

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:

Representative's Signature:

Date:

08-09-2023

08/08/2023

BAY VIEW APARTMENTS

A Mixed-Use Development 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
Zoning Map Amendment Resubmittal	11/08/2023

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

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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 remain a total of two lots, with Lot 1A being 1.27-acres and Lot 2A being 3.19-acres. The intention for the rezone on Lot 1A is to place a 36-unit multi-family apartment building and accompanying site and utility improvements. The intention of the rezone on Lot 2A is for a similar 42-unit multi-family apartment building, along with townhouse residences. The current zoning of the Garden Home Tracts Subdivision is Single-family Suburban Residential (R-1). This proposal would include rezoning Lot 1A and 2A 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, Lot 2A, 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. This first phase work on Lot 1A does not cross into Zone AE. This zoning map amendment applies to the 1.27-acre Lot 1A and the 3.19-acre Lot 2B.

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: (assuming 2 tenants per unit)

Projected Max Number of Tenants: $(36 \times 2) + (42 \times 2) + (14 \times 2) = 184$ Tenants

$D_{DOM} = 184 \text{ residences} * 100 \text{ gpd (gallons per day)} = \mathbf{18,400 \text{ gpd}}$

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):

$$D_{IRR} = \left(\frac{2''}{\text{week}}\right) \left(\frac{1'}{12''}\right) \left(\frac{7.48 \text{ gal}}{\text{ft}^3}\right) \left(\frac{\text{week}}{7 \text{ days}}\right) (72,000 \text{ ft}^2 \text{ landscaping}) = \mathbf{12,823 \text{ gpd}}$$

Thus, the total average daily demand during the summer months, when water usage will be at its most severe, is **31,223 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 proposed development will include 92-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: $(92 \times 2) = 184$ Tenants (0.184 in thousands)

$$\text{Peaking Factor} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}} = \frac{18 + \sqrt{0.184}}{4 + \sqrt{0.184}} = 4.16$$

$$D_{\text{DOM}} = 184 \text{ residents} * 100 \text{ gpd} * 4.16 = \mathbf{76,544 \text{ gpd}}$$

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

$$Q_{\text{max}} = 76,544 \text{ gpd} * \left(\frac{0.13 \text{ cf}}{\text{gal}}\right) * \left(\frac{\text{day}}{86,400 \text{ sec.}}\right) = \mathbf{0.115 \text{ cfs}}$$

