

# DESIGN REVIEW BOARD

**JUNE 13, 2011**

*Case Number*

DRB2011-11

*Applicant*

Kingsley Family Properties

*Owners*

Michael Kingsley

*Property Location*

15th Avenue South between 24th Street South & 25th Street South

*Parcel ID Number*

2638200

*Requested Action*

Design review of two-16 bedroom senior living residential facilities on the property being annexed into the City.

*Neighborhood Council*

Neighborhood Council #5, in support

*Recommendation*

Approve design with conditions.

*Project Planner*

Charles Sheets

## BEEHIVE ASSISTED LIVING



### Location Map



Subject Site



### Summary

#### Project Description

The ±0.96 acre subject property is generally located at 15th Avenue South between 24th Street South and 25th Street South.

The applicant is requesting design approval for two-16 bedroom senior living residential facilities. The property is being annexed to the City of Great Falls and zoned R-5 Multi-family residential medium density district.

#### Background

- Legal Description: A tract of land in the SE 1/4 NE 1/4 of Section 18, Township 20 North, Range 4 East, M.P.M., Cascade County, Montana.
- Property Area: 42020.98 sq. ft. or 0.96 acres
- Street frontage: 350'-0" along 15th Avenue South
- Building size: 3,429 each building, 16 bedrooms each building.

## Project Overview

### **Proposed Improvements**

The applicant intends to build two-16 bedroom senior living residential structures. The property was an unincorporated enclave and is being annexed into the City. As a part of the annexation approval the developer will be constructing the final segment of 15th Avenue South. This will provide a additional east/west connection for vehicular and pedestrian traffic. The applicant has two existing facilities directly west of this property.

### **Zoning, Building Height, and Setbacks**

The property is zoned R-5 Multi-family residential medium density district. This district is intended to accommodate multi-family units not exceeding two-stories. The proposed two-16 bedroom senior living residential structures (Bee Hive Homes) is permitted and in compliance with the zoning, height and setback requirements of the code.

### **Parking**

The proposed site plan shows 14 regular 10' X 20' parking spaces and two-accessible parking spaces. The current City Code requires 7 off-street parking spaces per building, inclusive of accessible parking spaces. The proposed parking plan appears to meet the requirements of the code.

### **Landscaping**

The applicant has submitted a landscape plan, see Exhibit D of the staff report. The plan proposes  $\pm 10,000$  S.F. of maintained landscaping (lawn, trees and shrubs),  $\pm 5,400$  S.F. of surfaced patio and an additional  $\pm 10,000$  S.F. of boulevard (sidewalk, lawn and trees). Residential landscape code requires 50% of the net lot to be landscaped with turf grass and ground cover plants; 1 interior tree per 1500 sq ft & 1 blvd tree per 35 lf. The landscape plan is consistent with the planting requirements for boulevard trees, and site trees and shrubs. The applicant proposes foundation planting around the entire structure. The proposed landscaping plan appears to meet the requirements of the code.

### **Sidewalks**

The applicant is providing sidewalks and accessible routes for the pedestrians within the parking lot and around the structure. The applicant is providing a sidewalk in the boulevard on 15th Avenue South. The proposed sidewalks appears to meet the requirements of the code.

### **Signage**

The residentially zoned property is limited to a maximum of fifty (50) square feet of total signage. The exhibits supplied by the applicant appear to be less than the maximum allowed. The signage requires a separate permit from the Planning & Community Development Department and will be reviewed for conformance at that time.



View West down the future right of way for 15th Avenue South.



View Southwest across the site.



