

# PLANNING ADVISORY BOARD ZONING COMMISSION

**FEBRUARY 22, 2011**

*Case Number*

ZON2011-4

*Applicant*

Benefis Health System

*Owners*

Benefis Health System

*Property Location*

3000 18th Avenue South &  
29th Street South and 18th  
Avenue South.

*Parcel ID Number*

1173000  
1173015

*Requested Action*

**Rezone** the property from  
PLI - Public Lands and Insti-  
tutional to PUD - Planned  
Unit Development.

*Neighborhood Council*

Neighborhood Council #5

*Recommendation*

Approval of the request with  
Conditions.

*Project Planner*

Jana Cooper, RLA

## GRANDVIEW AT BENEFIS PUD



**Location Map**



**Subject Site**



### Summary

#### **Project Description**

The ±42.9 acre subject property is generally located at 18th Avenue South & 29th Street South.

The developer is requesting approval of a rezoning of the subject property from PLI - Public Lands and Institutional to PUD - Planned Unit Development. The proposed PUD is broken down into three zones that consist of a variety of uses for a Continuing Care Retirement Community.

#### **Background**

- Legal Description: Lots 1A1 & 1B2, Mount Olivet Addition, Section 17, Township 20N, Range 4E
- Property Area: Parcel 117300 (23.3ac) + Parcel 1173015 (19.6ac) = ±42.9 acres

#### **Agency Comment**

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

**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 Great Falls Clinic, and Park Place Health Care. East of the subject site is Mountain View Terrace Addition, which is a single family residential subdivision. Poor Clares of Montana is located South of the proposed development. Southwest of the property is the Mount Olivet Cemetery and is currently unincorporated land. West of the site is Central Catholic school. See Exhibit A - Aerial Photo and Exhibit B - Vicinity/Zoning Map for the zoning of the surrounding properties.



View North from the intersection of 29th Street South and 18th Avenue South.



View East from intersection of 29th Street South and 18th Avenue South.



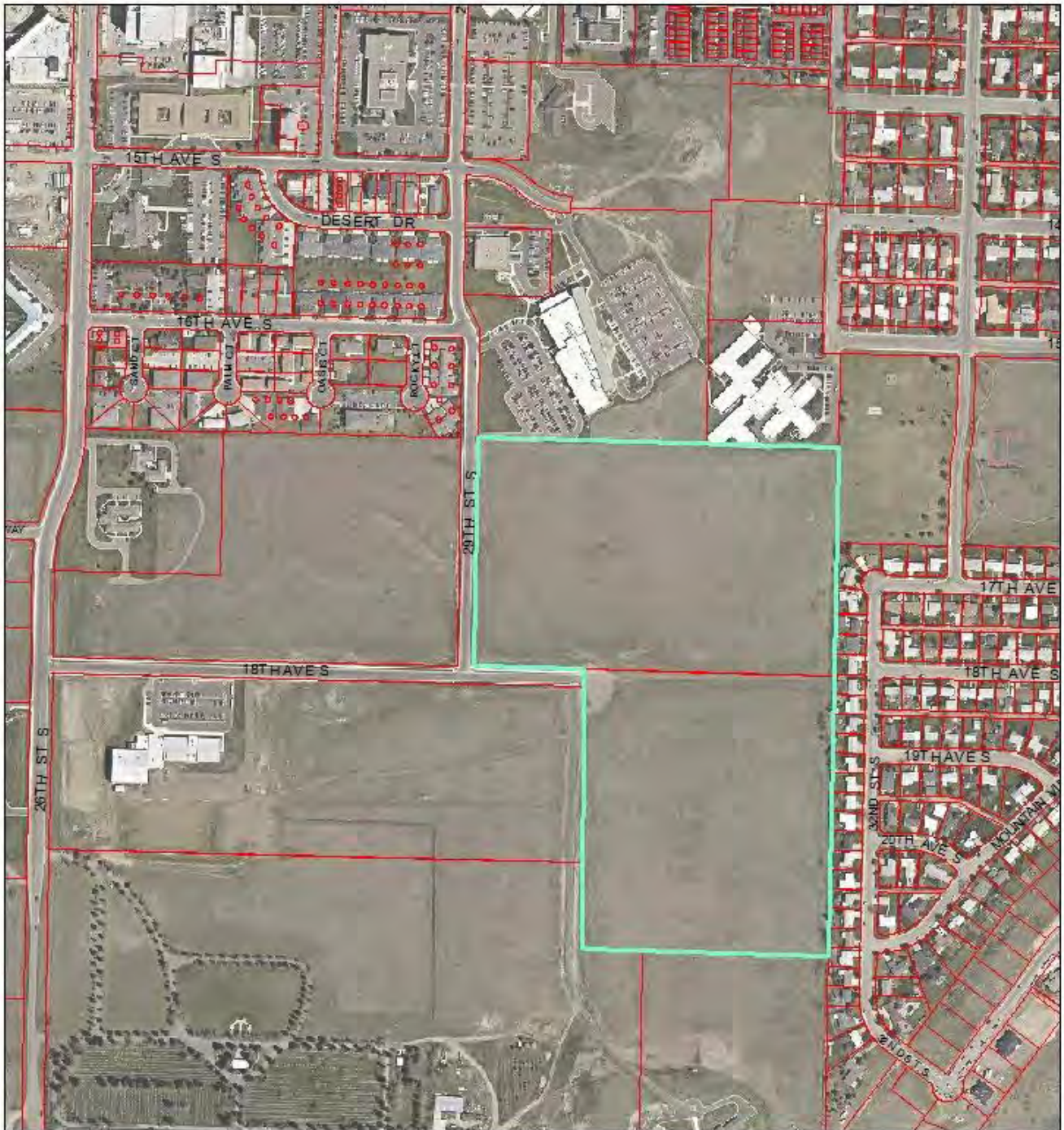
View Northeast from Southwest corner of property into the proposed site.





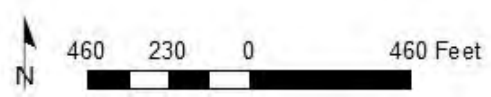
View across site from terminus of 18th Avenue South.



# EXHIBIT A - AERIAL PHOTO

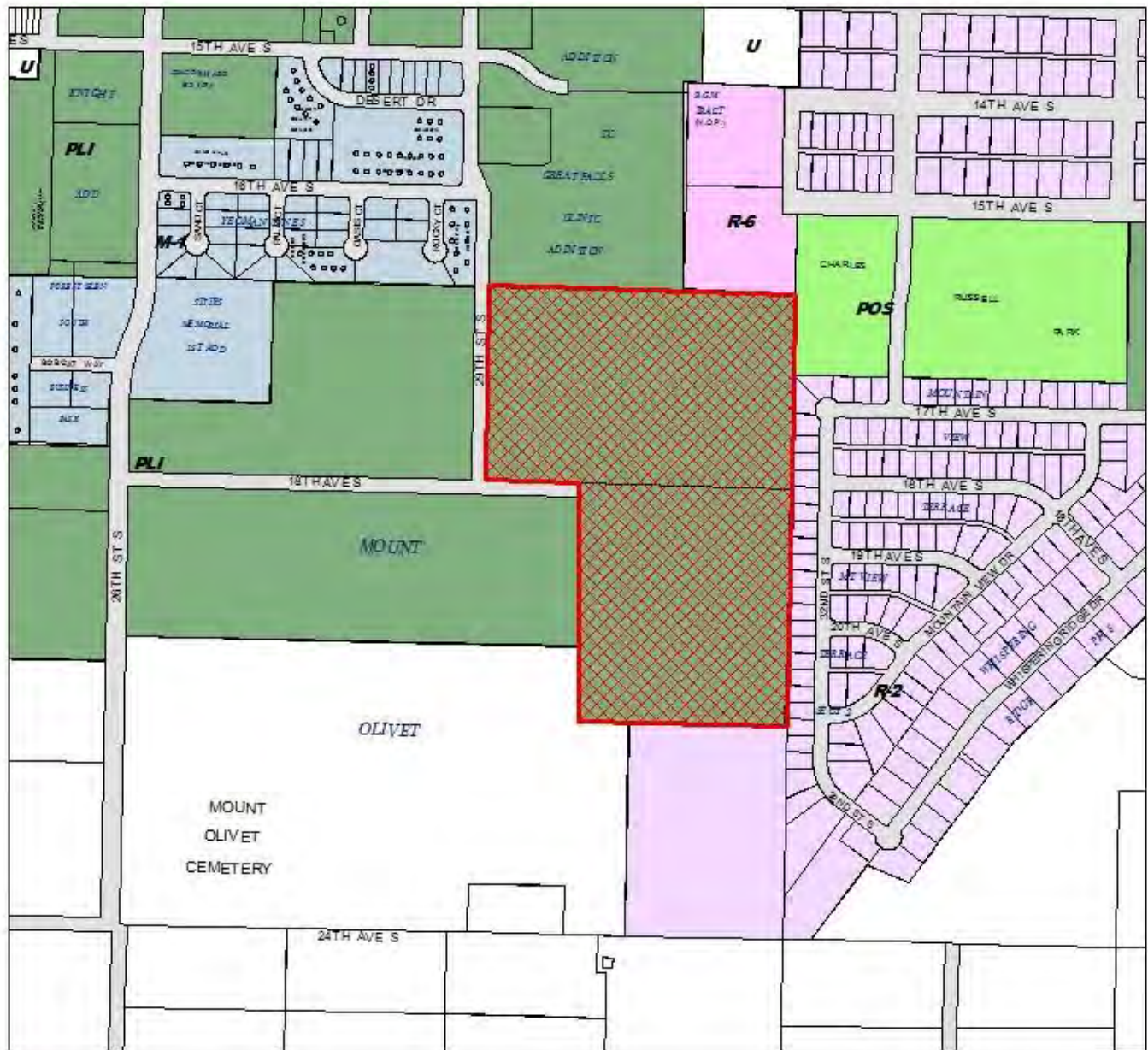


-  Proposed Grandview at Benefis Addition to be rezoned from PLI Public Lands and Institutional to PUD - Planned Area Development.
-  Parcels