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

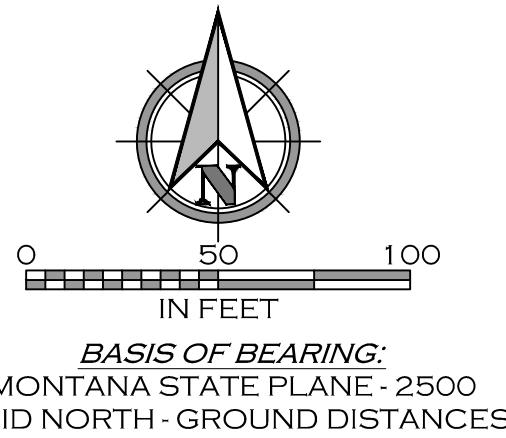
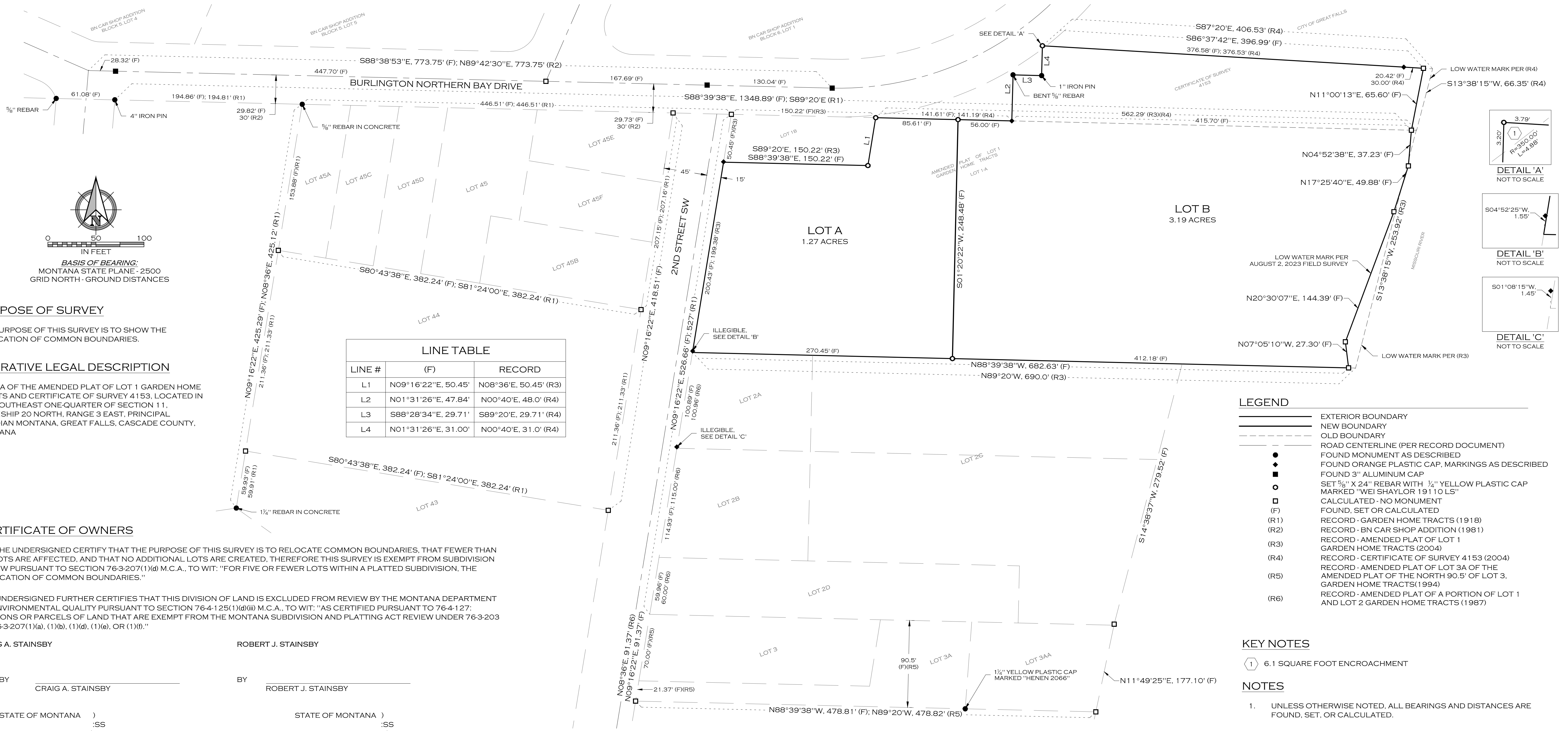
Utility easements will be shown for needed routes with power and telecommunication companies. Coordination with said entities is currently occurring. These easements will be shown on the final COS.

CERTIFICATE OF SURVEY

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA

OWNER(S) OF RECORD
CRAIG A. STAINSBY &
ROBERT J. STAINSBY

SURVEY COMMISSIONED BY
CRAIG A. STAINSBY &
ROBERT J. STAINSBY



PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO SHOW THE RELOCATION OF COMMON BOUNDARIES.

