

Date Stamp:

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
406.455.8430 • WWW.GREATFALLSMT.NET

CONDITIONAL USE PERMIT APPLICATION

Foothills Community Christian School Athletic Complex

Name of Project:

Foothills Community Christian School

Owner Name:

2210 5th Ave North Great Falls, MT 59401

Mailing Address:

406-452-5276

dculpepper@foothillschristian.org

Phone:

Email:

Jason Lehmann, Board of Directors, President

Representative Name:

406-781-5928

shadetreejake@gmail.com

Phone:

Email:

PROPERTY DESCRIPTION / LOCATION:

Mark/Lot:

Section:

Township/Block:

Range/Addition:

3400 Flood Road, Great Falls, MT

Street Address:

CURRENT ZONING:

R3

PROPOSED LAND USE:

Community Center

I (We), the undersigned, understand that the fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the requested action. I (We) further understand that public hearing notice publication costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Property Owner's Signature:

Date:

Representative's Signature:

Date:

To submit an application, the applicant must make an appointment with a Planning & Community Development Department staff planner to review the application and attachments for completeness.

Conditional Use Permit Application Checklist

A complete Conditional Use Application shall include but is not limited to the requirements listed in Table 1 below. Additional information may be required prior to a Conditional Use Application being deemed complete.

Table 1: Application Requirements		Staff	App.
Conditional Use Application	Complete basic applicant and project information included in Development Application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	Non-refundable Application Fee - \$1,500	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Narrative	Provide a narrative explaining the project and the reason for the request of a conditional use permit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Acknowledgment of Public Notice Fee	Applicant is responsible for paying all public notice fees.		<input checked="" type="checkbox"/>

Conditional Use Permit Site Plan Requirements

Table 2, below, contains the requirements for a complete Conditional Use Permit application site plan. The requirement must be submitted unless waived by a planner at a pre-submittal meeting. Applicant will complete the checklist by placing an X in the App. box to indicate that it has been submitted.

Table 2 - Site Plan Checklist		App.	Staff
Site Plan Requirements	Site Plan shall include all applicable items per Title 17 - Appendix A : <ul style="list-style-type: none"> ▪ Title Block containing project name, developer and landowner name, north arrow, graphic scale, property boundaries, and acreage of subject property ▪ Land Use/Development Standards tables with applicable information ▪ Existing buildings and site amenities as applicable including: contours, wetlands, existing vegetation, water resources, floodplains ▪ All proposed buildings and site features including, access drives, pedestrian facilities, parking, landscaping, and lighting per Title 17 requirements ▪ All proposed utilities and stormwater facilities 	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Falcons Take Flight

Foothills Community Christian School is requesting a conditional use permit for the property located near the Bridge Church at 3400 Flood Road. The conditional use permit is required for the requested use of a community center within the R3 zoning district.

Foothills is excited to partner with our community to expand our facility and opportunities with the construction of a 16,000-foot athletic facility and a soccer field.

In addition to the case support for why the school is exploring this new facility and the need for the facility itself is included with this document. In order to facilitate discussion about our project, we want to expand more on what this project will provide and the impact it may have on the neighborhood. The following information is intended to further explain our rationale for the requested conditional use permit.

Activities

- Primary activities will be gymnasium related – volleyball, basketball at Elementary, Middle, and High School level (school related) as well as potential community opportunities for recreational play at various levels from youth to adult.
- Other court-based sports such as pickleball, could be held in the facility
- The outdoor area will be used primarily for high school soccer in the fall but could also be used for other club sports such as Lacrosse. The field size would accommodate football games but does not provide seating for large competitive football events.
- Tournaments will also be held from time to time. High school tournaments would be on weekends primarily and not usually more often than once a quarter.
- Large scale tournaments that would have attendance of more than 500 on average, would be held 2-4 times a year.
- Outside of athletic events, the facility will be available for use for community groups for fundraising opportunities or similar group meetings.
 - No kitchen facilities are included at this time other than basic concessions for standard athletic events.
- Other general outdoor recreation could take place on the athletic field and possibly outdoor events such as graduations and group gatherings.