# EXHIBIT B - VICINITY / ZONING MAP



580 290 0 580 Feet

N

 Grandview at Benefis	 I-1 Light industrial	 R-10 Mobile home park
<b>Zoning</b>	 I-2 Heavy industrial	 R-2 Single-family medium density
 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	 Unincorporated
 C-5 Central business periphery	 R-1 Single-family suburban	

## Project Overview

The developer is proposing a Continuing Care Retirement Community (CCRC) that will offer several levels of health care on one campus including the following accommodations:

**Independent Living Community:** residents who live on their own and do not need personal assistance.

- Up to 160 apartments. The apartment buildings will be three stories above grade with structured parking on a level below grade.
- Up to 36 independent living detached homes ranging from 1,250 to 1,660 square feet plus attached two-car garages.

**Assisted Living Community:** for people who require help with the activities of daily living.

- Up to 96 Studio or one-bedroom apartments in multi-unit apartment buildings.

**Special Care (memory impaired):**

- Up to 16 units, attached or free standing households.

**Skilled Nursing Households:**

- Up to 48 beds, skilled nursing households surrounding a central atrium or are free standing.

**Adult Day Care:**

- Adult day care is a planned program of activities designed to promote well-being through social and health related services. The adult day care center is proposed in Zone 2 of the PUD.

The intent of the proposed PUD is to provide housing and related facilities to serve the needs of people age fifty-five (55) years and older. The PUD divides the site into three zones in order to establish varying densities and mix of housing types that will meet the needs of the residents. The proposed uses and development standards for each zone are broken down as follows:

### **Zone One:**

Zone One is comprised of approximately 12.8 acres and is generally located in the northwest corner of the site. The primary uses include Nursing Care, Special Care (memory support) and Assisted Living. The standards for zone one include:

- Maximum Dwelling Units per Acre: 14 units per acre
- Minimum Property Setback: 80 feet
- Minimum Internal Building Setback: 20 feet
- Maximum Building Coverage: 35 percent
- Off Street Parking Requirements: 1 space per 5 nursing beds and 1 space per employee per shift.
- Maximum Building Height: 45 feet

### **Zone Two:**

Zone Two is comprised of approximately 16.7 acres and is generally located in the center of the site. The primary uses include Multi-family Apartment Building and Community Commons Building. The standards for zone two include:

- Maximum Dwelling Units per Acre: 12 units per acre
- Minimum Property Setback: 150 feet
- Minimum Internal Building Setback: 15 feet
- Maximum Building Coverage: 20 percent
- Off Street Parking Requirements: 1.25 spaces per apartment 1 space per 200 square feet of net assembly, dining and activity space and 1 space per employee per shift.
- Maximum Building Height: 56 feet for the Apartment building and 45 feet for the Community Commons building.

### **Zone Three:**

Zone Three is comprised of approximately 13.4 acres and is generally located in the south of the site. The primary uses include detached one-story single family homes. The standards for zone three include:

- Maximum Dwelling Units per Acre: 3 units per acre
- Minimum Property Setback: 60 feet
- Minimum Internal Building Setback: 20 feet
- Maximum Building Coverage: 25 percent
- Off Street Parking Requirements: 2 car garage per each detached dwelling unit and a driveway large enough to park 2 cars without blocking sidewalks.
- Maximum Building Height: 28 feet

## Improvements

### **Street and Alternative Modes Improvements**

Grandview at Benefis is adjacent to 29th Street South and 18th Avenue South both streets are paved and have curb and gutter. The developer will be required to provide engineering drawings that complete and bring these roads into compliance with City Standards. This will include a sidewalk and boulevard extension adjacent to 29th Street South for the entire length of the property, before issuance of a building permit.

The internal streets of the proposed PUD are planned to be privately owned and maintained. The streets are 28' wide back of curb to back of curb; allowing one driving lane in each direction and parking on one side of the road. The drive lanes in areas with perpendicular parking are proposed to be 24' wide. All roadways will be required to have sidewalks on both sides.

The developer is proposing a 16' wide off-street emergency access route on the northeast portion of the site where there is no proposed vehicular access. This route is proposed to be a combination of vehicular rated paving and vehicular rated grass, that will be maintained with access throughout the year by the developer. Public Works has requested additional information be provided before final PUD approval by the City Commission, please refer to Condition 8 of this staff report.

The Medical District Master Plan was prepared through a joint planning effort between the City of Great Falls and major property and business owners in the Medical District, including the owner of the subject property, Benefis Healthcare. Among other District goals, the Master Plan identifies transportation needs for the area. Specifically, the Plan calls for an eastward extension of 18th Avenue South and a bicycle and pedestrian path through the subject property.

In order to provide for effective east-west movements through the area, as well as to serve the residents, employees and visitors to the proposed PUD, it will be necessary to construct an east-west roadway through the area. Because the developer has declined to provide an eastern extension of 18th Avenue South through the subject property, the de-

veloper and/or property owner will be required to enter into an agreement with the City of Great Falls to acquire, design and construct the easterly extension of 15th Avenue South from its current end east of 29th Street South to 14th Avenue South at 32nd Street South, as shown on the Minor Plat titled, "First Addition to Great Falls Clinic Addition."

### **Bicycle/Pedestrian Travel**

The developer has proposed a system of on-site pedestrian paths for the residents at Grandview. Location of the paths will be finalized upon review by Staff and the Design Review Board at time of submittal for construction of the site.

The developer will be required to provide a separated 10' bicycle and pedestrian trail through the site, as shown in the Medical District Master Plan, to provide safe and direct connection to the site for residents, employees and visitors. The trail will be on a 20' publicly dedicated easement between 29th Street South and Charles Russell Park, and will be maintained by the developer.

### **Transit Services**

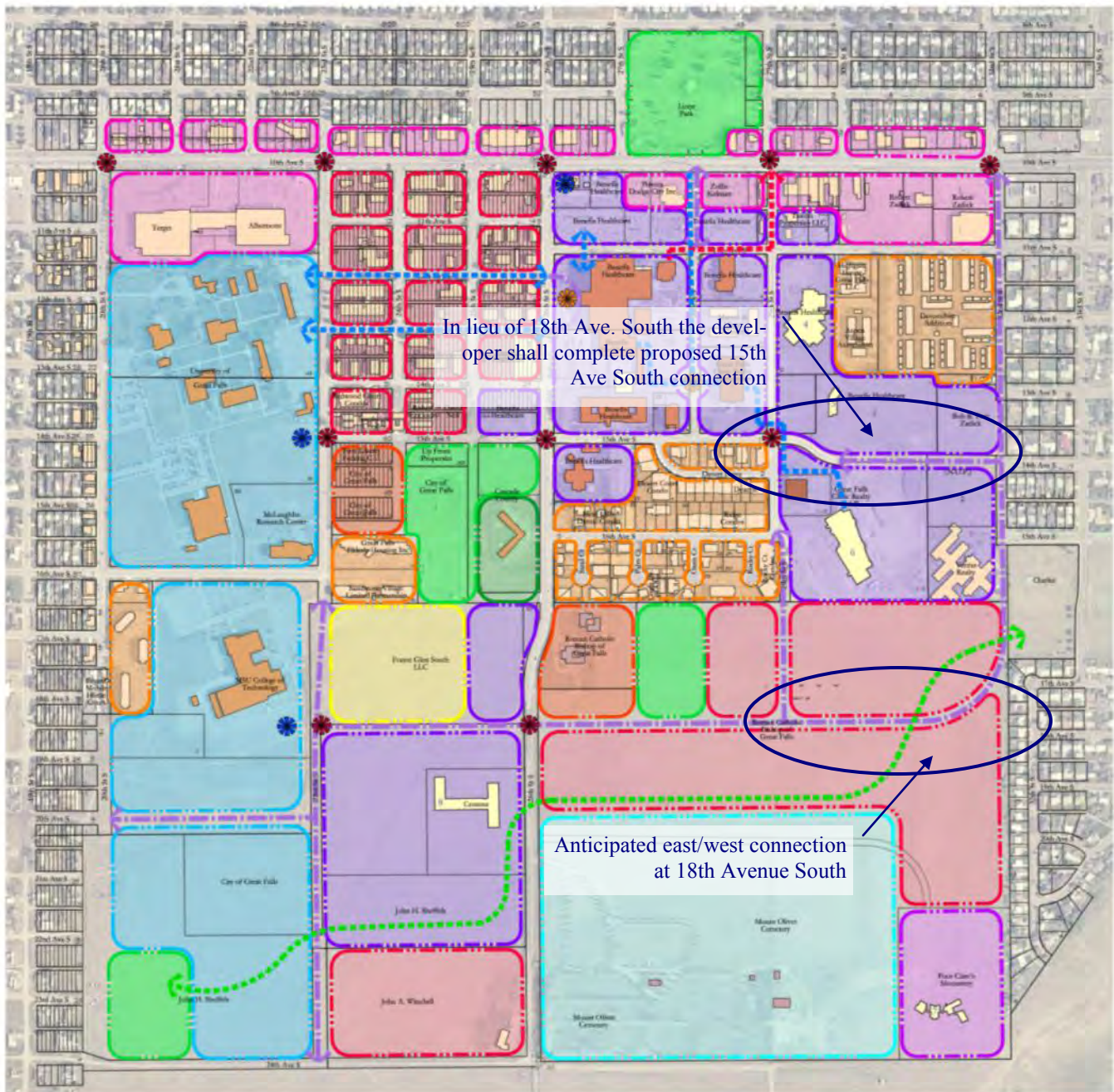
The site may generate transit needs. If the Great Falls Transit District identifies the need for service to be extended to the site, the developer shall provide up to three designated locations for bus stops. Transit shelters may be provided if desired by the developer, but may not include advertising. Shelter locations must be approved prior to installation by the Transit District and City Engineering Division.