NARRATIVE LEGAL DESCRIPTION

LOT 1-A OF THE AMENDED PLAT OF LOT 1 GARDEN HOME TRACTS AND CERTIFICATE OF SURVEY 4153, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 3 EAST, PRINCIPAL MERIDIAN MONTANA, GREAT FALLS, CASCADE COUNTY, MONTANA

LINE #	(F)	RECORD
L1	N09°16'22"E, 50.45'	N08°36'E, 50.45' (R3)
L2	N01°31'26"E, 47.84'	N00°40'E, 48.0' (R4)
L3	S88°28'34"E, 29.71'	S89°20'E, 29.71' (R4)
L4	N01°31'26"E, 31.00'	N00°40'E, 31.0' (R4)

CERTIFICATE OF OWNERS

WE, THE UNDERSIGNED CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARIES, THAT FEWER THAN SIX LOTS ARE AFFECTED, AND THAT NO ADDITIONAL LOTS ARE CREATED. THEREFORE THIS SURVEY IS EXEMPT FROM SUBDIVISION REVIEW PURSUANT TO SECTION 76-3-207(1)(d) M.C.A., TO WIT: "FOR FIVE OR FEWER LOTS WITHIN A PLATTED SUBDIVISION, THE RELOCATION OF COMMON BOUNDARIES."

THE UNDERSIGNED FURTHER CERTIFIES THAT THIS DIVISION OF LAND IS EXCLUDED FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(1)(d)(ii) M.C.A., TO WIT: "AS CERTIFIED PURSUANT TO 76-4-127: DIVISIONS OR PARCELS OF LAND THAT ARE EXEMPT FROM THE MONTANA SUBDIVISION AND PLATTING ACT REVIEW UNDER 76-3-203 OR 76-3-207(1)(a), (1)(b), (1)(d), (1)(e), OR (1)(f)."

CRAIG A. STAINSBY
BY _____
STATE OF MONTANA)
):SS
COUNTY OF CASCADE)

ROBERT J. STAINSBY
BY _____
STATE OF MONTANA)
):SS
COUNTY OF CASCADE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY CRAIG A. STAINSBY.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY ROBERT J. STAINSBY.

NOTARY PUBLIC, STATE OF MONTANA

NOTARY PUBLIC, STATE OF MONTANA

CERTIFICATE OF SURVEYOR

I, MICHAEL SHAYLOR, PROFESSIONAL LAND SURVEYOR, MONTANA REG. NO. 19110 LS, DO HEREBY CERTIFY THOSE ITEMS SHOWN ON THIS CERTIFICATE OF SURVEY PERTAINING TO THE PRACTICE OF LAND SURVEYING AS DEFINED IN TITLE 37, CHAPTER 67, MONTANA CODE ANNOTATED. REPRESENT A SURVEY MADE UNDER MY DIRECT SUPERVISION, AND FURTHER CERTIFY THIS SURVEY WAS COMPLETED ON THE DATE SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF TITLE 76, CHAPTER 3, MONTANA CODE ANNOTATED.

MICHAEL D. SHAYLOR, PLS
MONTANA REGISTRATION NO. 19110LS

DATE _____

CERTIFICATE OF COUNTY TREASURER

I, DIANE HEIKKILA, COUNTY TREASURER OF CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY PURSUANT TO 76-3-207(3), M.C.A. THAT ALL REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED HEREIN HAVE BEEN PAID.

BY _____ DATE _____
DIANE HEIKKILA, TREASURER
CASCADE COUNTY

CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, _____, PUBLIC WORKS DIRECTOR FOR THE CITY OF GREAT FALLS, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING CERTIFICATE OF SURVEY AND THE SURVEY THAT IT REPRESENTS, AND I FIND THE SAME CONFORMS TO THE REGULATIONS GOVERNING THE PLATTING OF LANDS AND TO PRESENTLY PLATTED ADJACENT LAND, AS NEAR AS CIRCUMSTANCES WILL PERMIT AND I DO HEREBY APPROVE THE SAME.

BY _____ DATE _____
PUBLIC WORKS DIRECTOR
CITY OF GREAT FALLS, MONTANA

CERTIFICATE OF CITY COMMISSION

I, GREGORY T. DOYON, CITY MANAGER OF THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY FOR LOT 1-A OF THE AMENDED PLAT OF LOT 1 GARDEN HOME TRACTS AND CERTIFICATE OF SURVEY 4153 WAS DULY EXAMINED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 2023.