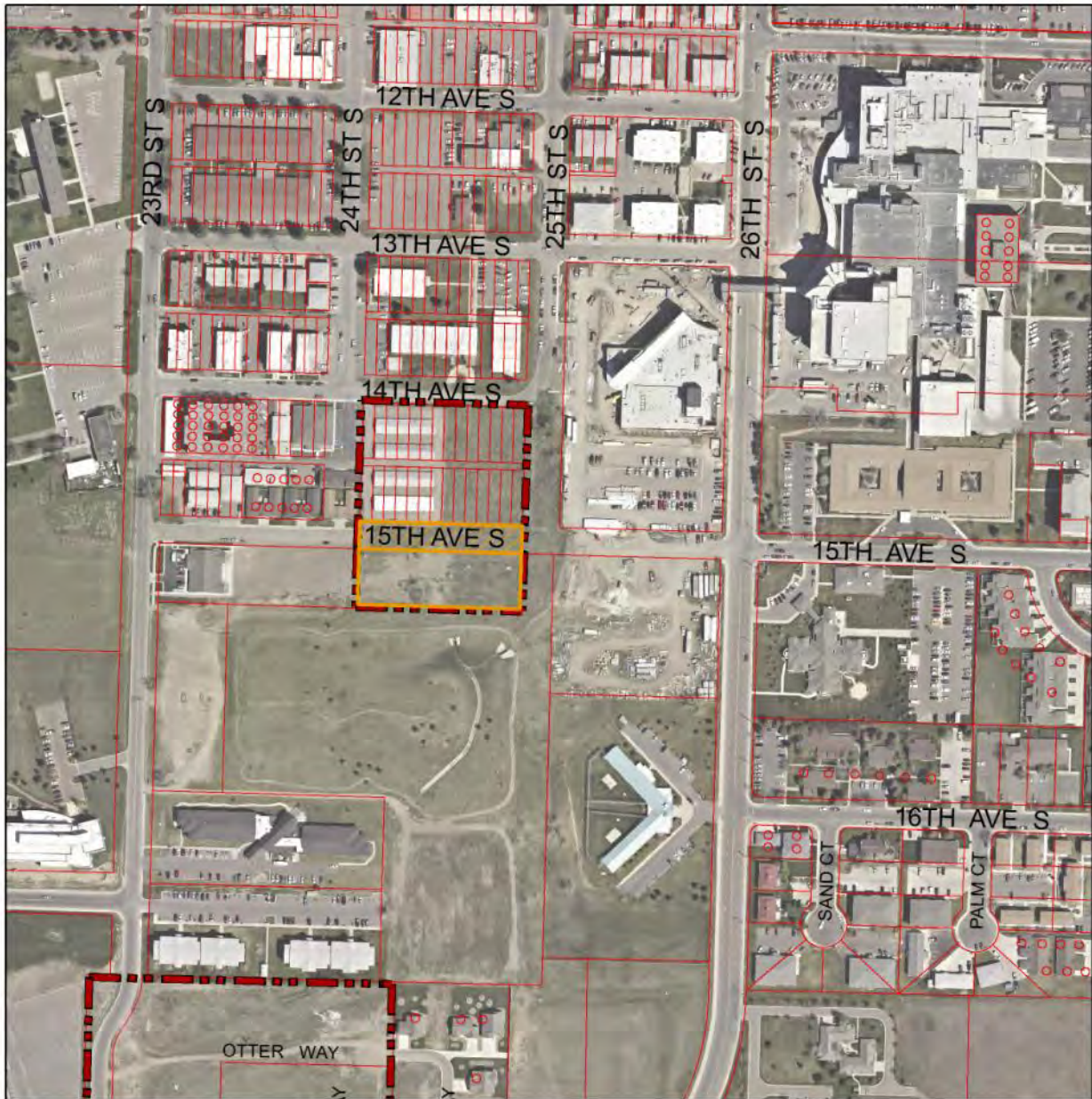
View Northeast across the site.

### **Outdoor Lighting**

The applicant is proposing wall packs and pole mounted lamps that are shown on the site lighting plan. The proposed outdoor lighting plan appears to meet the standard requirements of the code.