### **Traffic Analysis**

The developer has not provided traffic generation data for the proposed development, nor has the developer provided full land use information to allow Staff to determine the impact of the development upon the existing transportation system. Therefore, the developer is required to provide either a full site-specific traffic study, or empirical traffic generation figures or a formal traffic study from a similarly developed site, before approval by the City Commission. The developer will further be required to provide any recommended traffic control or transportation facility that may arise from any traffic analysis performed by Planning Staff or a professionally prepared analysis approved by Planning Staff.



# 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



## Utilities

The existing City water main (12-inch) shall be relocated as necessary, extended to the south of property and built to City standards. The water mains will be located within 20-foot wide permanent utility easements with 10 feet on each side of the main. Fire and domestic water service lines to the Zone 1 and 2 buildings will be privately owned and maintained. Domestic water will be metered at each building entrance. In Zone 3 domestic waterlines will be individually metered at each detached home. The water utilities on the property will incorporate the following City of Great Falls Public Works comments:

1. The water main within the property boundary may need to be segmented between bends.
2. Locator or tracer wire and terminals shall be used where water main is not located at the standard location.
3. Each building shall be served by separate domestic water service lines and fire lines, where applicable.
4. All fire hydrants shall be readily accessible for fire vehicles.

The City sewer main (8-inch) shall be extended to the south of property and built to City standards. All sanitary sewer mains constructed on site will be publicly owned and maintained, these mains will be located within 20 foot wide permanent public utility easements. Sanitary sewer services from all buildings and cottages will be privately owned and maintained. The sewer utilities on the property will incorporate the following City of Great Falls Public Works comments:

1. Manholes shall be located in the street or parking lot pavement where easily accessible for Operation and Maintenance equipment.
2. Each building shall be served by separate sewer service lines.

## Stormwater Management

The proposed PUD indicates multiple retention/detention basins to be provided on site. Detention Pond overflow will ultimately be piped to the existing 26th Street South storm drain. Any new storm drains that are constructed in existing public right-of-way will be publicly owned. New storm drains and

laterals that are constructed within the boundaries of the PUD will be owned and maintained by the property owner.

The developer is required to provide a grading plan, stormwater plan and design report, and MPDES Construction Permit in compliance with the City of Great Falls Storm Design Manual and City of Great Falls Standards. This will be reviewed and approved by the Public Works Department prior to final approval of the PUD by the City Commission. Developer is also required to obtain MPDES Construction Activities Stormwater Permit.

## Landscape

The developer has provided a conceptual landscape amenities plan (Exhibit E - PUD Report with Attachments). The developer will be required to provide a Landscape Plan which will be reviewed by the Design Review Board and must meet all City Standards. In the proposed plan the developer has shown a significant number of trees that would buffer the neighborhoods to the north and east property boundary. The City shall require the concept of a planting buffer adjacent to these property boundaries be carried through to the final design. Especially where abutting neighboring single-family residential uses.

## Signage

All proposed signage in the PUD is subject to Title 17, Chapter 60 - Sign Code. The developer will be required to provide a Signage Master Plan which will be reviewed by the Design Review Board and must meet all City Design, Review and Permitting Processes.

## Lighting

The developer has provided a conceptual lighting plan (Exhibit E - PUD Report with Attachments) that shows the light cast by each fixture out to 0.5 foot candle iso-illumnance contour. The maximum foot candles at any property line is 0.01 foot candles.

The developer will be required to provide additional information that will meet City and Design Review Board Standards in the Design Review process and, at a minimum, comply with the standards in Title 17, Chapter 40, "Outdoor Lighting".



### 2005 City of Great Falls Growth Policy:

The proposed PUD 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 PUD include Land Use, Housing, Economic Development and Transportation. Specifically, the proposed PUD provides a variety of housing types, provides an environment that allows the elderly to remain independent, and finally the proposed PUD expands the medical industry in Great Falls, an industry identified for future growth.

### Medical District Master Plan:

The Medical District Master Plan creates a vision for the expansion and provision of future medical and health care facilities. The proposed PUD is compatible with the vision of this document and many of the Goals, Objectives, and Implementation initiatives contained within the Medical District Master Plan. Specifically, the proposed PUD improves vacant land within the district, provides a variety of housing types, establishes a mix of uses, and improves the transportation and circulation system in the Medical District.

### Neighborhood Council Input

Grandview at Benefis gave two presentations to Neighborhood Council #5 and one to Neighborhood Council #6. The following is the feed back that has been received from these Councils:

- Employee/visitor on-street parking on or near 14<sup>th</sup> Avenue and 25<sup>th</sup>/26<sup>th</sup> Streets congesting those streets
- One access in and out of Grandview that would be problematic in the case of an emergency—from a citizen who is a member of the Citizens Emergency Response Training
- Increased traffic in the medical area has also increased use of streets in the Council #6 area which has some gravel roads and limited east/west through streets. Also has increased travel on County road 24<sup>th</sup> Avenue South, which is a substandard road.
- The potential closing of 11<sup>th</sup> Avenue South from 26<sup>th</sup> to 28<sup>th</sup> Streets would further inhibit east/west travel and would confuse emergency room access.
- Some residents are counting on the east/west connection that would be created on 15<sup>th</sup> Avenue South, which does not exist currently.
- Several 32<sup>rd</sup> Street residents have expressed concerns with dust/erosion controls during construction and storm drainage issues on the east side of the development adjacent to Mountainview Addition residences. Water does not flow uphill very well.

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

### **PRIMARY REVIEW CRITERIA**

**Effect on Agriculture:** The tract of land within the PUD 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, Cemetery and Residential uses.

**Effect on Local Services:** The area within the PUD is currently annexed into the City of Great Falls, it is served by City water and sewer systems. 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. The City should not experience an appreciable increase in maintenance and operating costs. The development within the PUD will pay regular water and sewer charges.

The PUD will receive law enforcement and emergency services from the City of Great Falls. The nearest fire station is 2.39 miles from the subject parcel. Providing these services to the proposed PUD is expected to be a negligible cost to the City. Tax revenues from the proposed PUD will likely cover any share of costs.

Paved public roadways border the property these roads will be maintained by the City of Great Falls. Additional roadways will be built at the developers expense in the proposed Grandview at Benefis PUD, these roads will be maintained by the development.

**Effect on the Natural Environment:** The PUD 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 PUD by the City Commission.

**Effect on Wildlife and Wildlife Habitat:** The PUD is located adjacent to an area containing urbanized development. The PUD 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 PUD 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 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 PUD.

### **LEGAL AND PHYSICAL ACCESS**

The development is boarded by 18th Avenue South and 29th Street South, both are paved public roadways that are maintained by the City of Great Falls. The proposed development will have direct access from these roadways.



## Recommendation

It is recommended the Zoning Commission recommend the City Commission approve rezoning the subject property legally described as Lots 1A1 & 1B2, Mount Olivet Addition, Section 17, Township 20N, Range 4E, Cascade County, Montana from the existing PLI Public Lands Institutional district to a PUD Planned unit development district, subject to the conditions below.