BY _____ DATE _____
GREGORY T. DOYON, CITY MANAGER
CITY OF GREAT FALLS, MONTANA

LEGEND

- EXTERIOR BOUNDARY
- NEW BOUNDARY
- - - OLD BOUNDARY
- ROAD CENTERLINE (PER RECORD DOCUMENT)
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND ORANGE PLASTIC CAP, MARKINGS AS DESCRIBED
- FOUND 3" ALUMINUM CAP
- SET 5/8" X 24" REBAR WITH 1/2" YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 19110 LS"
- CALCULATED - NO MONUMENT
- (F) FOUND, SET OR CALCULATED
- (R1) RECORD - GARDEN HOME TRACTS (1918)
- (R2) RECORD - BN CAR SHOP ADDITION (1981)
- (R3) RECORD - AMENDED PLAT OF LOT 1 GARDEN HOME TRACTS (2004)
- (R4) RECORD - CERTIFICATE OF SURVEY 4153 (2004)
- (R5) RECORD - AMENDED PLAT OF LOT 3A OF THE AMENDED PLAT OF THE NORTH 90.5' OF LOT 3, GARDEN HOME TRACTS (1994)
- (R6) RECORD - AMENDED PLAT OF A PORTION OF LOT 1 AND LOT 2 GARDEN HOME TRACTS (1987)

KEY NOTES

- ① 6.1 SQUARE FOOT ENCROACHMENT

NOTES

1. UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES ARE FOUND, SET, OR CALCULATED.

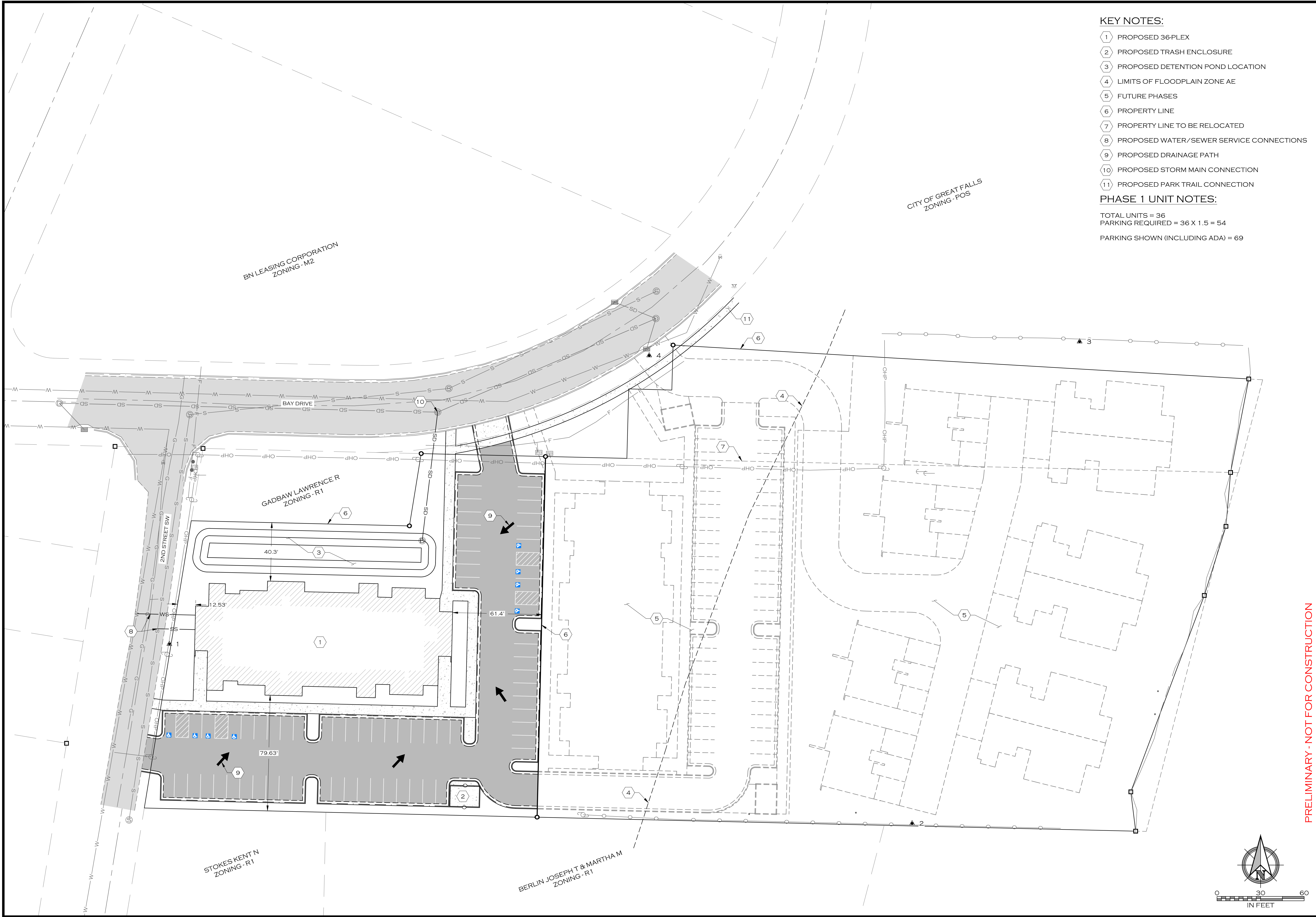
CERTIFICATE OF GREAT FALLS PLANNING BOARD

