

PLANNING ADVISORY BOARD ZONING COMMISSION

JUNE 14, 2011

Case Number

SUB2011-9

Applicant

Mountain Plains Equity
Group

Owners

Cascade Ridge Residences,
LLC

Property Location

3001 15th Avenue South

Parcel ID Number

965650

Requested Action

Rezone a portion of the property from PLI - Public lands and institutional to R-6 Multi-family residential high density.
Subdivision of the property from one lot into two lots.

Neighborhood Council

Neighborhood Council #5

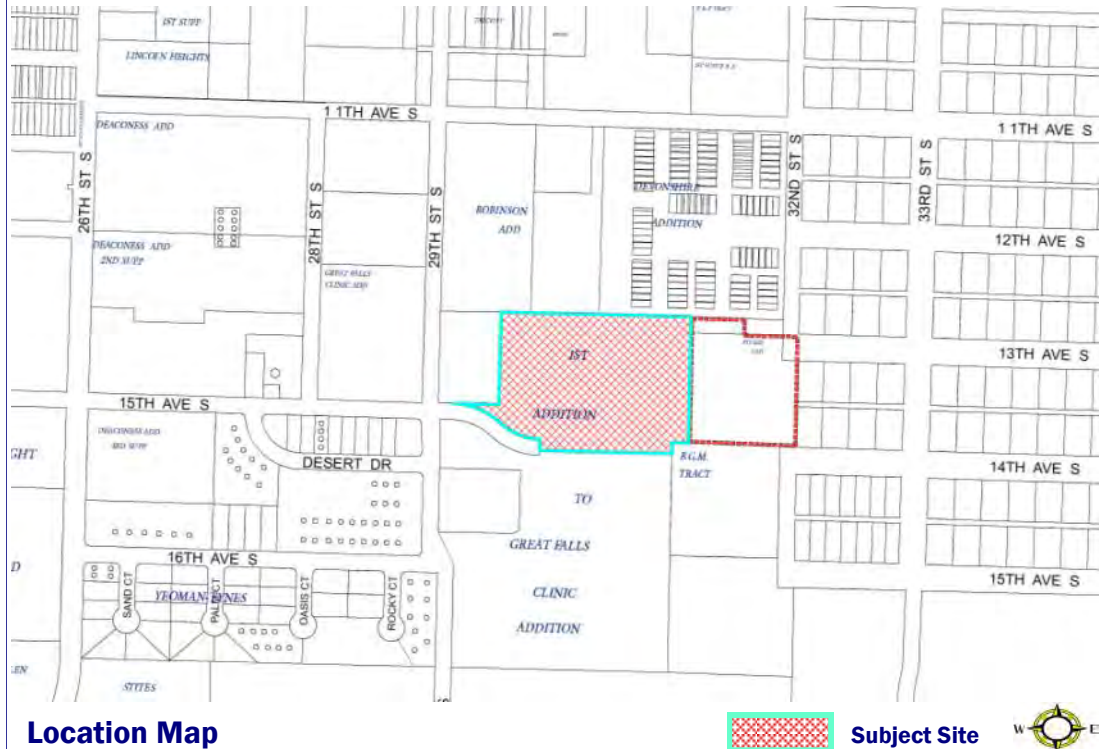
Recommendation

Approval of the request with
Conditions.

Project Planner

Jana Cooper, RLA

CASCADE RIDGE SENIOR LIVING FACILITY



Location Map

Summary

Project Description

The ±7.59 acre subject property is generally located at 15th Avenue South between 29th Street South and 32st Street South.

The developer is requesting approval of a rezoning of a portion of the subject property from PLI - Public Lands and Institutional to R-6 Multi-family residential high density. The developer is also requesting a subdivision of the property from one lot into two lots. The R-6 zoning is only proposed on the newly created eastern lot in the subdivision.