## Conditions of Approval

1. The Amended Plat of Mount Olivet Addition containing Grandview at Benefis 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 Grandview at Benefis shall be submitted to the City Public Works Department for review and approval prior final PUD approval by the City Commission.
3. The entrance to the site at the eastern terminus of 18th Avenue South will be designed by a professional engineer registered in the State of Montana, and submitted to the City of Great Falls Public Works Department for review and approval prior to consideration of the final plat. Said entrance shall include full consideration for turn-around, and shall incorporate the existing private roadway immediately south of the current terminus of 18th Avenue South. Said design shall fully accommodate the private roadway in its current condition and as future development as a standard City street, and is anticipated to be a roundabout or similarly functioning facility.
4. The developer shall enter into a Development Agreement with the City of Great Falls containing terms and conditions for the dedication and payment of improvements to the 30th Street South alignment. The final plat shall include dedication of 30' of the western edge of Zones 2 & 3 as public right-of-way for access and utilities. Said right-of-way shall be maintained according to the landscaping proposed in the site plan until such time as the roadway is constructed. The developer shall agree to escrow funds for one-half the cost of future development of this segment as a public roadway.
5. In lieu of providing an extension of 18th Avenue South across the subject property, the developer shall enter into a Development Agreement with the City of Great Falls containing terms and conditions for the acquisition of right-of-way, design and construction of that undeveloped portion 15th Avenue South from 29th Street South to 32nd Street South, as shown on the Plat of the First Addition to Great Falls Clinic Addition, and at no cost to the City.
6. The Amended Plat of Mount Olivet Addition containing Grandview at Benefis shall incorporate a sidewalk and boulevard extensions adjacent to 29th Street South for the entire length of the property. The sidewalk and boulevard shall be constructed to City standards during development of the site, and maintained according to City Code.
7. The Amended Plat of Mount Olivet Addition containing Grandview at Benefis shall dedicate a minimum 20' easement to the City for a bike/pedestrian path that will provide safe public access to and across the site from 29th Street South to Charles Russell Park. Said path will be fully separated from all vehicular use, and shall be constructed and maintained by the developer upon development of the site.
8. Final engineering drawings and specifications for the 16' wide off-street emergency access route serving Grandview at Benefis shall be submitted to the City of Public Works Department for review and approval prior to final approval of the PUD by the City Commission.
9. The final engineering drawings for the proposed utilities serving Grandview at Benefis will incorporate all Public Works comments listed below and shall be submitted to the City Public Works Department for review and approval prior to final approval of the PUD by the City Commission.

- A. The water main within the property boundary may need to be segmented between bends.
  - B. Locator / tracer wire & terminals shall be used where water main is not located at the standard location.
  - C. Each building shall be served by separate domestic water service lines and fire lines, where applicable.
  - D. All fire hydrants shall be readily accessible for fire vehicles.
  - E. Manholes shall be located in the street or parking lot pavement where easily accessible for Operation and Maintenance equipment.
  - F. Each building shall be served by separate sewer service lines.
10. 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 final approval of the PUD by the City Commission.
11. Applicant shall submit proposed project and associated drawings including architectural, landscape plans, signage and lighting plans as required for review and approval by the Design Review Board prior to issuance of building permits.
12. The final build out of the project must be in substantial compliance with the final approved PUD documents, drawings and renderings dated 02/09/2011.
13. 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 final approval of the PUD by the City Commission.
14. A Development Agreement shall be prepared containing terms and conditions for development of Grandview at Benefis including agreement by application to:
- A. Install within two years of the date of final PUD approval, the public improvements reference in Paragraph two above;
  - B. 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 Rezoning.
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

John Juras, TD&H Engineering, 1200 25<sup>th</sup> Street South, Great Falls, Mt 59405

Dave McGill, SFCS Inc., 305 South Jefferson Street, Roanoke, Virginia 24011-2003

Dawn Willey, Benefis Health System, 2621 15<sup>th</sup> Ave. South Great Falls, Mt 59405



## EXHIBIT D - APPLICATION



P. O. Box 5021, 59403-5021

Planning Department

ZON 2011-2

## DEVELOPMENT REVIEW APPLICATION

Name of Project/Development: GRANDVIEW AT BENEFISOwner(s): BENEFIS HEALTH SYSTEMMailing Address: 2621 15<sup>th</sup> AVE. SOUTH, GREAT FALLS, MT 59405Phone: 406-455-5039 FAX: \_\_\_\_\_E-mail: Frank.Soltys@benefis.orgAgent(s): SFCS INC.Mailing Address: 1927 SOUTH TRYON STREET, CHARLOTTE, NC, 28211Phone: 704-372-7327 FAX: \_\_\_\_\_E-mail: tmueller@sfcs.com, dmcgill@sfcs.com

Legal Description: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Street Address: 3000 18<sup>th</sup> Avenue SouthZoning: Current: PL-1 Proposed: PUDLand Use: Current: UNDEVELOPED Proposed: RETIREMENT COMMUNITYCovenants 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-S800            | <input type="checkbox"/> Annexation-S400                      |
| <input type="checkbox"/> Subdivision Minor Plat-S600                  | <input checked="" type="checkbox"/> Zoning Map Amendment-S700 |
| <input type="checkbox"/> Conditional Use Permit-S700                  | <input type="checkbox"/> Subdivision Final Plat-S300          |
| <input type="checkbox"/> Establishment of Zoning with Annexation-S700 |   |

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: 1/4/11

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

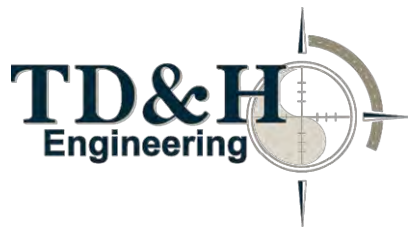
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## EXHIBIT E - PUD REPORT WITH ATTACHMENTS

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PUD SUBMITTAL  
FOR  
CASE NO. ZON2011-4  
GRANDVIEW AT BENEFIS  
FEBRUARY 9, 2011



*Great Falls • Bozeman • Kalispell, Montana  
Spokane, Washington • Lewiston, Idaho*

*1200 25<sup>th</sup> Street South • Great Falls, MT 59405 • (406) 761-3010*

IN COOPERATION WITH

**S F C S** | Architecture  
Engineering  
Planning  
Interiors

SFCS Inc. ▪ 305 South Jefferson Street  
Roanoke, Virginia 24011.2003  
540.344.6664 ▪ Fax 540.343.6925  
[www.sfcs.com](http://www.sfcs.com)

## INDEX

City of Great Falls Submittal Review Comments 1-24-11

Response to Review Comments 2-7-11

City of Great Falls Submittal Review Comments 1-28-11

Response to Review Comments 2-7-11

City of Great Falls Memo 2-7-11 – Additional Public Works & Planning Community Development Comments

Zoning Narrative

## DRAWINGS

PUD Density Plan

Landscape Overview Plan

Sight Lighting

Site Utilities Plan

Site Amenities Plan



## City of Great Falls Submittal Review

Case Number: ZON2011-4 Grandview at Benefis

Owners: Benefis Health System

Agents: TDH (406-761-3010) SFCS Inc. (704-372-7327)

Date: 01/24/2011

### Review Comments:

#### Planning & Community Development:

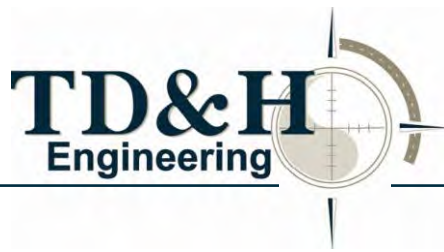
- 1) The City needs a more clearly labeled plan, in the PUD document there are references to multiple different buildings by name, on site, but in the plans these buildings are not labeled. For example the "Community Commons Building" is reference multiple times, but never labeled on the plans. Please provide a more clearly labeled site plan.
- 2) A condition of approval for the PUD will be that the developer extend and construct 15<sup>th</sup> Ave South. The City will work with the developer throughout this process.
- 3) The city requests traffic trip generation information from a similar development. The City of Great Falls was told in previous discussions by Benefis' architect this information was available. If it is not available, we will need a formal traffic study. Items we will need to include maximum number of residents and anticipated employment at full build-out. (If you cannot get this information to us by Feb 1, 2011, we can make this a condition of approval to give you more time.)
- 4) Associated Uses:
  - a. There is some confusion regarding the "Associated Uses" these uses don't align with our City Code it is recommended that you re-label these to be consistent with the uses in the City code so there is a definition and a clear understanding of what these uses allow, see below for rewording of this section (Page 3 of PUD):

Associated Uses, provided that use or uses are incidental and subordinate to the residential facilities, are designed and will function as an integral part of the community and are to serve primarily the residents. Uses include, but are not limited to (if uses vary from provided list City approval will be required):

