

Representatives from the City's Public Works, Planning and Community Development 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

Adjacent Land Use: North of the subject site is an existing mini-storage facility that is not currently annexed into the City of Great Falls. East of the subject site is undeveloped land that is zoned PLI-Public lands institutional. Sand Hill Park, owned by the City of Great Falls, is south of the subject property. West of the site are two existing Beehive Assisted Living Facilities that are under the same ownership as the subject property. See Exhibit A - Aerial Photo and Exhibit B - Vicinity/Zoning Map for the zoning and existing land uses of the surrounding properties.



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



View Northwest across the site.

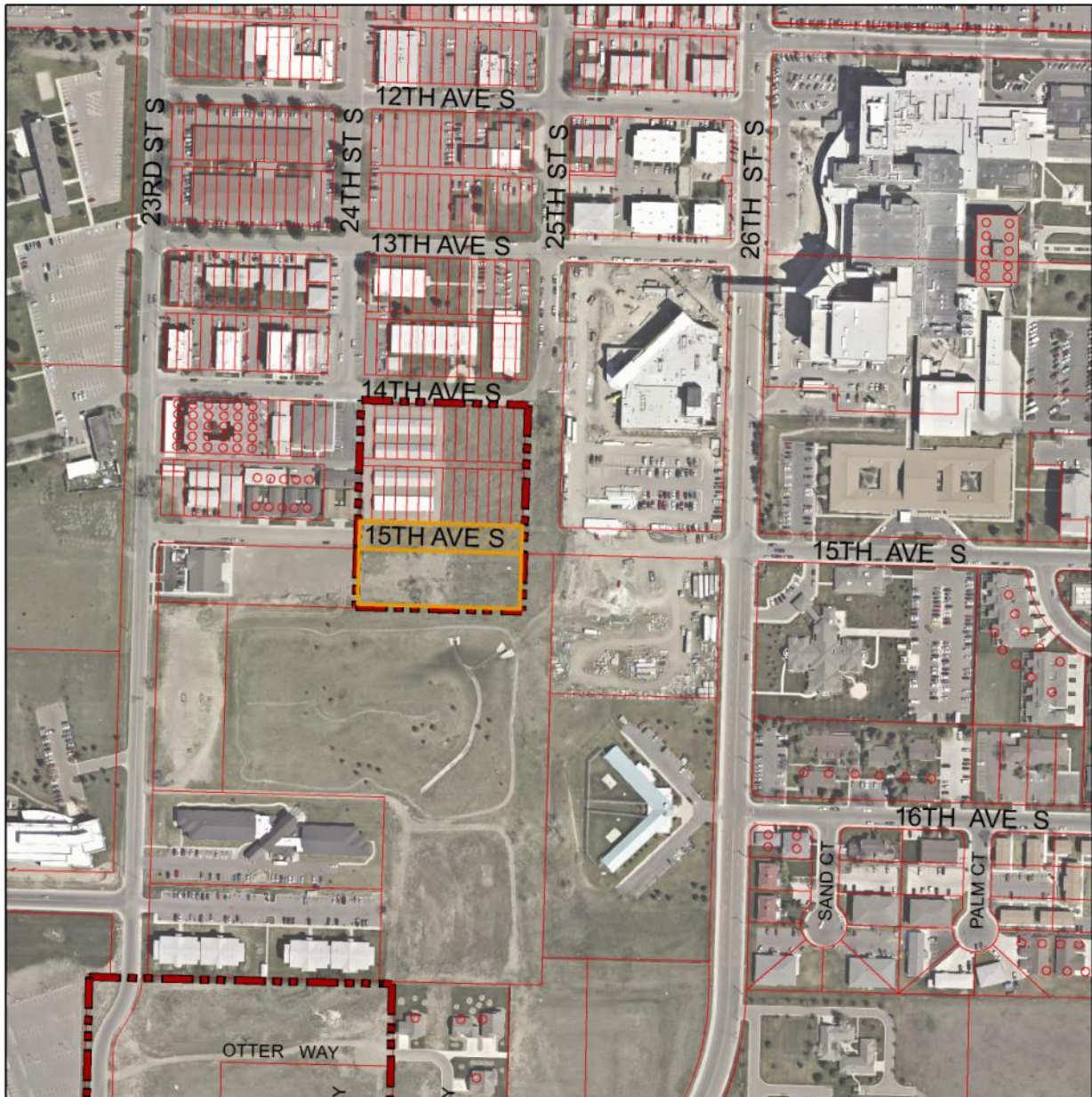


View Southwest across the site.



View Northeast across the site.

