City of Great Falls. As a part of the subdivision 21st Avenue South will be dedicated and improved to provide additional access to the Subdivision.

Traffic Analysis

Proposed Development Characteristics: The 216 unit multi-family development is proposed for annexation immediately south of the City limits on the west side of 26th Street South, just south of Centene property. The development will have three driveway accesses - two on 21st Avenue South (which will be constructed by the developer) and the main access on 26th Street South. Sidewalks will be constructed along 21st Avenue South, and a bicycle/pedestrian path on 26th Street South.

A second parcel, immediately west of the proposed development adjoining 23rd Street South, will be annexed and zoned M-1 Mixed Use, with no development plans at this time.

Existing Conditions: 26th Street South is classified as a “Minor Arterial” roadway, whose function is to carry traffic between neighborhoods and major destinations around and through the community. Minor Arterials carry lesser volumes than Major Arterials, and often feed traffic to such roadways (such as 10th Avenue South). They can also serve as links between Collector roadways and Major Arterial roadways. A Minor Arterial is typically a moderate to high capacity roadway, with two to five lanes of traffic (including turn lanes). Speeds on Minor Arterials typically range between 35 and 45 mph, although they may be as low as 30 mph and as high as 55 mph if roadway and neighborhood characteristics dictate.

Future Improvements: 26th Street South currently narrows from a four-lane roadway to a two-lane roadway just north of the subject property. A federal-aid road improvement project is currently under design to add capacity to 26th Street South and 24th Avenue South, as well as improve stormwater runoff facilities and add bicycle and pedestrian amenities. These improvements will be paid at no cost to the City or developer. The developer would work with the project designer and the City to ensure coordination of improvements. It is probable the developer would construct some improvements prior to the roadway project to accommodate desired access to the proposed site, and some developer improvements such as landscaping in the right-of-way could be delayed until after the roadway project is complete.

The developer has agreed to dedicate and construct 21st Avenue South as a Local roadway, along the north side of the proposed development site, connecting 26th Avenue South with 23rd Avenue South.

Trip Generation: Using a trip generation rate for low-rise apartments from the ITE Trip Generation Manual, a development of this size and type would be expected to generate an average of 6.59 trips per occupied dwelling unit on a weekday, for a total estimated daily trips of 1,424 trips per day.

Traffic generated by the development during “peak hour” – that is, the hour of the day generating the highest traffic – is expected to be generated at the rate of .46 vehicles per occupied dwelling unit for a one hour period generally between 7 and 9 AM. This rate would equate to about 100 vehicles during that hour.

Traffic Volumes:

Traffic volumes on nearby roadways vary. The 2012 traffic volume on 26th Street South just north of 24th Avenue South is 3,290 vehicles per day, and 11,000 just south of 10th Avenue South. The 2012 volume on 23rd Street South just south of 10th Avenue South is 4,490, and 16th Avenue South just east of 20th Street South shows a volume of 2,875.

Trip Distribution:

The development proposes three entrances – two on 21st Avenue South and one on 26th Street South. The majority of the trips generated by the development are anticipated to go and come from the north, although some will choose to travel 24th Avenue South to avoid congestion at 10th Avenue South. For the purpose of estimating impact of the development upon the transportation network and the ability of the same to accommodate the increase in traffic, it is assumed that 25% of the trips will use 23rd Street South via 21st Avenue South (and then disburse as it is further away from the development); 60% will use 26th Street South, north of the development, with much of it travelling up to 10th Avenue South and some disbursing into the Medical District along the way; and 15% will use 26th Street South, south of the development, with nearly all expected to then travel west on 24th Avenue South. Using these percentages, about 350 trips per day would occur on 21st Avenue South west of the development; 850 on 26th Street South north of the development; and 210 on 26th Street South, south of the development.

Traffic on the aforementioned roadways is relatively light for the roadway characteristics and classification, with the exception of 26th Street South at 10th Avenue South. However, the northbound, morning peak at 10th Avenue South is comparatively light, as the majority of the traffic is heading south at that time, toward the major destinations in the Medical District. Therefore, the additional peak-hour traffic is not expected to adversely impact that intersection.

Transit and Non-motorized Travel:

The close proximity to the employment centers (Centene, Benefis, Great Falls Clinic, Grandview, etc.), to educational centers (University of Great Falls and the Great Falls College-MSU) and to major shopping destinations on 10th Avenue South, will very likely encourage walking and bicycling. Although it is not certain, a larger proportion of residents are expected to bike and walk than is typically found in a development of this type in Great Falls.

No extension of transit service to the site is proposed, but transit travels the nearby 23rd Street South – within easy reach of the proposed development.

Conclusion and Recommendations:

The existing transportation network is expected to have sufficient capacity to accommodate the proposed development's traffic. With the construction of 21st Avenue South, the traffic generated by the site will have other options than just 26th Street South. Improvements to 26th Street South and 24th Avenue South will increase carrying capacity, and will also include new bicycle and pedestrian facilities. Extending 21st Avenue South, with sidewalks, will also provide ready access to Great Falls Transit District bus services, reducing trips generated by the development.

There is a reasonable expectation that the development will attract some residents that have employment or attend school at nearby locations, making their trip lengths relatively short. This will make both bicycling and walking attractive choices, and will keep some vehicle trips from reaching and adding to congestion at some intersections on 10th Avenue South.

The undeveloped lot to the west of the development is proposed for concurrent annexation, and site impacts to the transportation network would be reviewed at such time as development is proposed. Such development may require improvements, should they be deemed necessary to mitigate adverse impacts.

The following recommendations are based upon review of the proposed development:

- The three driveways must be easily accessible by all residents. If the two on 21st Avenue South are gate-controlled, they must be accessible by residents, as well as emergency responders, at all times.
- The main entrance on 26th Street South must be moved as far away from the intersection of 21st Avenue South as practical. At least 150 feet is recommended.
- Internal driveways must be of a width to allow for access by large fire trucks. Internal driveway turning radii must also accommodate such vehicles.
- To ensure safety of bicyclists and pedestrians along 26th Street South, the main entrance should have a short crossing distance and any potentially obscuring improvements (such as signage or large landscaping) should be placed such that they do not become safety hazards.
- The developer is encouraged to provide on-site bicycle storage facilities, to reduce vehicular trip generation and allow residents to avail themselves of alternate transportation options.
- The developer will dedicate and construct 21st Avenue South between 23rd Street South and 26th Street South, including sidewalk on the entire south side of the new roadway. Improvements to 26th Street South, including a shared-use bicycle/pedestrian path, will be installed under the planned public improvement project, with no cost to the developer.
- The developer will construct a temporary turnaround at the far southern end of 23rd Street South, and shall dedicate 23rd Street South to the southern extent of its property.
- The developer will make all efforts to negotiate with the property owner to the north (lots 1A and 1B, Medical Tech Park Minor Subdivision) to dedicate and construct 21st Avenue South along an existing utility easement. The City will participate in a portion of the cost of 21st Avenue South.