1. Indoor & Outdoor Recreation / Sports / Entertainment
  - i. Gazeboes
  - ii. Ramada
  - iii. Picnic Shelter
2. Financial Services
3. Health Care Clinic
4. General Services



5. Worship Facilities
  6. Restaurant
  7. Tavern
  8. Vehicle Repair
  9. Warehouse
  10. Sheds, detached garages for the personal use of residents living in the detached homes in Zone 3 of the PUD shall not be permitted.
- b. We need to know if these uses will be open to the public and if they are proposed for separate signage. For parking, we would like to know where in the facility the uses will be located, and if there are separate, outside entrances. This info will help determine if they will be external traffic generators.
- 5) Bike / Pedestrian Path:
- a. The path needs to extend all the way to 29<sup>th</sup> Street South adjacent to Indigo Ridge Lane. There is safety concern as it is currently configured with 90 degree parking backing into the street and having bikes and pedestrians on the street.
  - b. The City will require a dedication of the bike / pedestrian path and an accompanying survey of the easement as a part of the amended plat.
- 6) There will be a sidewalk required on 29<sup>th</sup> Street South for the entire length of the property, separated by boulevard per Title 17, Chapter 32 of the OCCGF (Official Code of the City of Great Falls). Street trees need to be provided along 29<sup>th</sup>, as well. The City Parks and Recreation department will need to approve species and spacing of street trees.
- 7) Are there on-site recreational vehicles allowed, if so please note what type of vehicles and where they will be permitted in the PUD. (Golf Carts?)
- 8) Will pets be allowed? If so, is there a "pet" area?
- 9) A more detailed landscape plan may be required.
- 10) Please note in the PUD that parking shall meet all ADA requirements.
- 11) The developer will need to submit a Stormwater / Drainage Plan to the Public Works Department in accordance with Title 17, Chapter 52.
- 12) Emergency Access Road: Please provide more information / details on the emergency access road. (The City is still awaiting comments from the Fire Department)
- a. What is this area made from? Grasscrete and vehicular pavers? Please provide details and manufacturer as part of design review.
  - b. How will this area be maintained? How will the fire department know the location of this access especially during winter months?
  - c. The engineering department will require detail drawings of this access including load bearing information that will require a Professional Engineer stamp as part of the design review process.



February 7, 2011

Jana Cooper, RLA  
Current Planner II  
City of Great Falls  
Planning & Community Dev. Dept.  
P.O. Box 5021  
Great Falls, MT 50403

Dear Jana,

Regarding the Planning Department's January 24, 2011 Submittal Review Comments concerning Case Number ZON2011-4, Grandview at Benefis, we have incorporated the City's review comments into the accompanying PUD submittal documents as described in the following responses.

1. The updated, more clearly labeled plans will be submitted February 9, 2011.
2. The Developer will endeavor to complete portions of 15<sup>th</sup> Ave South where it fronts property owned by Benefis. The Developer cannot complete portions of 15<sup>th</sup> Avenue South on land they do not own. The City should take the lead in encouraging adjacent landowners to complete 15<sup>th</sup> Avenue South across their land.
3. Trip generation data from a similar development is attached. Please make this a condition of approval as suggested.
4. Associated Uses have been clarified in the accompanying updated PUD Narrative.
5. Requested changes to the Bike / Pedestrian path have been made as requested. A dedicated easement for the path will be indicated on the Amended Plat for this development. Note that the Indigo connection to 29<sup>th</sup> St South has also been shifted south, away from an existing driveway connection.
6. Sidewalk has been added to the accompanying updated PUD Figures.
7. Allowable Uses have been clarified in the accompanying updated PUD Narrative.
8. Pet owners will be required to comply with all city ordinances concerning their pets. In addition to these ordinances there may be further restrictions limiting types of pets, the size of dogs and dog breeds with overly protective or aggressive behaviors.

9. A more detailed Landscape Plan will be provided in future submittals. Please let us know if more information is required for the Planning Board submittal.
10. A note indicating ADA requirements will be met for PUD parking is shown on the accompanying Figures.
11. Stormwater / Drainage Plans will be submitted to the City.
12. Information about the Emergency Access Road follows:

The following recommendations are appropriate for the proposed “green” emergency access road to be constructed on the east side of the proposed apartment building. e following “green” road section or an approved equivalent section should be selected in accordance with the discussions in the Engineering Analysis.

<u>Section Component</u>	<u>Normal Section</u>
Aggregate Overfill (Item 37)	1”
Filled Geo-Cell (Item 37)	6”
¾-inch minus Crushed Leveling Course	6”
Total (inches)	13”

Please feel free to contact me with any additional questions or comments.

Sincerely,  
Thomas, Dean & Hoskins, Inc.



John P. Juras, P.E.  
Project Engineer

Enclosure: PUD Package  
cc: Benefis Health Systems, Frank Soltys  
SFCS, David McGill





## City of Great Falls Submittal Review

Case Number: ZON2011-4 Grandview at Benefis

Owners: Benefis Health System

Agents: TDH (406-761-3010) SFCS Inc. (704-372-7327)

Date: 01/28/2011

### Review Comments:

#### Public Works Comments:

##### Streets:

- 1) All private streets shall have an adequate pavement/base section to handle loading of sanitation and emergency vehicles that will possibly serve the development.
- 2) Include public sidewalk on the east side of 29<sup>th</sup> Street South and also on the east side of 30<sup>th</sup> Street South (if street extension is required).

##### Water Utility:

- 3) Water main should be extended to the south property. This segment of water main shall be 12" size.
- 4) The water main in the roadway curves may need to be segmented between bends.
- 5) Locator or tracer wire and terminals shall be used where water main is not located at a standard location.
- 6) Each building shall be served by separate domestic water service lines and fire lines (if applicable).
- 7) All fire hydrants shall be readily accessible for fire vehicles.

##### Sewer Utility:

- 8) Sewer main should be extended to the south property line.
- 9) Manholes shall be located in the street or parking lot pavement where easily accessible for O & M equipment.
- 10) Each building shall be served by separate sewer service lines.

Storm Drainage:

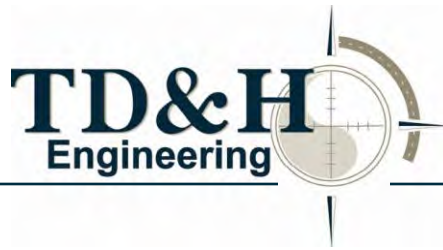
- 11) The plan does not show the full extension of the storm drain to 26<sup>th</sup> Street South.
- 12) A site grading plan is required.
- 13) Size of storm drains is not identified.
- 14) Is it the intent to abandon the existing drainage ditch at the sag in 29<sup>th</sup> Street? If so, the inlets and storm drain shall be designed for a 100-year/2-hour storm event.
- 15) The storm water retention concept (low impact development) is encouraged. It is not clear if the retention areas are connected with overflows to the storm drain.
- 16) Some of the plans show retention in the Southeast corner which is the natural flow of water on site. Is it the intent of the developer to provide a retention area in this location, please clarify?

These comments are somewhat general in nature, since the plans are conceptual. Final plans will be subject to a more detailed review.

Jim Young, P.E.  
Senior Civil Engineer  
Public Works Department

Public Works Complex  
1025 25th Avenue N.E.  
P.O. Box 5021  
Great Falls, MT

Voice (406) 771-1258  
Fax (406) 771-0700



February 7, 2011

Jana Cooper, RLA  
Current Planner II  
City of Great Falls  
Planning & Community Dev. Dept.  
P.O. Box 5021  
Great Falls, MT 50403

Dear Jana,

Regarding the Public Works Department's January 28, 2011 Submittal Review Comments concerning Case Number ZON2011-4, Grandview at Benefis, we have the following responses.

1. Concur.
2. *Public sidewalk is now shown on the east side of 29<sup>th</sup> Street on the enclosed Infrastructure drawings.*
3. A water main easement will be extended to the south end of the property. Developer will commit to paying for half of the cost of a future 8" water main extension to the south in the event of additional development in this area.
4. The water main in the roadway curve is curved at well above the minimum allowable curvature for an 8" water main.
5. Tracer wire and terminals will be used where the water main is not located at a standard location.
6. The Skilled Nursing, Assisted Living, Special Care, and Skilled Nursing buildings are interconnected and will be serviced by a single domestic water service line and fire water service line. A single domestic hot water system will circulate hot water throughout those buildings.
7. Concur.
8. A sewer main easement will be extended to the south end of the property. Developer will commit to paying for half of the cost of a future 8" sewer main extension to the south in the event of additional development in this area. Gravity service to the south is very limited due to topography.



9. Manholes will be located in paved areas, though not necessarily in a street or parking lot. Two sanitary sewer manholes will be located on along a pedestrian trail whose base will be constructed wide and strong enough for equipment access.
10. Concur.
11. The storm drain will be extended to 26<sup>th</sup> Street South.
12. A site grading plan will be provided.
13. Pipe sizes will be shown in the next design submittal.
14. It has not yet been determined if the existing storm inlet in 29<sup>th</sup> Street South will be abandoned.
15. Details of stormwater plans including pond overflow paths will be presented in the next design submittal.
16. The intent is to provide limited retention/detention in this area as will be shown on the next design submittal.