Exhibit A - Aerial Photo

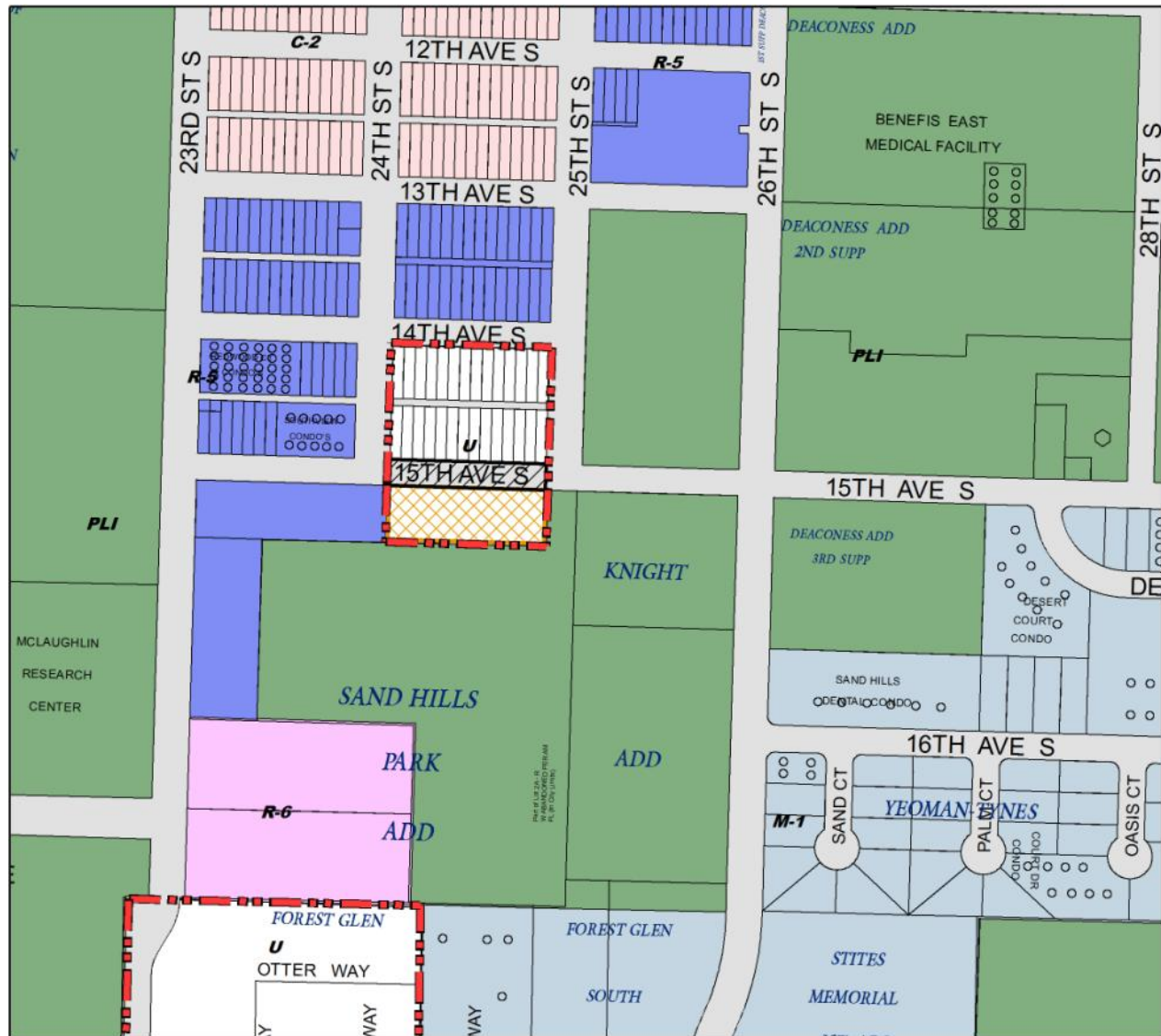


Beehive Assisted Living

-  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

Proposed Project Overview

The developer is proposing an extension of the existing Beehive Assisted Living Facilities to the west of the property. Currently, there are two buildings on the property to the west of the subject property. The applicant is proposing to add an additional two buildings on the subject property which will provide an additional 16 bedrooms in each building. (Exhibit F)

The development is subject to review by the Design Review Board and shall meet all City Code requirements.

