

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

LAND USE APPLICATION

Bay View Apartments

Name of Project (if applicable):

805 2nd St SW, Great Falls, MT 59404

Project Address:

Craig and Robert Stainsby

Applicant/Owner Name:

715 4th Ave N, Great Falls, MT 59401

Mailing Address:

406-868-3467

rstains@hotmail.com

Phone:

Email:

Woith Engineering

Representative Name:

406-205-1761

robert@woitheng.com/spencer@woitheng.com

Phone:

Email:

- Annexation by Petition: \$500
- Preliminary Plat, Major: \$1,500 + \$50/lot
- Final Plat, Major: \$1,500 + \$25/lot
- Minor Subdivision: \$1,250
- Zoning Map Amendment: \$2,000
- Conditional Use Permit: \$1,500
- Planned Unit Development: \$2,000
- Amended Plat, Non-administrative: \$1,000

LEGAL DESCRIPTION:

Lot A of Lot 1A of the Amended Plat of Lot 1 Garden Home Tracts and Certificate of Survey 4153

Lot/Block/Subdivision:

11/20N/R3E

Section/Township/Range:

ZONING (ZONING MAP AMENDMENT ONLY):

R-1

M-2

Current:

Proposed:

LAND USE (CONDITIONAL USE ONLY):

Mobile Home Park

Multi-Family

Current:

Proposed:

I (We), the undersigned, understand that the filing 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 application. I (We) further understand that public hearing notice requirements and associated 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.

Applicant/Owner's Signature:

Date:

08-09-2023

08/08/2023

Representative's Signature:

Date:

BAY VIEW APARTMENTS

A 36 Unit Apartment Complex in Great Falls, Montana

Land Use Application Submittal

<i>Revision</i>	<i>Date</i>
Zoning Map Amendment Submittal	08/09/2022
Zoning Map Amendment Resubmittal	09/21/2023

Prepared for:

Craig and Robert Stainsby
715 4th Ave N
Great Falls, MT 59401

405 Third Street NW, Suite 206
Great Falls, MT 59404
(406) 761-1955

W **WOITH ENGINEERING, INC.**
ENGINEERS & SURVEYORS

3860 O'Leary Street, Suite A
Missoula, MT 59808
(406) 203-0869

TABLE OF CONTENTS

1. Zoning Map Amendment (Table 3)	1
1.A. Aerial Exhibit.....	1
1.B. Narrative of the Rezone	1
1.C. Site Plan	1
1.D. Conceptual Plans for Public Infrastructure	1
1.E. Preliminary Soils/Geotechnical Information.....	1
1.F. Estimated Water and Wastewater Demand/Discharge.....	2
1.G. Preliminary Drainage Plan	3
1.H. Special Funding Proposal	3
1.I. Preliminary Easements	3

The following headings follow the “Land Use Application Checklist” that was determined to be required for submittal from the City of Great Falls Planning and Community Development Department. The checklist was supplied to Woith Engineering on May 31st, 2023. See Appendix A for the signed Land Use Checklist.

1. ZONING MAP AMENDMENT (TABLE 3)

1.A. AERIAL EXHIBIT

See the Site Plan in Appendix B.

1.B. NARRATIVE OF THE REZONE

The proposed development will be comprised of a portion of the current Lot 1A of the Garden Home Tracts Subdivision. After a boundary line relocation, there will be a total area of 1.27-acres to be rezoned for this proposed multi-family development. The intention is to place a 36-unit multi-family apartment building and accompanying site and utility improvements. The current zoning of the Garden Home Tracts Subdivision is Single-family Suburban Residential (R-1). This proposal would include rezoning Lot A to Mixed-use Transitional (M-2). Surrounding and nearby zoning includes R-1, M-2, and Parks and Open Space (POS). The following sections outline the preliminary details of this proposed development.

This proposed phase of development will be the first of a multi-phase expansion to the east. This expansion to the east will cross into the “Special Flood Hazard Areas (SFHA’s) Subject to Inundation by the 1% Annual Chance Flood” Zone AE – Base Flood Elevations Determined. The owner and design team are currently working on filling a Conditional Letter of Map Revision (CLOMR) with FEMA in order to fill within the floodplain for the future phases. Those future phases will also need to go through the rezoning process. This first phase work on Lot A does not cross into Zone AE. This zoning map amendment only applies to the 1.27-acre Lot A.

1.C. SITE PLAN

See the Site Plan in Appendix B.