Background

- Legal Description: Lot 1B of an Amended Plat of Lot1, Block 2, First Addition to Great Falls Clinic Addition, Section 17, T 20 N, R 4 E. Cascade County, Montana.
- Property Area: Parcel 965650 = ± 7.59 acres

Agency Comment

Representatives from the City's Public Works and Fire Departments have been involved in the review process for this application. All comments made by the above parties have been addressed by the client or in the conditions of this report.

Existing Conditions

The existing site information for the said property includes:

Existing Use: Vacant Undeveloped Land

Existing Zoning: PLI-Public lands and institutional. This district is intended to include areas of significant public lands including public schools and significant public and quasi-public institutional uses or facilities.

Adjacent Land Use: Existing developments north of the subject site include the Sletten Cancer Center, Multi-family apartments and Devonshire Condos. East of the subject site is an undeveloped unincorporated enclave. South of the subject property is the Great Falls Clinic. West of the site is the parking lot for the Sletten Cancer Center. The western lot of the proposed subdivision is already developed with Gift of Life Housing Center, developed by Benefis Health System. See Exhibit A - Aerial Photo and Exhibit B - Vicinity/Zoning Map for the zoning of the surrounding properties.



View Northeast from the terminus of the existing 15th Avenue South.



View South from northern portion of the subject property.



View Southwest from Northeast corner of subject property towards Great Falls Clinic.



View West across subject property toward the existing Gift of Life Housing Center.