Annexation Request

The developer is requesting annexation of ± 0.96 unincorporated acres from Cascade County into the City of Great Falls. As part of this request the City is requiring the developer to annex and develop a portion of 15th Avenue South from its existing locations at 24th Street South and 25th Street South approximately 350 linear feet. (Exhibit E)

Rezone Request

Subject to approval of the annexation of the subject property, the property shall upon annexation be zoned R-5 Multi-family residential medium density. The current zoning on the property is classified as County - Suburban Residential 1. The "R-5" Multi-family medium density residential zoning classification is intended to accommodate multi-family units not exceeding two-stories. This district is typically close to work and leisure opportunities.

It is anticipated the planned multi-family residential use of the property will be compatible with neighboring uses. The subject property borders existing R-5 zoned property to the west, and public lands institutional zoned property, which are more intense uses that are part of the Medical District Master Plan, to the northeast, east and south.

Improvements

Street Improvements

The developer will be required to extend 15th Avenue South across its frontage to connect to the easterly segment of paved roadway to the east and the westerly segment of paved roadway to the west. The roadway will be improved to the City standards

with boulevard enhancements, sidewalks, paving, and curb and gutter.

Utilities

City water mains (8") shall be extended in 15th Avenue South and tie into the existing location on both the east and west sides of the site. City sewer mains (8") exist in a utility easement south of the property. The developer does not need to make any improvements to the existing sewer main, but does owe reimbursements in the amount of \$4,241.39 for the sewer main. City storm drain exists in 15th Avenue South and no improvements are required to the storm drain.

Storm Water 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.

Parkland/Landscape

As a part of the annexation agreement the developer shall pay the City \$1,617.81 in lieu of dedicating parkland.

The developer shall fulfill the landscaping requirements as specified in the City of Great Falls Land Development Code.

Traffic Analysis

Due to the small number of employees and the fact that most of the residents will not have vehicles, the traffic generated by the proposed development is expected to be low. The existing roadways in the area have adequate capacity to accommodate the minor increase in traffic this development will generate. The proposed development will be required to construct 15th Avenue South across its frontage, with sidewalks on both sides of the street, to ensure safe and efficient traffic and pedestrian travel. Any bicycle trips generated by the development will be minimal, and would be safely accommodated by sharing the low-traffic roadway.

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 also expands the medical industry in Great Falls, an industry identified for future growth.

Medical District Master Plan:

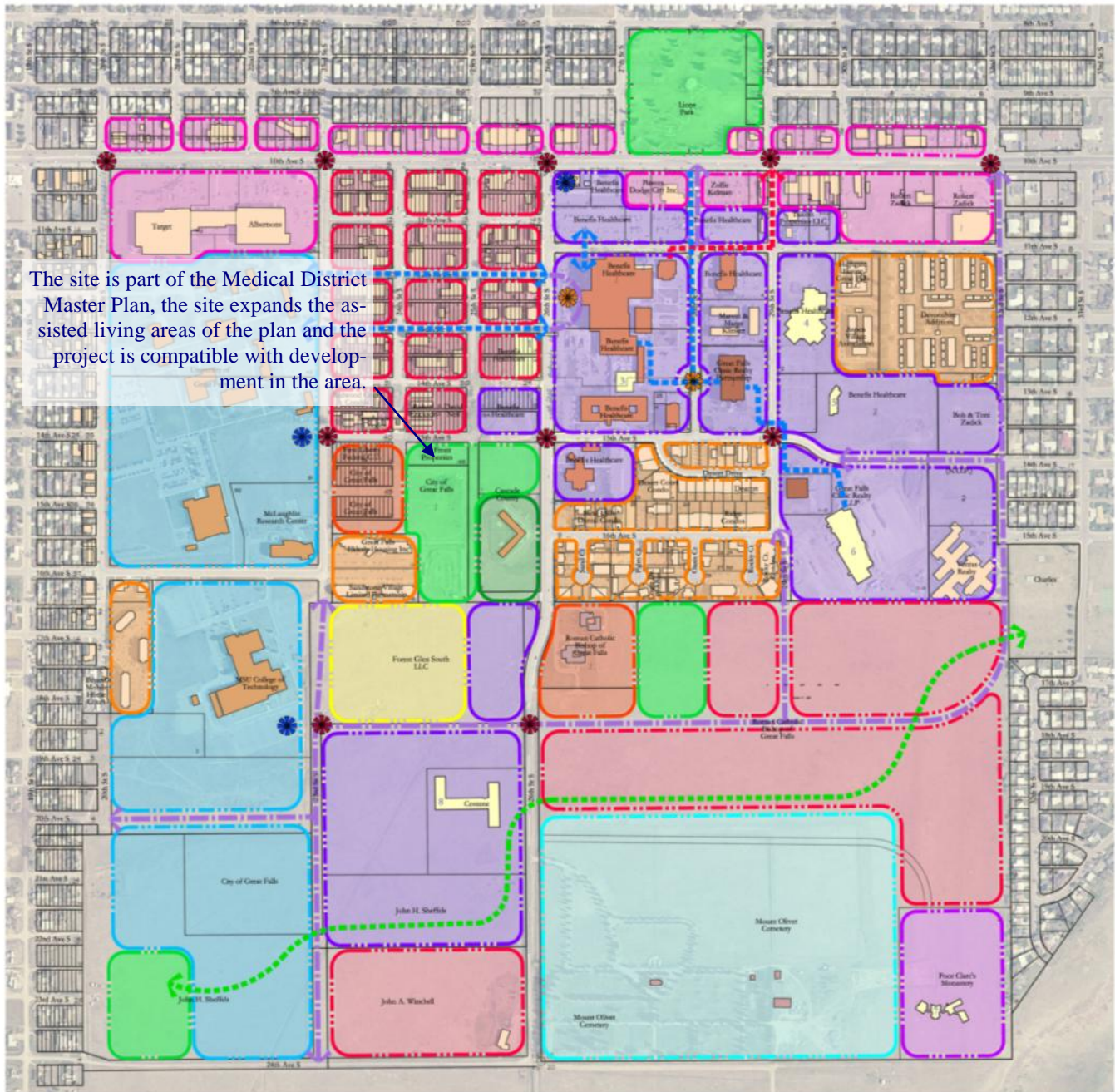
The Medical District Master Plan (MDMP) supplements the City's Growth Policy to guide land use and zoning in the Medical District. In addition to a general vision for the area, the MDMP provides specific implementation initiatives that are intended to guide future land use and development. The proposed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