1.D. CONCEPTUAL PLANS FOR PUBLIC INFRASTRUCTURE

See the Site Plan in Appendix B.

1.E. PRELIMINARY SOILS/GEOTECHNICAL INFORMATION

See Appendix C.

1.F. ESTIMATED WATER AND WASTEWATER DEMAND/DISCHARGE

Water Usage:

The average daily demand, including domestic demands and irrigation demands, was calculated based on the following assumptions:

Domestic: 100 gallons per day (as per DEQ 4)

Irrigation: two inches per week during the summer months (June-August). Assuming all of landscaped area is irrigated.

The average daily domestic demand is calculated as follows:

Projected Max Number of Tenants: 36-units (assuming 2 tenants per unit)

Projected Max Number of Tenants: $(36 \times 2) = 72$ Tenants

$D_{DOM} = 72 \text{ residences} \times 100 \text{ gpd (gallons per day)} = \mathbf{7,200 \text{ gpd}}$

The average daily irrigation demand during the summer months is calculated as follows (assuming all areas outside of the building and parking lot area are irrigated):

$$D_{IRR} = \left(\frac{2''}{\text{week}}\right) \left(\frac{1'}{12''}\right) \left(\frac{7.48 \text{ gal}}{\text{ft}^3}\right) \left(\frac{\text{week}}{7 \text{ days}}\right) (14,200 \text{ ft}^2 \text{ landscaping}) = \mathbf{2,529 \text{ gpd}}$$

Thus, the total average daily demand during the summer months, when water usage will be at its most severe, is **9,729 gpd**.

Wastewater Discharge:

The peak sanitary sewer design flow for the development was estimated using the wastewater flow rates outlined in Section 3.1 of Montana Department of Environmental Quality Circular 4. An average of 2 persons per living unit was used to calculate the total design flow for the proposed multi-family units. The Bay View Apartments will include 36-units. The average daily usage per person for the apartment will be 100 gallons per day (DEQ-4)

The peak design flow, including domestic and commercial demands was calculated based on the following assumptions:

Domestic: 100 gallons per day, per resident (as per DEQ 4)

The average daily domestic demand is calculated as follows:

Projected Max Number of Tenants: $(36 \times 2) = 72$ Tenants (0.072 in thousands)

$$\text{Peaking Factor} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}} = \frac{18 + \sqrt{0.072}}{4 + \sqrt{0.072}} = 4.28$$

$$D_{\text{DOM}} = 72 \text{ residents} * 100 \text{ gpd} * 4.28 = \mathbf{30,816 \text{ gpd}}$$

Therefore, the peak design flow rate for this phase of development is calculated as follows:

$$Q_{\text{max}} = 30,816 \text{ gpd} * \left(\frac{0.13 \text{ cf}}{\text{gal}}\right) * \left(\frac{\text{day}}{86,400 \text{ sec.}}\right) = \mathbf{0.046 \text{ cfs}}$$