Exhibit A: Aerial Photo



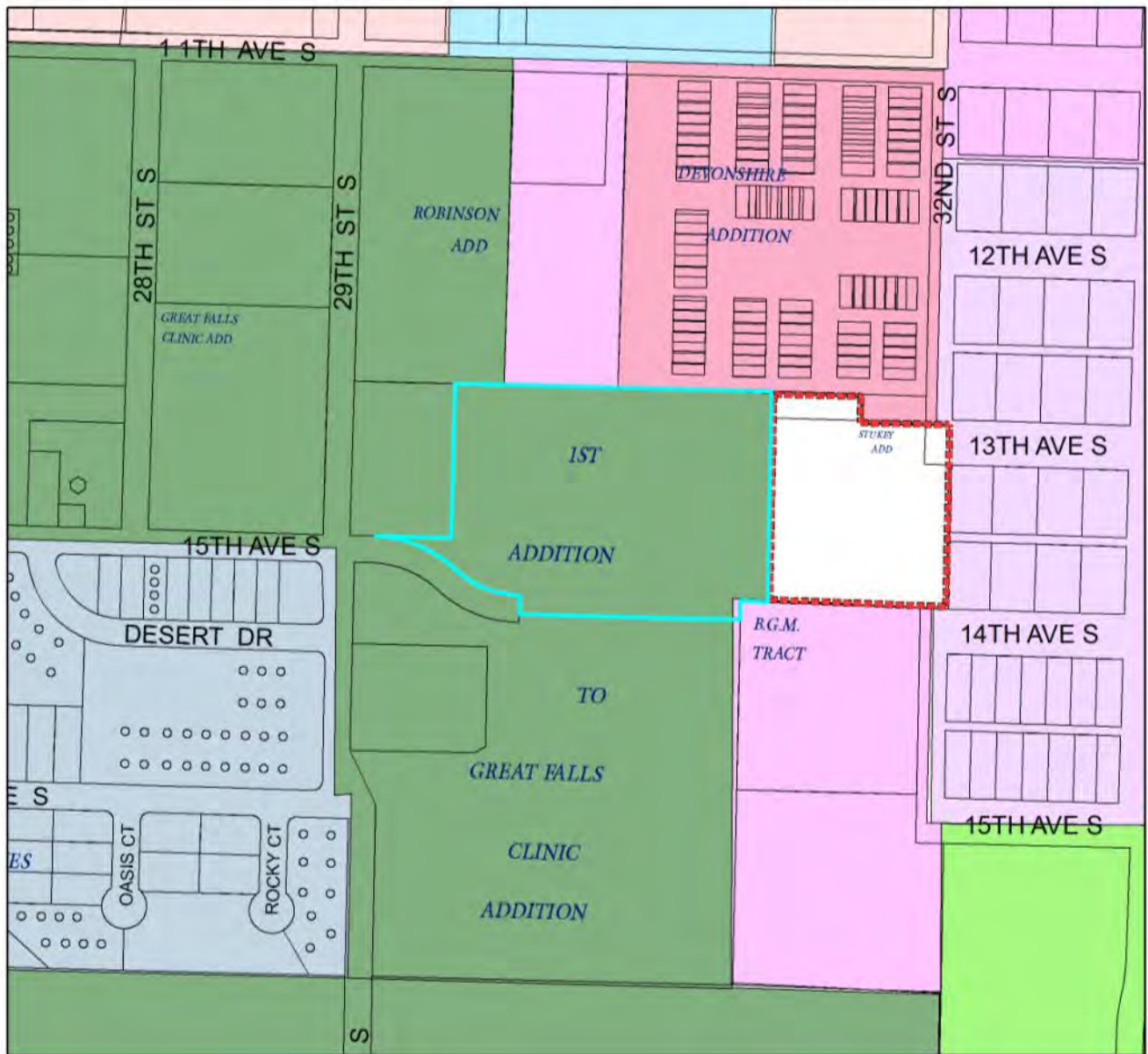
 Cascade Ridge Subject Property

 Tracts of Land

 City Limits



Exhibit B: Vicinity/Zoning Map



Cascade Ridge Property

270 135 0 270 Feet

**ZONING**

 AI Airport Industrial	 M-1 Mixed-use district	 R-3 Single-family high density
 C-1 Neighborhood commercial	 M-2 Mixed-use transitional	 R-5 Multi-family medium density
 C-2 General commercial	 PLI Public lands institutional	 R-6 Multi-family high density
 C-3 Highway commercial	 POS Park Open Space	 R-9 Mixed residential
 C-4 Central business core	 PUD Planned unit development	 R-10 Mobile home park
 C-5 Central business periphery	 R-1 Single-family suburban	 Unincorporated Enclave
 I-1 Light industrial	 R-2 Single-family medium density	

Project Overview

The applicant is proposing development of a senior living complex that will offer an affordable senior housing element in the Medical District of Great Falls. Some of the key elements of the development include:

- Cascade Ridge Senior Living Facility is envisioned to provide an affordable housing option for seniors as a component of the Benefis Senior Community Initiative.
- The Project is financed through LIHTC (Low Income Housing Tax Credit) in addition to conventional construction loans and permanent financing.
- Cascade Ridge will provide affordable senior housing for 46 years due to the federal tax credit financing program.
- The Project will serve tenants 55+ years old with incomes ranging between 31-60% Area Medium Income (one person annual income at a max of approximately \$23,000)

Features of the complex include:

- Forty units, twenty one-bedroom units and twenty two-bedroom units. Phase II may include 16 additional units.
- One car garage for each unit, with additional parking in front of each garage space.
- Proposed LEED Certified Construction
- Common area with library, exercise room, crafts room and two lounges. Washer/dryer facilities in each unit.
- Emergency call/security system
- Access to Benefis transportation and senior wellness programs.

Subdivision Request

The developer is requesting a minor subdivision of the ± 7.59 acres subject property. The request is to subdivide the property into two lots the western lot occupied by the Gift of Life Housing Center development will be ± 3.347 acres. The eastern property consists of ± 4.244 acres and will be developed as the Cascade Ridge Senior Living Facility. (Exhibit E)

Rezone Request

The developer is requesting a rezoning of the eastern lot of the proposed subdivision. The current zoning on

the property is classified as PLI-Public lands and institutional; the proposed zoning for the eastern lot is "R-6" Multi-family high density residential. This zoning classification is intended to accommodate multi-family units of the highest density allowed in the City. It is anticipated the planned multi-family residential use of the property will be compatible with neighboring uses. The subject property borders existing R-6 zoned property to the north and southeast, and PLI to the south and west.

The western lot of the proposed subdivision is to retain the PLI-Public lands and institutional zoning, which is currently established on the property.