- Infill development of vacant properties;
- Provides additional income and jobs to the community;
- The development of land uses complementary to existing 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 February 21, 2011. The Neighborhood Council voted that they were in support of the project and had no comments regarding the development.

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



Recommendation

The Planning Advisory Board, acting as the City Zoning Commission, has the responsibility to review and make recommendations on Zoning Map Amendments. Each of the two recommendations presented below are to be considered and acted upon separately by the Board:

RECOMMENDATION I: It is recommended the Zoning Commission recommend the City Commission approve annexation of the subject property from Cascade County into the City of Great Falls.

RECOMMENDATION II: It is recommended the Zoning Commission recommend the City Commission approve the zoning of the subject property from the existing County - Suburban Residential 1 to R-5 Multi-family medium density residential.

Conditions of Approval

1. The subject property containing the Beehive Assisted Living Facilities expansion 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 the subject property shall be submitted to the City Public Works Department for review and approval prior to issuance of building permits.
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. An Annexation Agreement shall be prepared containing terms and conditions for development of the subject property including agreement by application to:
 - A. The developer shall agree to construct to City Standards 15th Avenue South across its frontage to connect to the easterly segment of paved roadway to the east and the westerly segment of paved roadway to the west including paving, curb, gutter and utilities. The developer shall receive reimbursement funds for one-half the cost of the street at the time the adjacent property to the north is annexed into the City;
 - B. Install within two years of the date of final City Commission approval, the public improvements reference in Paragraph Two above;
 - C. Pay the required utility reimbursement of \$4,241.39;
 - D. Pay the City \$1,617.81 in lieu of dedicating parkland; and
 - E. Indemnify the City for any damages attributable to adverse soil or groundwater conditions.

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 Annexation and Zoning.
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 and Youth Council Coordinator (electronic copy)

Mike Kingsley, Kingsley Family Properties, 124 Highwood Dr, Great Falls, MT 59405

Wade DeBoo, TD&H Engineering, 1200 25th Street South, Great Falls, MT 59405

EXHIBIT D - APPLICATION



P. O. Box 5021, 59403-5021

Planning & Community Development

DEVELOPMENT REVIEW APPLICATION

Name of Project/Development: Kingsley Family Properties House 5Owner(s): Michael & Susan KingsleyMailing Address: 124 Highway Dr.Phone: 406-799-4142 FAX: 406-453-7101E-mail: bhgassistedliving@breshan.netAgent(s): Same as above

Mailing Address: _____

Phone: _____ FAX: _____

E-mail: _____

Legal Description: Mark 18B Parcel # 2638200-Section: 18 Township: 20N Range: 4E Size 42020.98 = 0.96ACStreet Address: 15th Ave S.Zoning: Current County Residential Proposed: R-5 multi-family residential medium densityLand Use: Current: nothing Proposed: Assisted Living FacilityCovenants or Deed Restriction on Property: Yes _____ No ✓
(If yes, please attach to application)