Please feel free to contact me with any additional questions or comments.

Sincerely,  
Thomas, Dean & Hoskins, Inc.



John P. Juras, P.E.  
Project Engineer

Enclosure: PUD Package

cc: Benefis Health Systems, Frank Soltys  
SFCS, David McGill

# Memorandum



**TO:** John Juras, PE, LEED AP  
TD&H Engineering  
1200 25th St S  
Great Falls, MT 59405  
(406) 761-3010  
[www.tdhengineering.com](http://www.tdhengineering.com)

**FROM:** Jana Cooper, RLA  
Current Planner II  
City of Great Falls  
Planning & Community Dev. Dept.  
Direct: (406) 455-8405  
[jcooper@greatfallsmt.net](mailto:jcooper@greatfallsmt.net)

**DATE:** February 07, 2011

**SUBJECT:** Additional Public Works & Planning Community Development Comments

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Mr. Juras,

In an internal meeting held on February 4, 2011 between the Public Works Department and the Planning and Community Development Department a few issues were discussed. These issues do not need to be resolved before the Planning Advisory Board/Zoning Commission on February 22<sup>nd</sup>, but will need to be addressed before final approval of the PUD.

1. The developer shall enter into a Development Agreement with the City of Great Falls containing terms and conditions for the dedication and payment of improvements to the 30th Street South alignment. The developer shall be responsible for maintaining 30th Street South until future development occurs at which point the developer will be responsible for their portion of the street build out.
  - a. The City is making this requirement in order to allow for future development South and West of the subject property.
  - b. Option 1: The preferred layout is to realign the proposed Grandview Drive as 30<sup>th</sup> Street South; half being developed on the proposed Grandview at Benefis site by Benefis and the other half to be paid for as future development occurs to the South and West of the property. Azure Sky Lane and Sage Terrace Lane would intersect with 30<sup>th</sup> Street South.
  - c. Option 2: Grandview at Benefis continues with the Grandview alignment as it is currently configured, as a private street, but also dedicates a 30' easement to the City for future half street improvements of 30<sup>th</sup> Street South. When future development

occurs in the area Grandview at Benefis would be responsible for bringing the street up to City Standards.

2. The developer shall work with the department of Public Works and the Planning and Community Development Departments to develop a better solution for the terminus of 18th Avenue South, the developer shall submit for approval engineering drawings and specifications for the agreed upon design of 18th Avenue South.
  - a. The City feels the current layout is restrictive and does not provide adequate traffic flow for the public.
  - b. The City would like to see a solution that provides a turn around that is not on private property and does not require larger vehicles to completely enter the proposed development and travel around the entrance way forcing them under two porte cochere's. Perhaps a round-a-bout would be a good solution for this area?
3. In lieu of providing an extension of 18th Avenue South across the subject property, the developer shall enter into a Development Agreement with the City of Great Falls containing terms and conditions for acquiring and developing a portion of 15th Avenue South street alignment from 29th Street South to 32nd Street South.
  - a. The alignment for this road right of way has already been dedicated; the street will need to be engineered and built out. Further discussions on this agreement will be made with Public Works and Planning & Community Development.



# GRANDVIEW AT BENEFIS

## PROJECT OVERVIEW

In 2007, Benefis Health System began exploring ways to enhance senior services and facilities in north central Montana. Through focus groups and mail surveys, we asked seniors and caregivers for their thoughts on the greatest needs.

Those discussions shaped the vision of a progressive new model of retirement living that will be the first of its kind in our region. The Continuing Care Retirement Community will combine access to Benefis' high-quality wellness services with the privacy and comforts of home. The community's "cottage" concept will offer a non-institutional environment where residents can access varying lifestyle options as their needs change.

Simply put, a CCRC is a particular type of retirement community that offers several levels of health care on one campus:

- Independent Living in a multifamily apartment building or detached homes for residents who live on their own and do not need personal assistance.
- Assisted Living for people who require a little help with the activities of daily living
- Special Care (memory impaired)
- Nursing Care
- Adult Day Care

Having several levels of care available on campus is an incredible benefit—it provides residents with the security of knowing that if you need Assisted Living, Special Care (memory impaired), or Skilled Nursing Care at some point in the future, you won't have to move to another community. Couples find this aspect of CCRC living especially important. Should one spouse need the services provided in another part of campus, the other can easily visit any time of day. This means couples can regularly spend time together socializing, dining, or engaging in activities. And, they know that their loved ones are receiving the services they need to maintain as much independence as possible.

The community's Independent Living apartment homes and cottages will offer maintenance-free living and access to amenities such as a fitness center, arts and crafts room, woodworking shop and outdoor walking and dining options. Residents will enjoy peace of mind, with convenient, immediate access to Benefis' high-quality wellness services.

State-of-the-art Skilled Nursing and Assisted Living apartment homes and suites, including a –Special Care (memory impaired) household,” will combine care with private, home-like rooms and an atmosphere of independence.

Grandview at Benefis will be a –good neighbor” – safe, secure, quiet and beautifully designed, landscaped and maintained. The CCRC campus also will enhance the area by offering opportunities for continuing education, cultural events and meeting space.

The Continuing Care Retirement Community proposed for this PUD will provide the following accommodations.

Independent Living Community

- Up to 160 apartments in multi-unit apartment buildings. The apartment buildings will be three stories above grade with structured parking on a level below grade.
- Up to 36 independent living detached homes ranging from 1,250 to 1,650 square feet plus attached two-car garages.

Assisted Living

- Up to 96 Studio or one-bedroom apartments in multi-unit apartment buildings.

Special Care (memory impaired) household

- Attached or free standing households

Skilled Nursing households

- Skilled Nursing households surrounding a central atrium or free standing.

## INTENT of the PUD

1. To provide housing and related facilities to serve the needs of people age fifty-five (55) years and older.
2. The PUD divides the site into three zones to establish the density and mix of the different types of housing units required to meet the needs of these senior citizens.
3. To provide such accommodation in a manner harmonious with the surrounding land uses while protecting the natural resources and open space and to retain a sense of personal identity, intimacy and human scale within the development.

We propose the following be PERMITTED USES in the PUD:

- a. Primary Uses would include living arrangements for the elderly and/or people with disabilities including, but not limited to, independent living apartments, independent houses with residential support services, assisted living, nursing or skilled nursing care, or memory impaired care.
- b. Associated Uses, provided that use or uses are incidental and subordinate to the residential facilities, are designed and will function as an integral part of the community and are to serve primarily the residents. Uses include, but are not limited to (if uses vary from provided list City approval will be required):

1. Indoor & Outdoor Recreation / Sports / Entertainment

- i. Gazeboes
- ii. Ramada
- iii. Picnic Shelter

2. Financial Services

3. Health Care Clinic

4. General Services

5. Worship Facilities

6. Restaurant

7. Tavern

8. Vehicle Repair

9. Warehouse

10. Sheds, detached garages for the personal use of residents living in the detached homes in Zone 3 of the PUD shall not be permitted.

b. These uses will be not be open to the public and will not have separate signage. The locations of these uses are indicated on the on the PUD Density Plan.

OCCUPANCY ELIGIBILITY is restricted to persons age fifty-five (55) years or older, with the following exceptions:

1. A spouse under fifty-five (55) years old married to a resident over the age of fifty-five (55)
2. Adults between the age of eighteen (18) and fifty-five (55) only if their presence is required to minister to a resident over the age of fifty-five (55)

3. A handicap and dependent child

HOME OCCUPANCY, shall comply with section 17.20.7.070 of the City's Land Development Code.