Improvements

Street Improvements

The developer, in conjunction with Benefis Health Systems, will be required to extend 15th Avenue South across its frontage from its existing western terminus to the most eastern property line. The roadway will be improved to the City standards with boulevard enhancements, sidewalks, paving, and curb and gutter. A previous development agreement between the City of Great Falls and Benefis dated May 11, 2011 memorialized the extension of 15th Avenue South and details the requirements of each party's responsibility for this extension.

Utilities

City water mains (8") and City sewer mains (8") shall be extended in 15th Avenue South from its existing location on the western portion of the site to the most eastern property line. The required utility extensions in 15th Avenue South are also a part of the previous Development Agreement between the City of Great Falls and Benefis Health Systems and will be extended per this agreement. The closest storm drain is located in 15th Avenue South and Desert Drive; the developer will not be required to extend the storm drain.

Stormwater Management:

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.

Improvements (continued)

Landscape

The developer shall fulfill the landscaping requirements as specified in the City of Great Falls Land Development Code. Landscape plans shall be reviewed by the Design Review Board before building permits are issued.

Traffic Analysis

There are 56 units proposed in the development which are anticipated to generate 5.64 Daily Vehicle Trip Ends per unit per day. There will be a total of approximately 316 Daily Trip Ends for the proposed development.

The existing road network has sufficient capacity to accommodate the trips the development would generate. However, with community and business concerns over traffic on 11th Avenue South between 29th and 26th Streets, easterly extension of 15th Avenue South is recommended. Extension would provide another outlet for this development, and would therefore reduce impact upon 11th Avenue South as well as the unsignalized intersection of 29th Street South and 10th Avenue South.

The eastward extension of 15th Avenue South is a critical connection in the transportation network of the Medical District. Concurrent to this development, an additional segment of 15th Avenue South between 24th Street South and 25th Street South is being developed as a part of another proposed development, BeeHive Assisted Living. The portion of 15th Avenue South adjacent to the subject property is one of the last missing links to complete this connection. The Development Agreement between the City of Great Falls and Benefis Health Systems commits all parties to working toward the ultimate goal of having 15th Avenue South fully developed from 23rd Street South through to 32nd Street South, which would widely improve the traffic network in the Medical District.

2005 City of Great Falls Growth Policy:

The proposed development is compatible with the 2005 Growth Policy, as it advances specific Goals, Policies, and Action Strategies contained within the related plan Elements, and is also in line with the general themes and principles found in the document. Plan Elements related to the proposed development include

Land Use, Housing, Economic Development and Transportation. Specifically, the proposed development provides an environment that allows the elderly to remain independent and provides continued development of senior/assisted living facilities due to the City's ageing population. The development is very accessible to healthcare and other community services, it is convenient to transportation facilities and essential services, as well as grocery stores and other general shopping, places of worship and entertainment venues.

Medical District Master Plan:

The Medical District Master Plan (MDMP) supplements the City's Growth Policy to guide land use and zoning in the Medical District. In addition to a general vision for the area, the MDMP provides specific implementation initiatives that are intended to guide future land use and development. The proposed Cascade Ridge project is consistent with the general vision for the area and also advances a number of these initiatives, primarily:

- Infill development of vacant properties;
- The development of land uses complementary to existing residential and medical uses; and
- Improves the transportation and circulation system in the Medical District Area.

Neighborhood Council Input

The developer gave a presentation to Neighborhood Council #5 on April 18, 2011. The Neighborhood Council voted that they were in support of the project and had the following comments regarding the project:

- They would like to see 15th Avenue South extended to 32nd Street.
- In favor of project not having a tax exempt status.
- They have a concern for storm drainage and how that would be handled.
- They have a concern for dust and debris and how that will be mitigated during construction.

Citizen Input

On June 7, 2011 the Planning and Community Development Department received a letter from a concerned neighbor regarding the developers presentation to Neighborhood Council #5. The letter stated they were misled by the developer regarding the tax status of the project; they were under the impression that the project would not have tax exempt status. The letter is on file at the Planning office.