*Assisting parents in providing a Christ-centered education that values
Exceptional academics, strong moral character, and service to others*



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Times of Use

- Since the location is in conjunction with Foothills Community Christian School, primary use of the facility will be weekdays after school until early evening – generally 3:30p-8:00pm.
- Weekend use will be primarily on Saturdays for morning games and activities and may also include some evenings.
- Use of the location on Sundays will be limited to special tournaments and organizers who rent the facility and those are anticipated to be infrequent.
- During evening events, it is anticipated that activity will be completed by 10pm on weekends and should rarely, if ever, extend beyond 11pm.
- Summer use and hours may vary based on any groups or events taking place but usually not before 8am and not extending later than the 8pm time frame consistent with the rest of the year.

Traffic and Neighborhood Impact

- While the facility will seat approximately 1200 guests, the events that bring in that number will be limited and not likely exceed one per quarter.
- General events will more often draw 250-500 attendees and most of these will be early evening hours.
- Since the facility is a gym, noise should be minimal to the surrounding area and neighborhoods.

Other considerations

- As part of the Conditional Use Permit, we also request an exemption from the signage requirements for the existing residential zoning. We ask that school representatives work with City Planning Officials regarding signage for the facility that is reasonable for its intended use. Signage needs for the venue will include a large school logo on the building (see rendering), an electronic marquee to promote events, games, and community information, as well as the school signage already located on the property to identify its ownership.