## Exhibit A - Aerial Photo



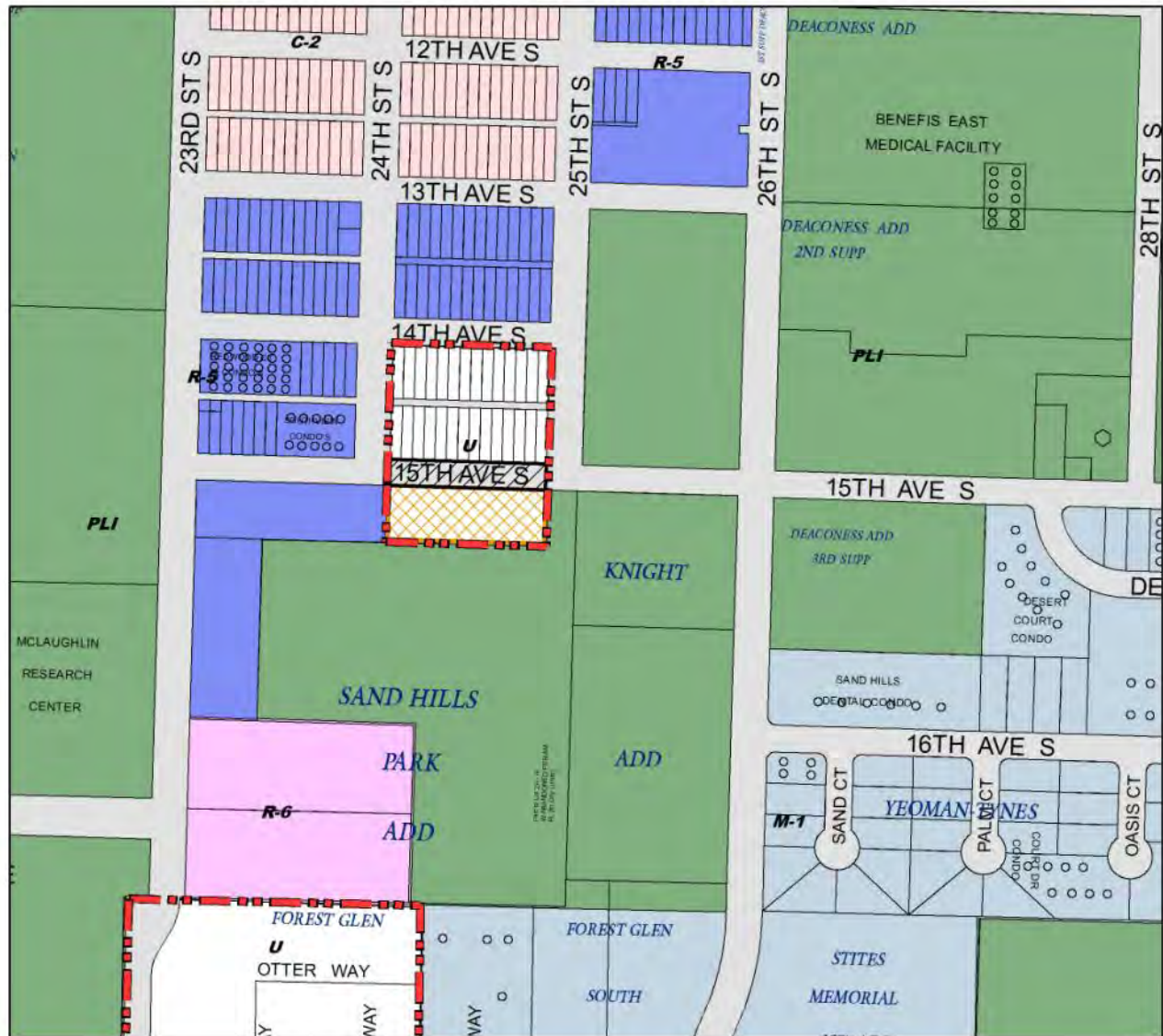
### Beehive Assisted Living

-  Subject Site
-  15th Avenue South
-  City Limits
-  Tracts of Land





## Exhibit B - Vicinity/Zoning Map



290 145 0 290 Feet



### Beehive Assisted Living

- Subject Site
- 15th Avenue South
- City Limits

### Zoning

- AI Airport Industrial
- C-1 Neighborhood commercial
- C-2 General commercial
- C-3 Highway commercial