EXHIBIT C - MEDICAL DISTRICT MASTER PLAN



Legend

- | | | | |
|-----------------------|---------------------------|--------------------------------|--|
| Assisted Living | Institutional | Technology & Education | Proposed Street Extension or Improvement |
| Cemetery | Medical | Proposed Bus Route | Public Plaza or Community Space |
| Roman Catholic Church | Multi-Family Residential | Proposed Trail | Architectural or Sculptural Focal Point |
| Commercial | Single Family Residential | Proposed Bike Route | Proposed Signature Intersection |
| Mixed Use | Park | Proposed Emergency Route | Entrance to Building or Parking Lot |
| | | Proposed Pedestrian Connection | |



Great Falls Medical District
• Master Plan •
Great Falls, Montana



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

PRIMARY REVIEW CRITERIA

Effect on Agriculture: The vacant tract of land within the proposed development is not currently being utilized for agricultural purposes. The proposed uses will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity. The land uses that are existing in the vicinity include Medical, Educational, Office and Residential uses.

Effect on Local Services: The area within the proposed development is currently annexed into the City of Great Falls. City services including water and sewer systems are nearby the subject property. The developer of the project has established an agreement with the City of Great Falls to pay for and install all necessary utilities to the proposed development and the City should not experience an appreciable increase in maintenance and operating costs due to the development. Cascade Ridge Senior Living Facility will be assessed regular water and sewer charges.

The City of Great Falls will provide law enforcement and emergency services to Cascade Ridge Senior Living Facility. The nearest fire station is approximately 1.6 miles from the subject parcel which is within sufficient travel time for emergency services. Providing these services to the proposed development is expected to be a negligible cost to the City.

15th Avenue South is a paved public roadway from 29th Street South through a portion of the site, this roadway will be continued and built to City standard adjacent to the property per a previous agreement with Benefis Health Systems. This road will be maintained by the City of Great Falls. Additional roadways will be built at the developers expense internally in the proposed project. These roads will be maintained by the development.

Effect on the Natural Environment: The development is not expected to adversely affect soils or the quality or quantity of ground water. A storm drainage plan will be prepared and submitted to the City Public Works Department for review and approval before final approval of the development.

Effect on Wildlife and Wildlife Habitat: The proposed development is located adjacent to an area containing urbanized development. The project 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 proposed development is not subject to abnormal potential natural hazards such as flooding, snow or rockslides, wildfire, nor potential man-made hazards such as high voltage power lines.

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

The minor 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

Developer shall provide all necessary utility easements to accommodate water, stormwater and sanitary sewer mains to serve the development in the subject property.

LEGAL AND PHYSICAL ACCESS

The development is boarded by 15th Avenue South; this road will be a paved public roadway that is maintained by the City of Great Falls. The proposed development will have direct access from this roadway, which provides the legal and physical access required by state statute.

Recommendation

The Planning Advisory Board has the responsibility to review and make recommendations on annexations and subdivisions. The Zoning Commission has the responsibility to review and make recommendations on rezoning requests. As such, each of the two recommendations presented below are to be considered and acted upon separately by the specified Board or Commission:

Recommendation I: It is recommended the Zoning Commission recommend the City Commission approve rezoning the subject property legally described as Lot 1B of an Amended Plat of Lot1, Block 2, First Addition to Great Falls Clinic Addition, Section 17, T 20 N, R 4 E., Cascade County, Montana from the existing PLI-Public lands and institutional district to a R-6 Multi-family residential high density, subject to the Planning Advisory Board adopting Recommendation II (below) and the following conditions being fulfilled by the applicant.