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NEW SOCCER FIELD

**116 EXISTING
PARKING
SPOTS**

**GYM
(16,100 SF)**

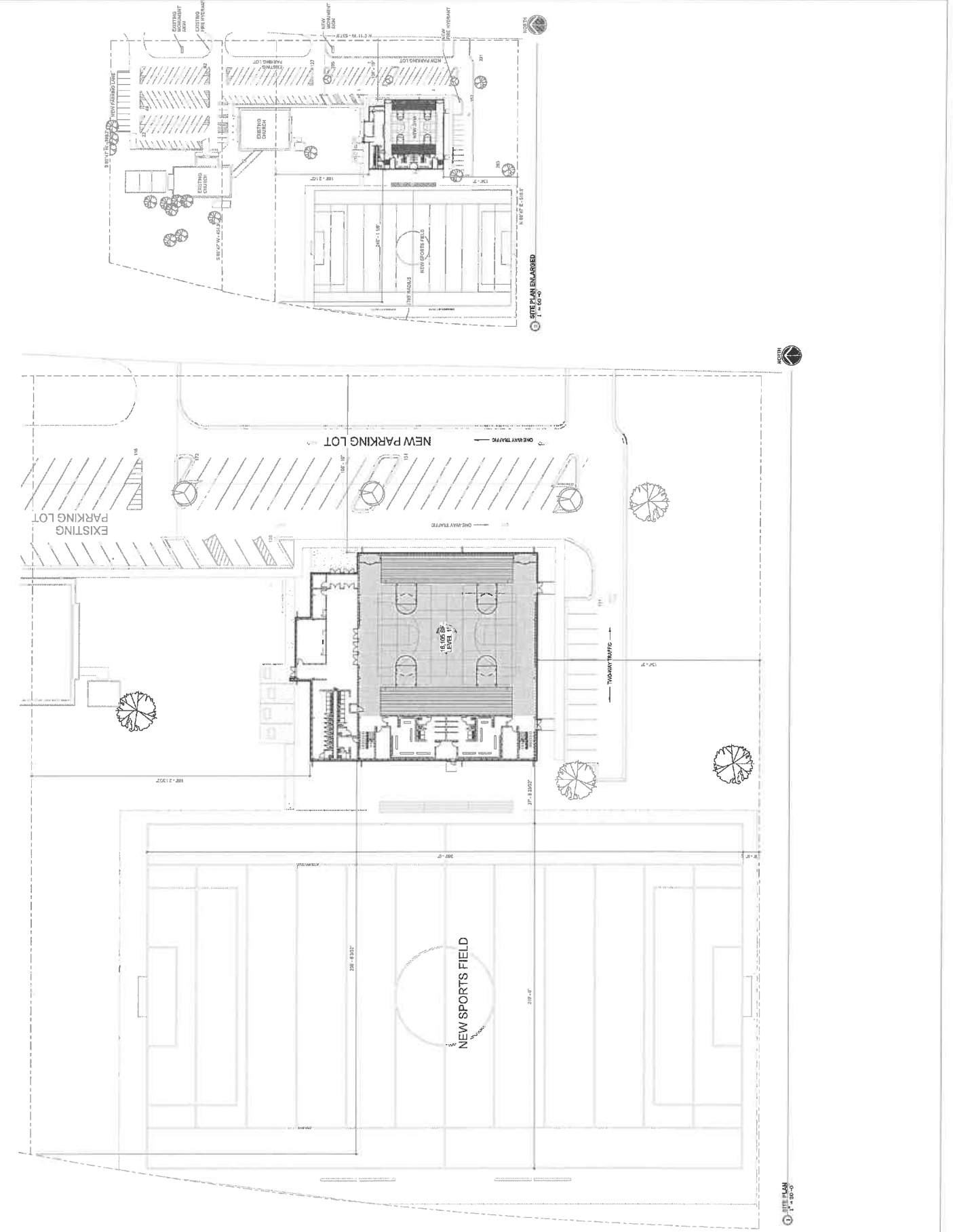
**57 NEW
PARKING
SPOTS**