Application Type (please check all that apply):

- ☐ Subdivision Preliminary Plat-\$800 ☒ Annexation-\$400
☐ Subdivision Minor Plat-\$600 ☒ Zoning Map Amendment-\$700
☐ Conditional Use Permit-\$700 ☐ Subdivision Final Plat-\$300
☒ Establishment of Zoning with Annexation-\$700

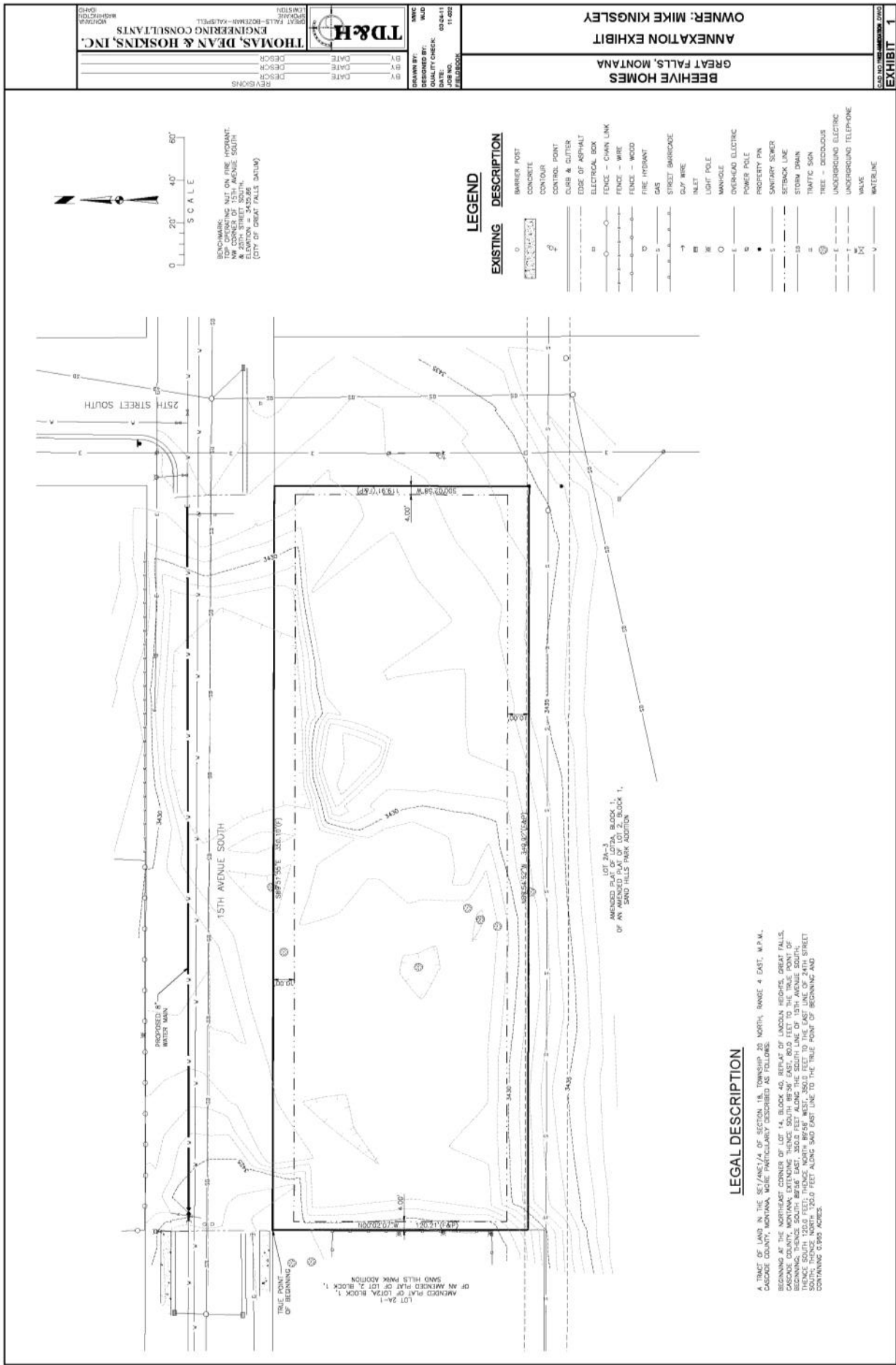
I (We) the undersigned understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application.

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

Property Owner's Signature: [Signature] Date: 2-1-11

Property Owner's Signature: _____ Date: _____

EXHIBIT E - PROPOSED AREA OF ANNEXATION



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