WE, THE UNDERSIGNED, _____, PRESIDENT OF THE SAID GREAT FALLS PLANNING BOARD, GREAT FALLS, CASCADE COUNTY, MONTANA, AND _____, SECRETARY OF SAID GREAT FALLS PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING CERTIFICATE OF SURVEY FOR LOT 1-A OF THE AMENDED PLAT OF LOT 1 GARDEN HOME TRACTS AND CERTIFICATE OF SURVEY 4153, CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, HAS BEEN SUBMITTED TO THE SAID GREAT FALLS PLANNING BOARD FOR EXAMINATION BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE _____ DAY OF _____, 2023.

BY _____ DATE _____
DAVE BERTELSEN
CHAIR, GREAT FALLS PLANNING BOARD

BY _____ DATE _____
SECRETARY, GREAT FALLS PLANNING BOARD

<p>WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS 405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3800 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9505 WWW.WOITHENG.COM</p>	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 2216 DRAWN: CRH QA: MDS DATE: AUGUST 8, 2023 FILENAME: COS.DWG SHEET 1 OF 1
		11	20 N	3 E	



- 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

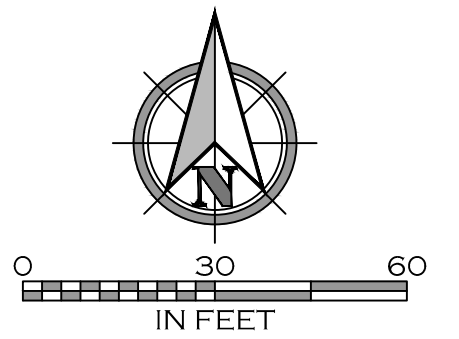
PRELIMINARY - NOT FOR CONSTRUCTION

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

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

MONTANA
 GREAT FALLS
 LAND USE EXHIBIT

EX-A LAND USE EXHIBIT.DWG PLOTTED BY ROBERT OSOWSKI ON SEP 21 2023





River's Edge Trail

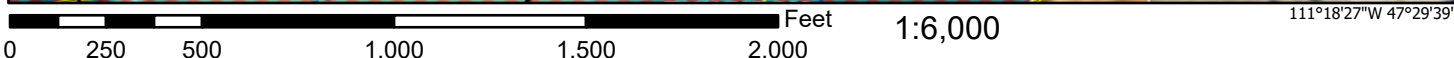




National Flood Hazard Layer FIRMMette



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) <i>Zone A, V, A99</i>
			With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
			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 <i>Zone X</i>
			Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
			Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
			Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS			NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
			Effective LOMRs
			Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES			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
			Coastal Transect Baseline
			Profile Baseline
			Hydrographic Feature
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