DIXIE LN

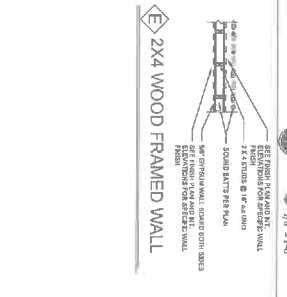
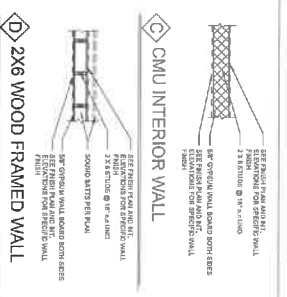
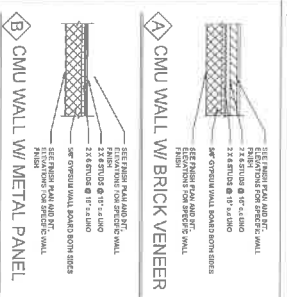
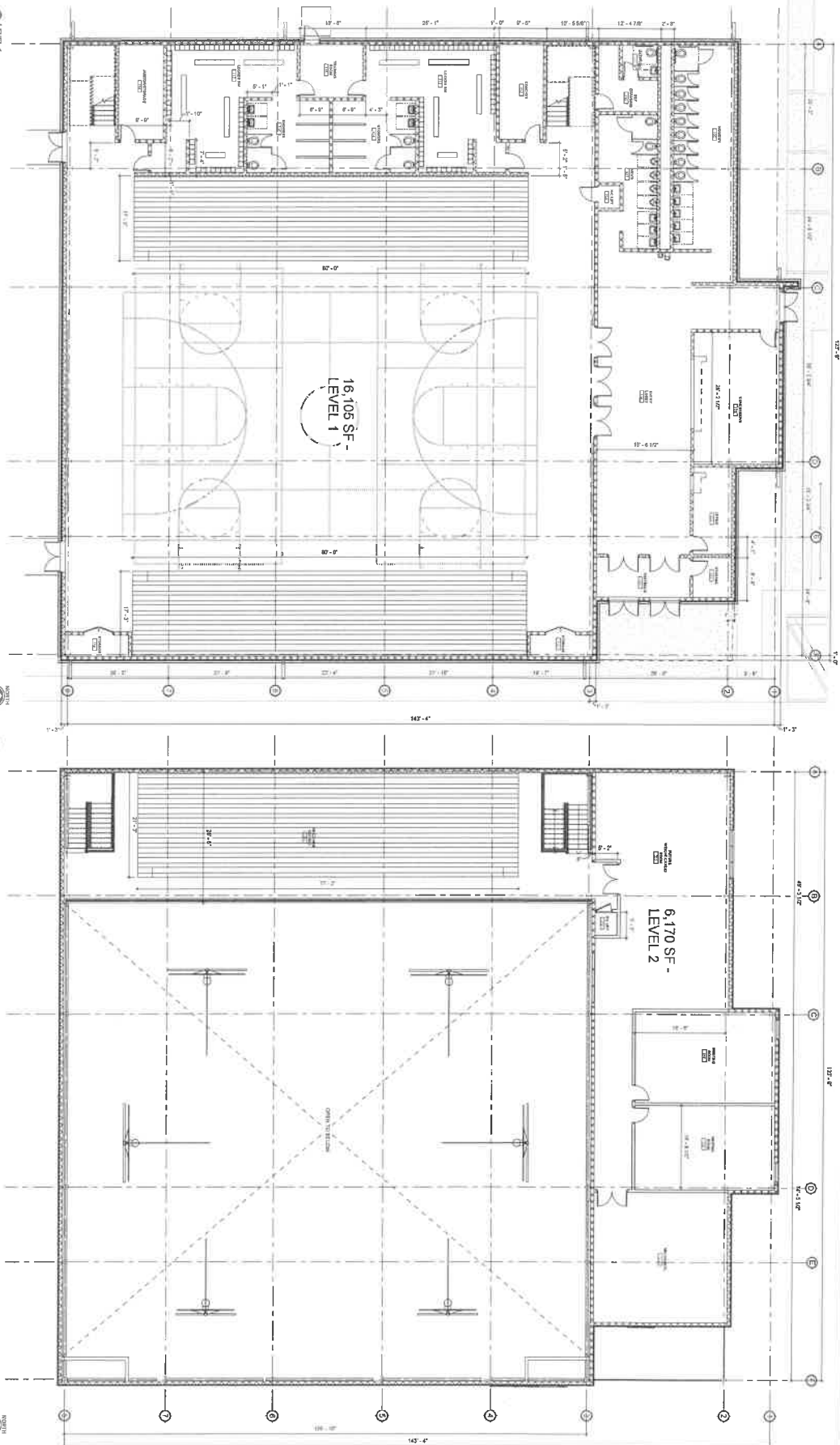
FLOOD RD