Conditions of Approval

1. The Amended Plat of First Addition to Great Falls Clinic Addition containing Cascade Ridge shall incorporate corrections of any errors or omissions noted by staff.
2. The final engineering drawings and specifications for the required public improvements to serve Cascade Ridge shall be submitted to the City Public Works Department for review and approval prior to any building permits being issued by the City.
3. A Grading Plan, State Stormwater Discharges Associated with Construction Activities Permit, 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.
4. Applicant shall submit proposed project drawings including architectural, landscape, signage and lighting plans as required for review and approval by the Design Review Board prior to submittal of permit plans.
5. A geotechnical investigation and report prepared by a Professional Engineer (and indemnifying the City) 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.
6. A Development Agreement shall be prepared containing terms and conditions for development of the subject property including, but not limited to, agreement by application to:
 - A. The developer in conjunction with the previous agreement signed by Benefis Health Systems shall construct to City Standards 15th Avenue South across its frontage to connect from the westerly segment of paved roadway to the easterly property boundary including sidewalk, boulevard, paving, curb, gutter and utilities. The developer shall receive reimbursement funds for approximately one-half the cost of the street from the Great Falls Clinic Property to the South, per the terms of the Development Agreement between Benefis Health Systems and the City of Great Falls;
 - B. Install within two years of the date of final City Commission approval, the public improvements reference in Paragraph Two above; and
 - C. Indemnify the City for any damages attributable to adverse soil or groundwater conditions.

Recommendation II: It is recommended the Planning Advisory Board recommends the City Commission approve the Amended Plat of the subject property legally described as Lot 1B of an Amended Plat of Lot1, Block 2, First Addition to Great Falls Clinic Addition, Section 17, T 20 N, R 4 E., Cascade County, Montana and the accompanying Findings of Fact, subject to the Zoning Commission adopting Recommendation I (above) and the applicant fulfilling the above listed Conditions of Approval.

Review/Approval Process

Next Steps

1. The Planning Advisory Board recommendation will be presented to the City Commission.
2. City Commission will approve or deny the Rezoning and Subdivision.
3. If approved, the applicant will submit any required documents for review and then file the required documents with the Cascade County Clerk and Records Office.

Cc: Jim Rearden, Public Works Director

Dave Dobbs, City Engineer

Patty Cadwell, Neighborhood & Youth Council Coordinator

Tim Morgan, 2825 3rd Ave North, Suite 600, Billings, MT 59101

Lowell Springer, 201 South Wallace Ave, Bozeman, MT 59715

EXHIBIT D - APPLICATION



P. O. Box 5021, 59403-5021

Planning Department

DEVELOPMENT REVIEW APPLICATION

Name of Project/Development: Cascade Ridge Senior LivingOwner(s): Cascade Ridge Residences, LLCMailing Address: 2825 3rd Avenue North, Billings, MT 59101Phone: (406) 254-1677 FAX: (406) 869-8693E-mail: sterhan@mpequity.comAgent(s): Mountain Plains Equity Group, Inc.Mailing Address: 2825 3rd. Ave. N., Suite 600, Billings, MT 59101Phone: (406) 254-1677 FAX: (406) 869-8693E-mail: sterhan@mpequity.comLegal Description: LOT 1B OF AN AMENDED PLAT OF LOT 1, BLOCK 2, FIRST ADDITION TO GREAT FALLS CLING ADDITION (SEE ATTACHED EXHIBIT A)Section: 17 Township: 20 N Range: 4 EStreet Address: 3001 15TH AVNUE SOUTHZoning: Current: PLI Proposed: R-6Land Use: Current: VACANT Proposed: MULTI-FAMILYCovenants or Deed Restriction on Property: Yes ☐ No ☒
(If yes, please attach to application)

Application Type (please check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Subdivision Preliminary Plat-\$800 | <input type="checkbox"/> Annexation-\$400 |
| <input checked="" type="checkbox"/> Subdivision Minor Plat-\$600 | <input checked="" type="checkbox"/> Zoning Map Amendment-\$700 |
| <input type="checkbox"/> Conditional Use Permit-\$700 | <input type="checkbox"/> Subdivision Final Plat-\$300 |
| <input type="checkbox"/> Establishment of Zoning with Annexation-\$700 | |

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) also attest that the above information is true and correct to the best of my (our) knowledge.