GENREAL DESIGN and DEVELOPMENT notes:

1. Tract Size: The total site area is 42.9 acres of contiguous land. The development shall be non-sub dividable.
2. Street Frontage: The property fronts on 29<sup>th</sup> Street S and 18<sup>th</sup> Avenue S.
3. The PUD is divided into three Zones. Each Zone has a different Primary Use.
4. Building Height: Heights are unique to the three different zones within the PUD and are described below with the PUD Density Plan.
5. Site Perimeter Buffer: landscaping and fencing may be developed within the building setbacks. Fencing will comply with section 17.20.7.040 of the City's Land Development Code.
6. Setbacks: are designed to allow smaller buildings to be located near the perimeter of the retirement community while requiring that larger buildings be more centrally located within the site. Setbacks are unique to the three different zones within the PUD and are described below with the PUD Density Plan.
7. Utilities: the site shall be connected to the municipal water and sewer system. The water system within the site shall be designed to provide the fire and domestic flows for all facilities as required by the State of Montana and the city of Great Falls. All utilities such as electric, telephone, and cable shall be required to be placed underground.
8. Lighting: Roads and main access ways to buildings shall include adequate lighting. The use of "full cut-off" type lighting shall be required for all public areas. A formal site-wide lighting plan is being submitted. Lighting of common and public areas shall be independently controlled and shall be minimized or turned off at an agreed upon "no later than" time at night. Light trespass, nuisance glare, and over-illumination due to excess wattage or inappropriate lighting type shall be prohibited. Adequate lighting for pedestrian safety shall be provided.
9. Pedestrian Traffic: The use of interconnecting walkways, trails and natural walking paths shall be an integral part of the design. These pedestrian ways are designed to facilitate access between common areas, groups of dwelling units and open space areas. Primary walkways and sidewalks shall meet Americans with Disabilities Act (ADA) requirements. Trails and natural walking paths are exempt from this requirement. A proposed public Bike/PED route is shown on the Site Amenities Plan.
10. Off-Street Parking is different for each of the three Zones within the PUD and is described below with the Site Infrastructure and Utility Plan.
11. Bicycle parking shall be provided 1 space per 10 apartments and one space per 15 employees.
12. Ownership of open space and common Areas: The project owner shall hold, manage and maintain Open Space, Common Land, and Common Facilities within the PUD.
13. The design of the retirement community shall reflect an overall sense that the entire community is part of a single development with a pedestrian friendly, neighborhood scale. As such, the buildings shall convey a common character but need not be similar in either design or scale. Common elements such as signs,

lighting, and site furniture and improvements should be used where practical to establish a sense of community. Where appropriate, provisions for pedestrian linkages should be made to bring the elements of the retirement community together. In general, high intensity, high traffic uses and core facilities should be sited in central locations within the community where feasible, with lower intensity uses on the perimeter.

A conceptual master plan is presented in the drawings that accompany this narrative. These drawings indicate in general terms, the proposed location and size of buildings, roads and drives, parking areas, recreational facilities, and other development features. The conceptual master plan has been prepared by a registered architect, and a registered professional engineer, and is based upon a site analysis identifying the primary drainage features prime development areas, points of vehicular access.

The following notes apply to drawings prepared by TD&H:

#### Site Infrastructure and Utility Plan

1. The primary streets are 28' wide back of curb to back of curb. This allows for two drive lanes and parking along one side of the road. The drive lanes in areas with perpendicular parking are 24' wide.
2. Off street parking in Zone 1 is provided in the following manner. For Nursing Care residents and Special Care memory support residents, parking shall be provided 1 space for each 5 nursing beds and 1 space per employee per shift. For each Assisted Living Apartment residents, parking shall be provided 1 per 3 Assisted Living Apartments, plus 1 per employee per shift.
3. Off street parking in Zone 2 is provided in the following manner. For each apartment there is a minimum of 1.25 Spaces provided in structured or surface parking. For the commons building there will be 1 space for each 200 square feet of net assembly, dining and activity space. There will also be another 1 space per employee per shift.
4. Off street parking in Zone 3 is provided in the following manner. Each detached home will have a two car garage and a driveway large enough to park two cars without blocking the sidewalks.
5. All streets and roads internal to the development shall be privately owned and maintained.
6. While retained as private ways, streets shall be posted as such by standard street signs.
7. There are two access points to existing public streets.
8. There is a 14' wide emergency access lane that runs along the northeast side of the buildings. This access is within 200' of the building and is close enough for a fire fighter to reach the building with a 200' hose.
9. A conceptual layout of storm water retention and infiltration areas is shown on the drawing. Stormwater detention that meets current City Storm Water Detention policy is also provided.
10. Stormwater from the developed site will be captured in retention and detention ponds. Detention Pond overflow will ultimately be piped to the existing 26th St South storm drain. New storm drains that are constructed in existing public right-of-way will be publicly owned. New storm drains and laterals that are constructed within the boundaries of the Planned Unit Development will be owned and maintained by the property owner.



11. All water mains will be publicly owned and maintained. An existing 12" water main will be relocated to avoid conflict with new site improvements. These water mains will be located within public utility easements having at least 10 feet of width on each side of the main. Fire and domestic water service lines to the Zone 1 and 2 buildings are privately owned. Domestic water is metered at each building entrance.
12. In Zone 3 domestic waterlines are individually metered at each detached house.
13. All sanitary sewer mains constructed on site will be publicly owned and maintained. These mains will be located within utility easements. Sanitary sewer services from all buildings and cottages will be privately owned and maintained. Sanitary mains are located on the drawings.

#### Site Amenities Plan

- A proposed public Bike/PED route is shown.

The following notes apply to drawings prepared by SFCS Inc.

#### PUD Density Plan

- The PUD is organized into three Zones.
- Identifies proposed street names.
- Defines the building envelopes within each zone.
- Shows minimum setbacks from the adjoining property lines to the buildings.
- Shows conceptual building footprints. These footprints are conceptual only and subject to change.

#### Zone One (12.8 Acres)

- Primary Uses include Nursing Care, Special Care (memory support) and Assisted Living
- Associated Uses include atrium and indoor garden, salon, clinical and therapy, offices and meeting rooms, kitchen and support services.
- Building envelope and setbacks are indicated on the drawing. The minimum building set back in this zone is eighty (80) feet.
- In Zone One the Assisted Living building is two stories while all other buildings are one story above grade.
- Building heights in Zone One will not exceed forty-five (45) feet
- The building setback from internal street back of curb shall be twenty (20) feet.
- The site unit density will not exceed 14 units per acre.
- The building coverage will not exceed 35 percent.

#### Zone Two (16.7 Acres)

- The Primary Use is Multifamily Apartment Building and Community Commons Building.
- The Apartment Building is three stories of apartments over a basement level of structured parking.
- This is a mixed use building with some recreational facilities on the first floor.
- Building height for the Apartment building will not exceed fifty-six (56) feet'.

- The Community Commons Building is a one story building. This building will not exceed forty-five (45) in height.
- The Community Commons Building will include area for dining venues, meeting, worship, activities and recreational areas, a salon, convenience store, library, offices and supports spaces required to serve functions.
- Building envelope and setbacks are indicated on the drawing. The minimum building set back in this Zone is one-hundred-fifty (150) feet.
- The minimum setback from internal streets shall be fifteen (15) feet measured back of curb to exterior face of building.
- The site unit density will not exceed 12 units per acre.
- The building coverage will not exceed twenty (20) percent

#### Zone Three (13.4 Acres)

- Primary Use is detached single family homes.
- The detached homes in Zone Three are one story above grade.
- Building heights in Zone Three will not exceed twenty-eight (28) feet.
- There shall be a minimum of twenty (20) feet (measured face of exterior to face of exterior wall) between all detached houses.
- Building envelope and setbacks are indicated on the drawing. The minimum building set back in this Zone is sixty (60) feet.
- The setback for each home from internal streets shall be a minimum of twenty (20) feet measured back of curb to exterior face of building.
- The site unit density will not exceed 3 units per acre.
- The building coverage will not exceed twenty five (25) percent

#### Landscape Overview Plan

- The overview plan break the overall plan down into areas the serve the primary uses in each zone.
- A landscaping plan acceptable to the Planning Board shall be provided consistent with the Landscaping standards described in chapter 44 of the City's Land Development Code.

#### Site Lighting Plan

- Show a conceptual lighting plan. In this plan the tight cast by each fixture is shown out to the .5 foot candle iso-illuminance contour.
- The maximum foot candles at the property lines are indicated on the drawing.