DERBY DR

NO. 1	DATE	BY
NO. 2	DATE	BY
NO. 3	DATE	BY
NO. 4	DATE	BY
NO. 5	DATE	BY



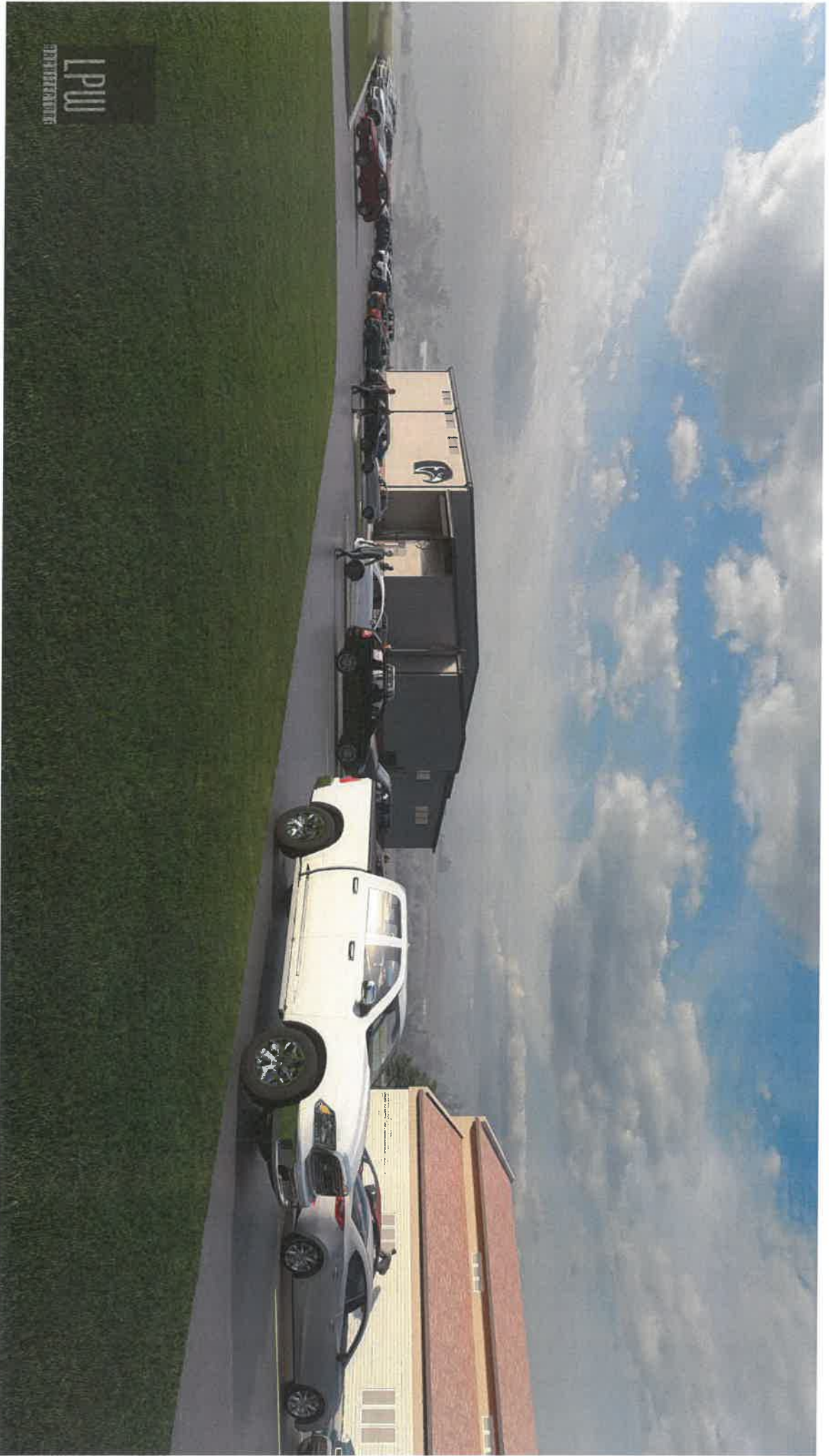
SITE PLAN
 1" = 50'-0"



GENERAL WALL TYPES NOTES:

1. FINISH MATERIALS AND JOINTS SHALL BE AS SHOWN, UNLESS NOTED OTHERWISE.
2. FINISH MATERIALS SHALL BE AS SHOWN, UNLESS NOTED OTHERWISE.
3. FINISH MATERIALS SHALL BE AS SHOWN, UNLESS NOTED OTHERWISE.
4. FINISH MATERIALS SHALL BE AS SHOWN, UNLESS NOTED OTHERWISE.

THE INDICATED PARTIAL HEIGHT WALLS SHALL BE SET TO MATCH THE EXISTING 2" MIN. W/ FINISHED CEILING.



LPW
PERFORMANCE



REPRESENTATIVE
LPU





LEONARDO
LPU



LPW

LAWYERS
PROFESSIONAL
WORLD