Property Owner's Signature: Donald J. Sterhan Date: 5/13/11Property Owner's Signature: Managing Member Date: _____

EXHIBIT E - PROPOSED AMENDED PLAT

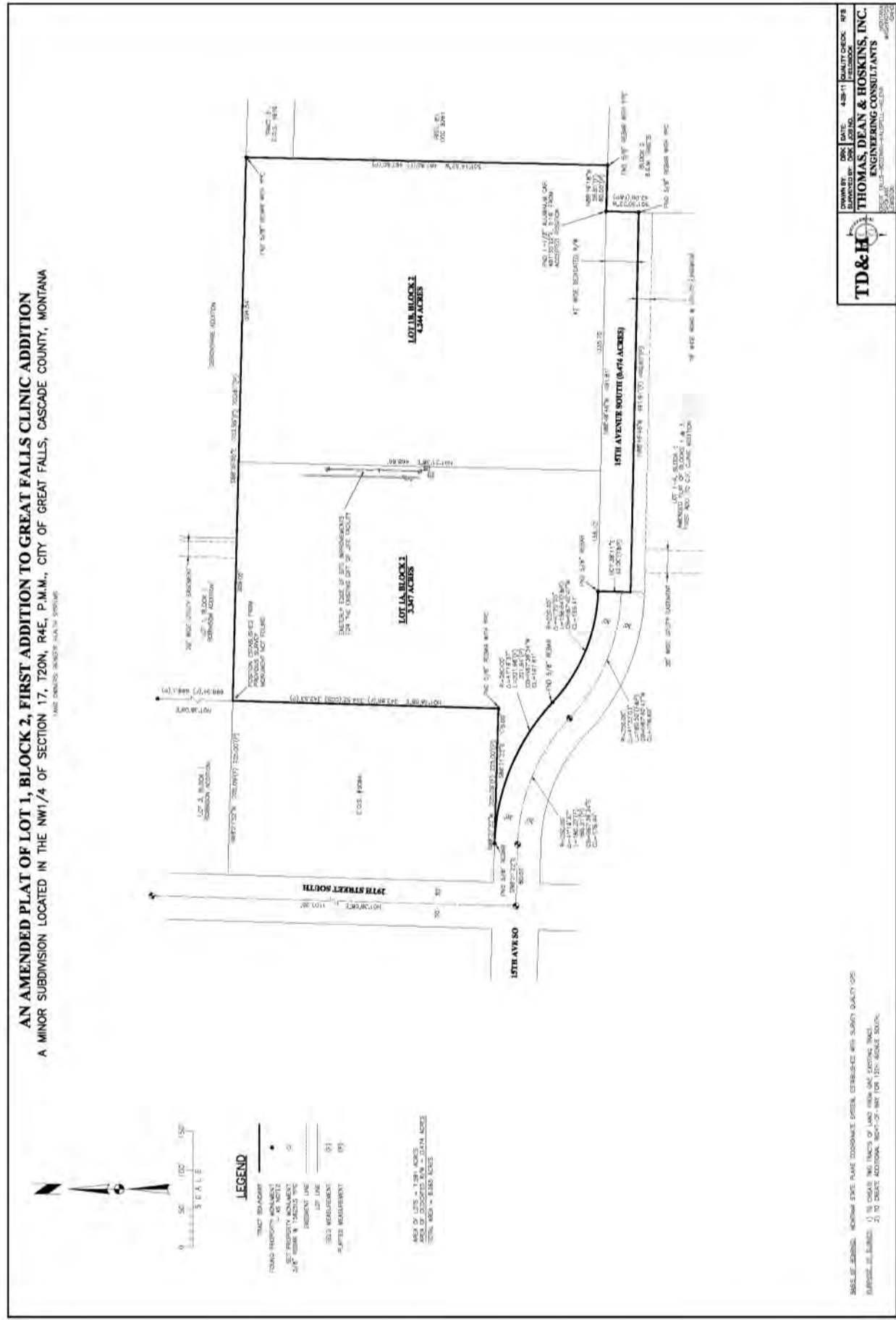


EXHIBIT E - PROPOSED SITE PLAN FULL BUILD-OUT

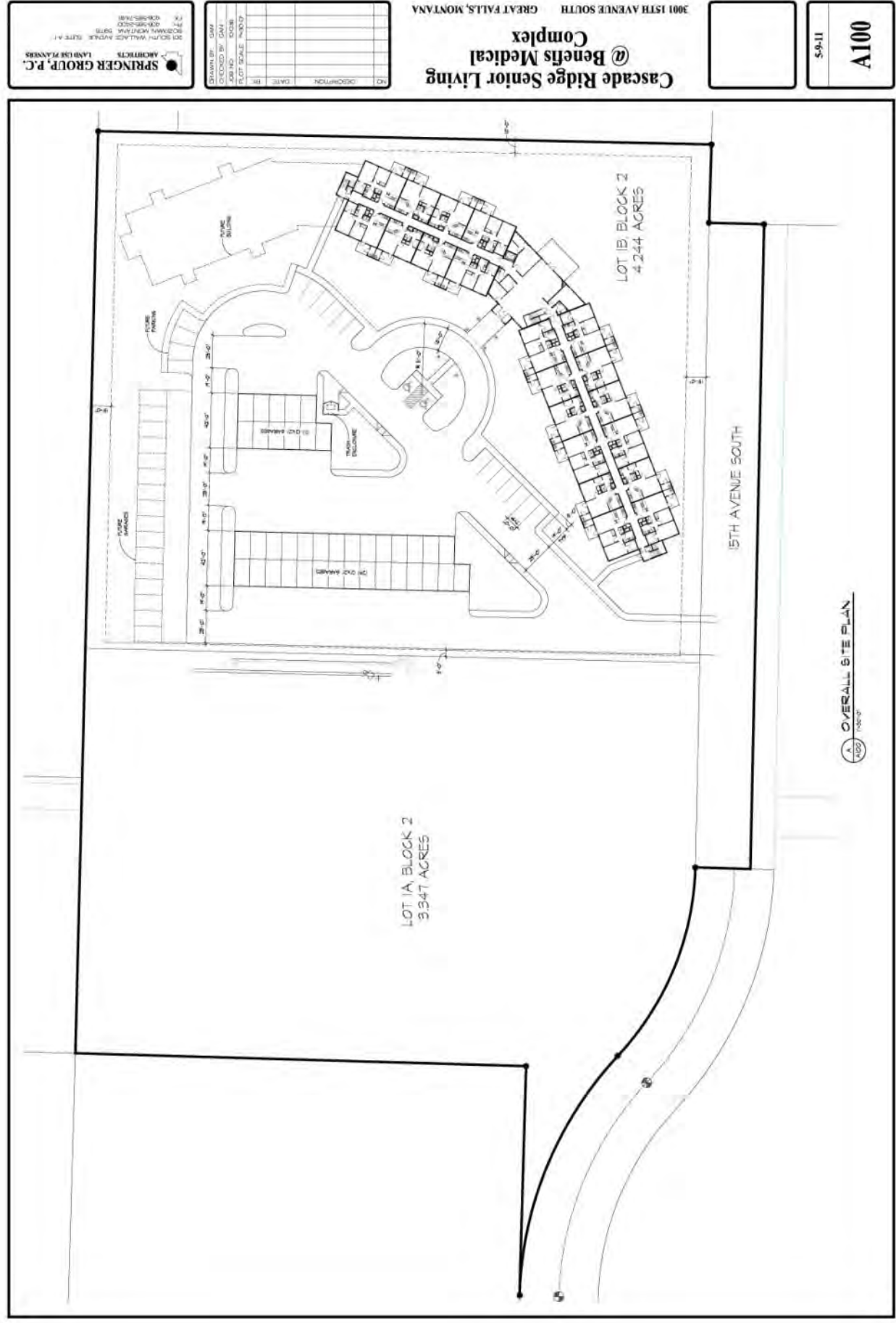


EXHIBIT F - PROPOSED SITE PLAN PHASE 1 RENDERING