- C-4 Central business core
- C-5 Central business periphery
- I-1 Light industrial
- I-2 Heavy industrial
- M-1 Mixed-use district
- M-2 Mixed-use transitional
- PLI Public lands institutional
- POS Park Open Space
- PUD Planned unit development

- R-1 Single-family suburban
- R-2 Single-family medium density
- R-3 Single-family high density
- R-5 Multi-family medium density
- R-6 Multi-family high density
- R-9 Mixed residential
- R-10 Mobile home park
- Unincorporated

## EXHIBIT C - APPLICATION

DESIGN REVIEW BOARD  
APPLICATIONDATE: 5-3-11NAME: Michael J. KingsleyADDRESS: 124 Highland Dr PHONE: 799-4142

AGENT/REPRESENTATIVE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SITE ADDRESS: 15<sup>th</sup> Ave. S. Great Falls, MT 59405Square Footage of Building Site: .96 acres  
Square Footage of Structure(s): 7629 3506 basement 11135 total

Design Review Board Meeting Date: \_\_\_\_\_

The following items must be submitted as part of the application:

Legal Description

Lot(s): \_\_\_\_\_

Block(s): \_\_\_\_\_

Subdivision: \_\_\_\_\_

Or Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: Sec. 18, T20N R4EUse Intended: Assisted LivingPACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

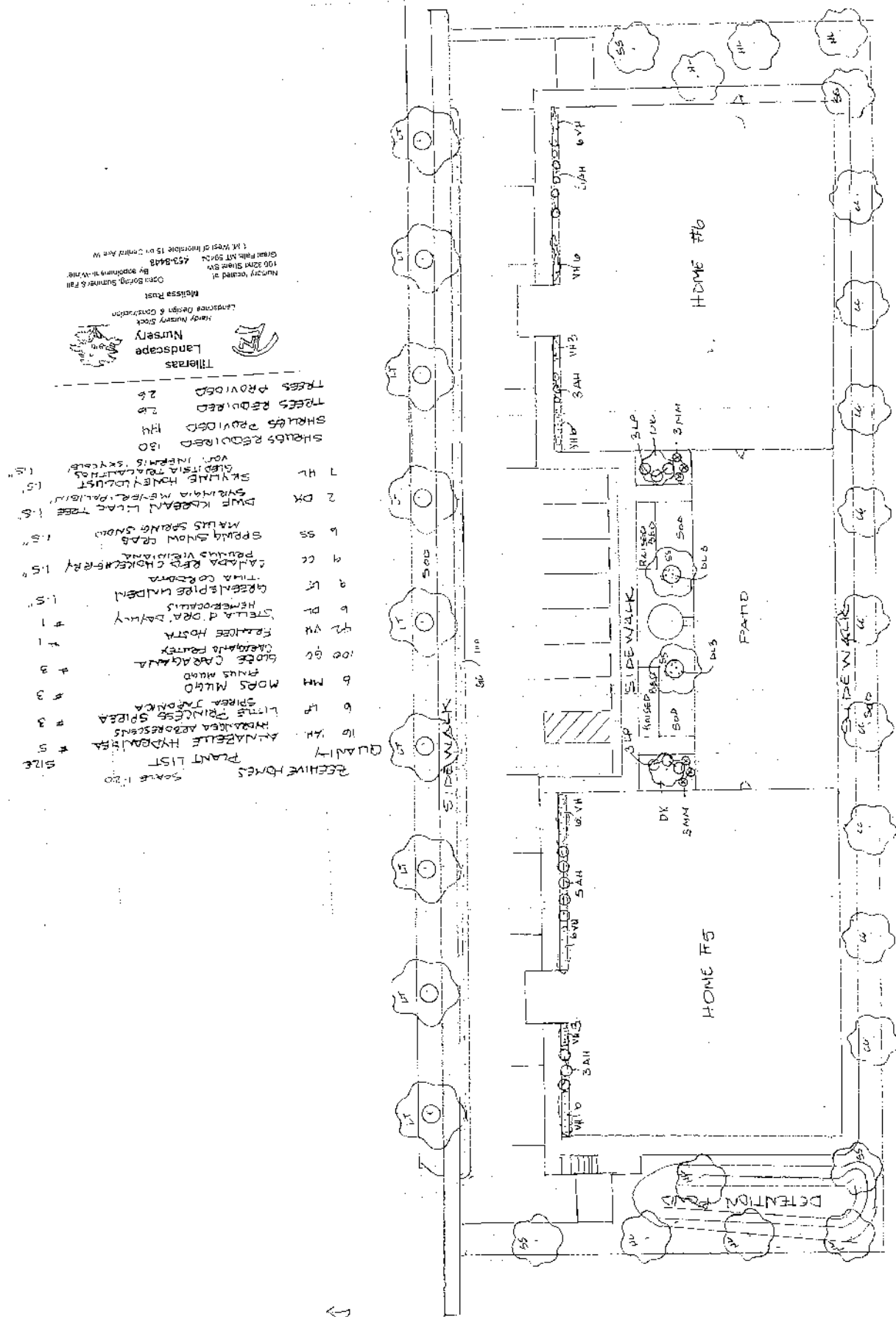
- Application
- Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller
- Elevation Drawings - 14" x 17" or smaller
- Topography Map - 14" x 17" or smaller
- Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- Written Zoning Determination (obtained from City Planning Department)