1.G. PRELIMINARY DRAINAGE PLAN

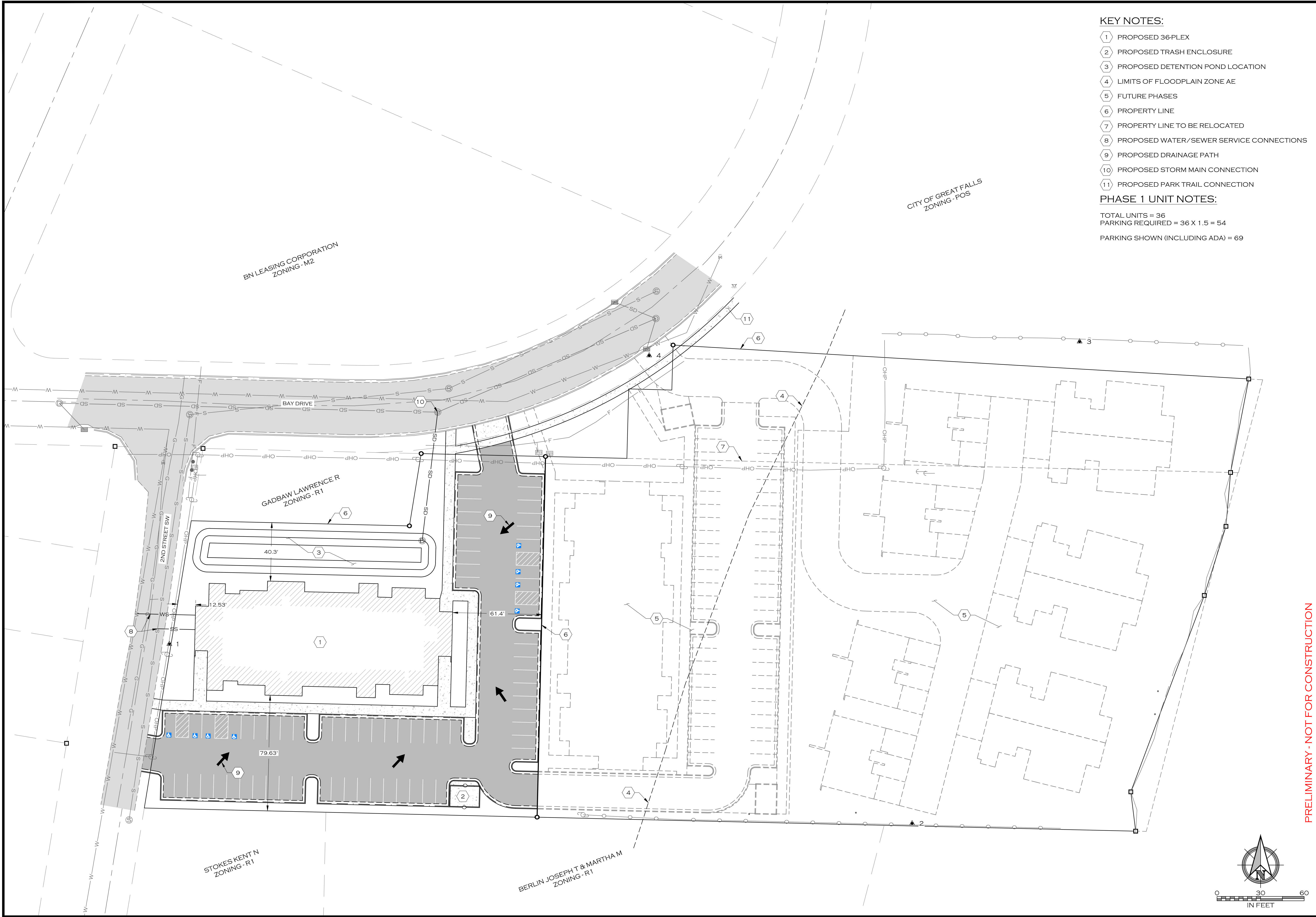
See the Site Plan in Appendix B.

1.H. SPECIAL FUNDING PROPOSAL

There are no special funding proposals for the public infrastructure on this proposed development.

1.I. PRELIMINARY EASEMENTS

Utility easements will be shown for needed routes with power and telecommunication companies. Coordination with said entities is currently occurring. These easements will be shown on the final COS.



- KEY NOTES:**
- 1 PROPOSED 36-PLEX
 - 2 PROPOSED TRASH ENCLOSURE
 - 3 PROPOSED DETENTION POND LOCATION
 - 4 LIMITS OF FLOODPLAIN ZONE AE
 - 5 FUTURE PHASES
 - 6 PROPERTY LINE
 - 7 PROPERTY LINE TO BE RELOCATED
 - 8 PROPOSED WATER/SEWER SERVICE CONNECTIONS
 - 9 PROPOSED DRAINAGE PATH
 - 10 PROPOSED STORM MAIN CONNECTION
 - 11 PROPOSED PARK TRAIL CONNECTION
- PHASE 1 UNIT NOTES:**
- TOTAL UNITS = 36
 PARKING REQUIRED = 36 X 1.5 = 54
 PARKING SHOWN (INCLUDING ADA) = 69

PRELIMINARY - NOT FOR CONSTRUCTION

JOB #:	DRAWN:	DESIGN:	CA:	DATE:
GF-2216	TDL/RLO	TDL/RLO	RLO/SWW	09/21/2023
DATE:				
DESCRIPTION				
#				

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
405 3RD STREET NW, SUITE 205 • GREAT FALLS, MT 59404 • 406.761.1955
 3880 CLARY STREET, SUITE A • MISSOULA, MT 59808 • 406.503.5555
 WWW.WOITHENG.COM