## Building and Property Frontage:

Street: 15<sup>th</sup> Ave S Building Frontage: \_\_\_\_\_ Property Frontage: \_\_\_\_\_

Street: \_\_\_\_\_ Building Frontage: \_\_\_\_\_ Property Frontage: \_\_\_\_\_

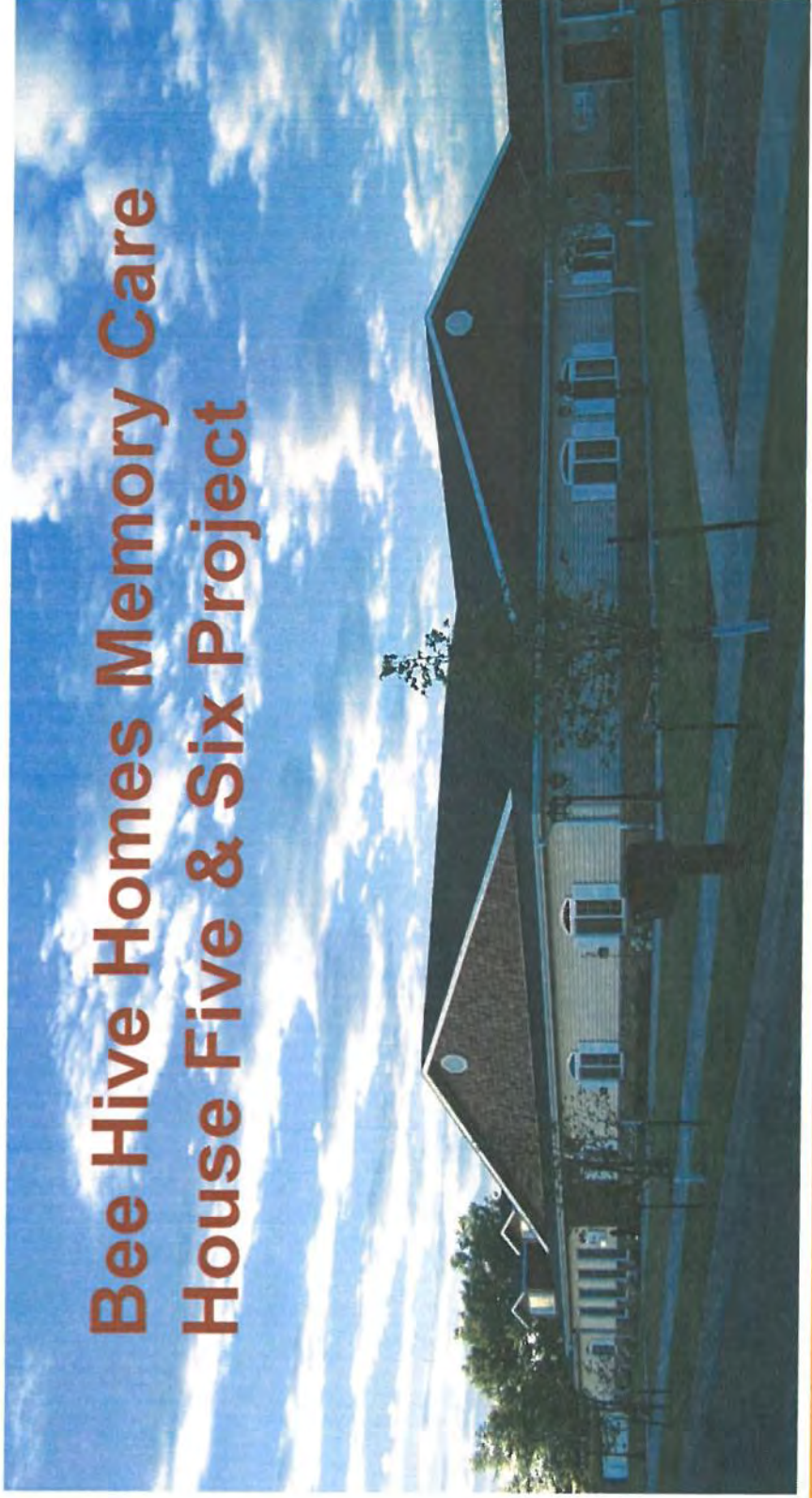
## EXHIBIT D - LANDSCAPE PLAN



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# Materials



- **Shingles:** Architectural (Weathered Wood)
- **Siding & Shakes:** Vinyl (Monterey Sand & Coastal Sage House 5/Monterey Sand & Harbor Blue House 6)
- **Lower Front & Sides:** Cultured stone and Windows & Shutters: White Vinyl (See attachment One & Two)
- **Signage:** Attached to facility on North side (See attachment Three & Four)
- **Lighting** (See separate attachment)
- **Doors** (See attachment Five & Six)
- **Landscaping** (See separate attachment)

## Windows & Shutters (2)



## Cultured Stone (1)



## Signage (4)



Bee Hive Sign 16"X36"  
Memory Care 6"X36"  
Manager Sign 23"X9"  
Address Sign 16"X9"



## Signage (3)



Bee Hive Sign 16"X36"  
Admin Sign 6"X36"



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## Recommendation

### **Suggested Motion**

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of Bee Hive Homes, Senior Living Residential Setting, 2400 15th Avenue South, as shown in the conceptual development plans contained within this report subject to fulfillment of the following conditions by the applicant:

- The proposed project shall be developed consistent with the conditions in this agenda report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- If after the approval of the concept development plan as amended by this board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.
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2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

Cc: Dave Dobbs, City Engineer  
Patty Cadwell, Neighborhood and Youth Council Coordinator (electronic copy)  
Mike Kingsley, Kingsley Family Properties, 124 Highwood Dr, Great Falls, MT 59405  
Great Falls Tribune, Erin Madison