COPYRIGHT © WOITH ENGINEERING, INC. 2022

GREAT FALLS	MONTANA	LAND USE EXHIBIT
GARDEN HOME TRACTS DEVELOPMENT		

EX-A



River's Edge Trail

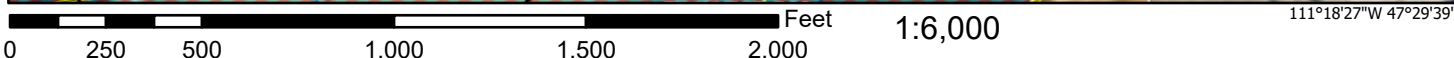




National Flood Hazard Layer FIRMMette



111°19'4"W 47°30'3"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/7/2023 at 4:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX F

Development Agreement Additions

SEPTEMBER 21, 2023

Lonnie Hill

City of Great Falls Planning and Community Development
2 Park Drive South, Suite 112
Great Falls, MT 59401

RE: Bay View Apartments – Development Agreement Additions

Dear Lonnie,

This narrative is used to better describe the additions the development team is willing to include in the development agreement for the proposed rezone on the 1.27-acre Lot A as discussed with the City of Great Falls Planning and Community Development team. These additions will limit the use and design of the proposed development to ensure an integral connection to the surrounding neighborhood.

1. Land Use Restrictions

In order to restrict the allowable uses that could occur on this lot, the development team would like to remove the following uses from the standard Mixed Use Transitional (M-2) zoning. These uses will not be considered for development:

- a. Off-site Liquor Sales
- b. Vehicle Services
- c. Warehouse
- d. Animal Shelter
- e. Educational Facility (K-12)
- f. Educational Facility (Higher Education)
- g. Instructional Facility
- h. Telecommunication Facility (Concealed, Unconcealed Co-located Facilities)
- i. Bus Transit Terminal
- j. Heli-pad
- k. Parking Lot (Principal Use)
- l. Parking Structure
- m. Railroad Yard
- n. Taxi Cab Dispatch Terminal
- o. Contractor Yard (Type I, Type II)

2. Fencing and Screening

Around the perimeter of the proposed apartment project the development team will install a mixture of fencing and landscaping to increase the buffer to the nearby residential neighborhood.

3. Off-site Trail Connection

A sidewalk/trail will be extended from the entrance of the development to the current walking path located at Garden Home Park. Further coordination will occur on precise location and connection details.

4. Access Through Parkland

On the northern portion of the Lot A and B there is a small strip of land owned by the City of Great Falls. This land is encumbered by the current subject parcel and has no continuation with the neighboring park land. In discussions with the City of Great Falls, easements will be granted to allow access from Bay Drive to the proposed development. Maintenance of said strip of land will be the sole responsibility of the developer.

5. Off-site Storm Arrangement

At this time, the development team is looking into options of using and improving the stormwater pond that currently resides at Garden Home Park. The pond would be expanded to include the capacity from the proposed development as well as be improved to current Montana Department of Environmental Quality Standards and meet any concerns from the City of Great Falls Public Works Department.

6. Setback Increases

The current M-2 zoning setback requirements are outlined below. In order to create a larger buffer from the neighboring properties the development team proposes the following increases to the setback requirements.

- a. Current M-2 Zoning
 - i. Front Yard = 0 feet
 - ii. Rear Yard = 10 feet
 - iii. Side Yard = 5 feet (adjacent to residential)

SEPTEMBER 21, 2023

- b. Proposed Project
 - i. Front Yard = 5 feet
 - ii. Rear Yard = 30 feet
 - iii. Side Yard = 25 feet

7. Unit Density

Under the M-2 zoning requirements, the 1.27-acre Lot A would be allowed 500 square feet per dwelling unit, allowing up to 110 total units.

$$1.27 \text{ acres} \times 43,560 \text{ sqft/acre} = 55,321 \text{ sqft} \div 500 \text{ sqft/unit} = 110 \text{ units}$$

The proposed apartment building will include 36-units. The following breakdown shows that the development team would reduce the overall unit density to 1250 square feet per dwelling unit, allowing only a maximum of 44 total units.

$$1.27 \text{ acres} \times 43,560 \text{ sqft/acre} = 55,321 \text{ sqft} \div 1,250 \text{ sqft/unit} = 44 \text{ units}$$

These restrictions will be added to the development agreement to further limit the lot use and design standards of the proposed development.

Further coordination will occur on future phases to also limit the lot use and design standards to ensure that the proposed and future development are an integral part of the surrounding neighborhood and landscape.

Sincerely,

Woith Engineering, Inc.



Spencer Woith
President