#### Rendered images

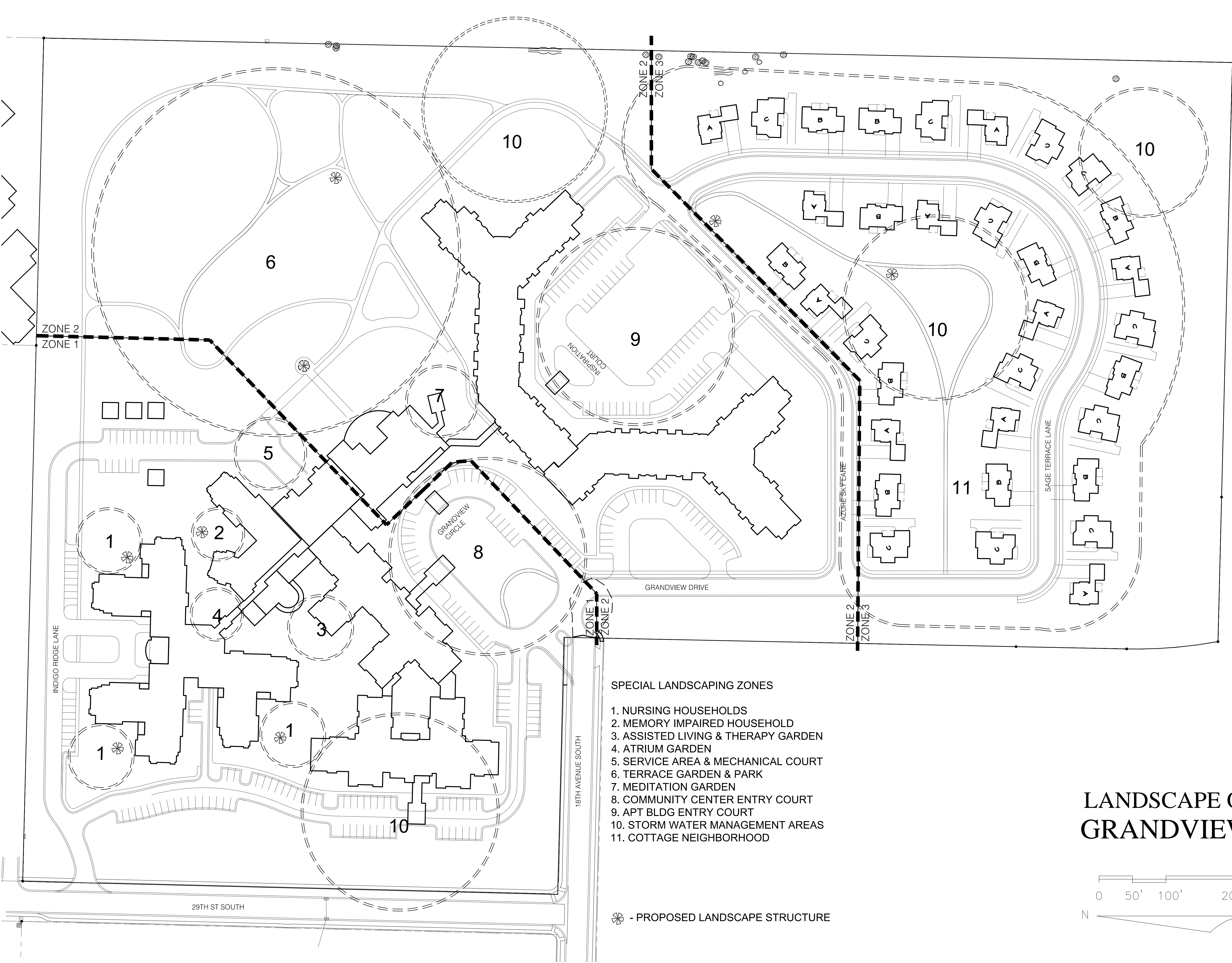
- View from the north
- View from the west

In considering this rezoning request, the newly created PUD would allow for the development of a CCRC that fits well into the existing community.

1. The CCRC use is generally consistent with the Cities Zoning plan and Medical district master plan.
2. The proposed project site is already served by public sewerage and public water with adequate capacity for the development.
3. The community will provide a continuum of care that offers a variety of levels of care and a range of services to elderly and/or disabled residents.
4. The community will be designed to provide a sense of a unified development with a common design character.
5. The community will include hundred twelve (112) residences in first phase and up to four hundred nineteen (419) residences in its subsequent phases.
6. The project will not have an unduly negative impact on neighboring properties.
7. The project is ideally located between a Residential neighborhood and a medical district zone.







NOTES:

1. BUILDING FOOTPRINTS ARE CONCEPTUAL & SUBJECT TO CHANGE.

2. PEDESTRIAN PATHWAYS & WALKS ARE CONCEPTUAL & SUBJECT TO CHANGE.

SPECIAL LANDSCAPING ZONES

- 1. NURSING HOUSEHOLDS
- 2. MEMORY IMPAIRED HOUSEHOLD
- 3. ASSISTED LIVING & THERAPY GARDEN
- 4. ATRIUM GARDEN
- 5. SERVICE AREA & MECHANICAL COURT
- 6. TERRACE GARDEN & PARK
- 7. MEDITATION GARDEN
- 8. COMMUNITY CENTER ENTRY COURT
- 9. APT BLDG ENTRY COURT
- 10. STORM WATER MANAGEMENT AREAS
- 11. COTTAGE NEIGHBORHOOD

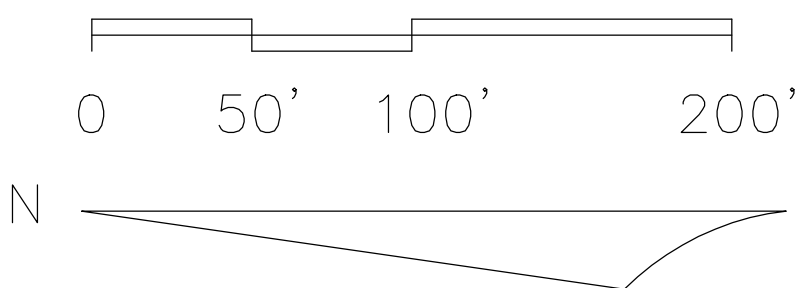
\* - PROPOSED LANDSCAPE STRUCTURE

LANDSCAPE OVERVIEW PLAN  
GRANDVIEW AT BENEFIS

02/08/11  
COMM. NO. 9111.03

**SFCS** Architecture  
Engineering  
Planning  
Interiors

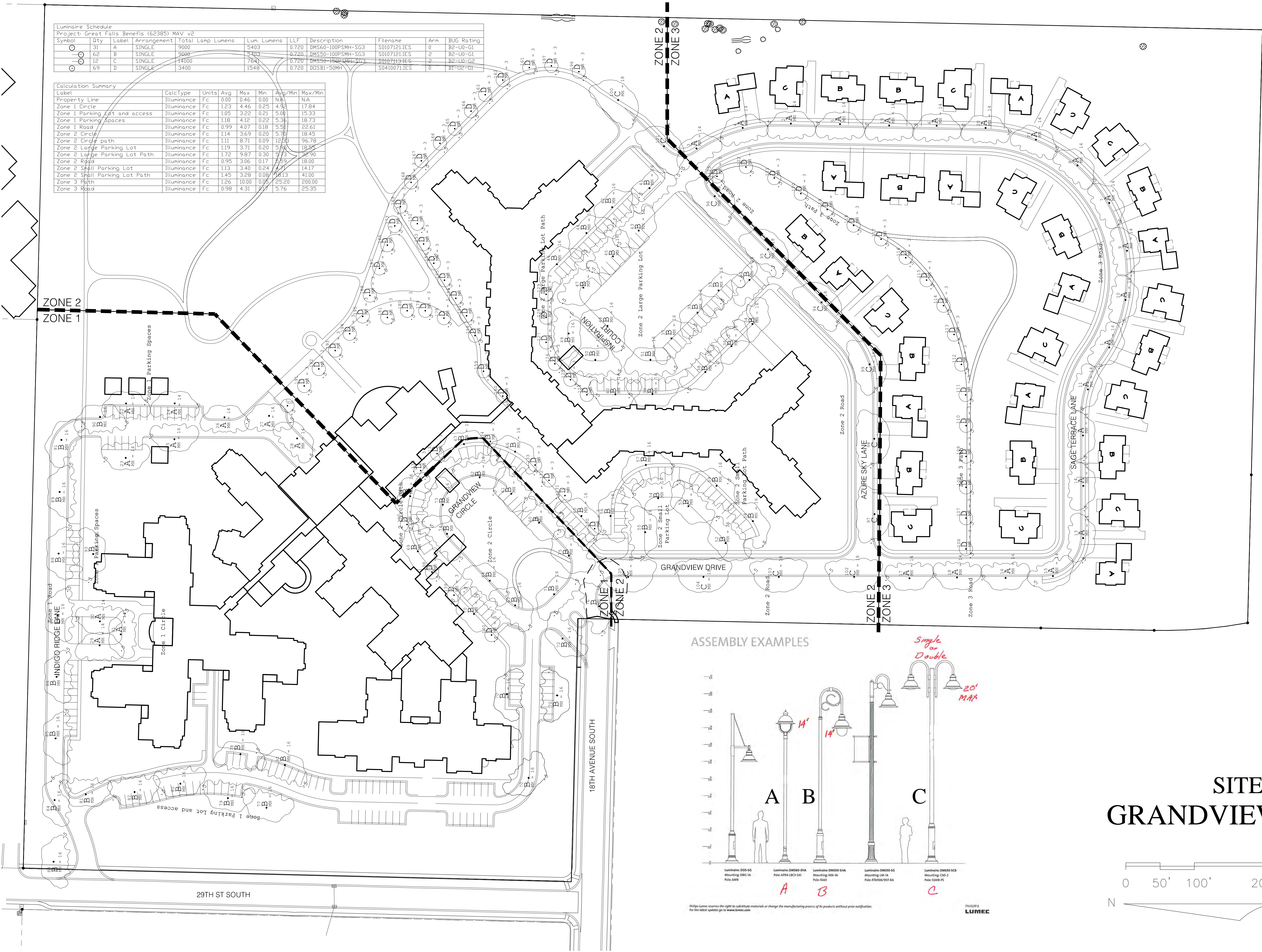
SFCS Inc. • 305 South Jefferson Street  
Roanoke, Virginia 24011.2003  
540.344.6664 • Fax 540.343.6925  
www.sfcs.com





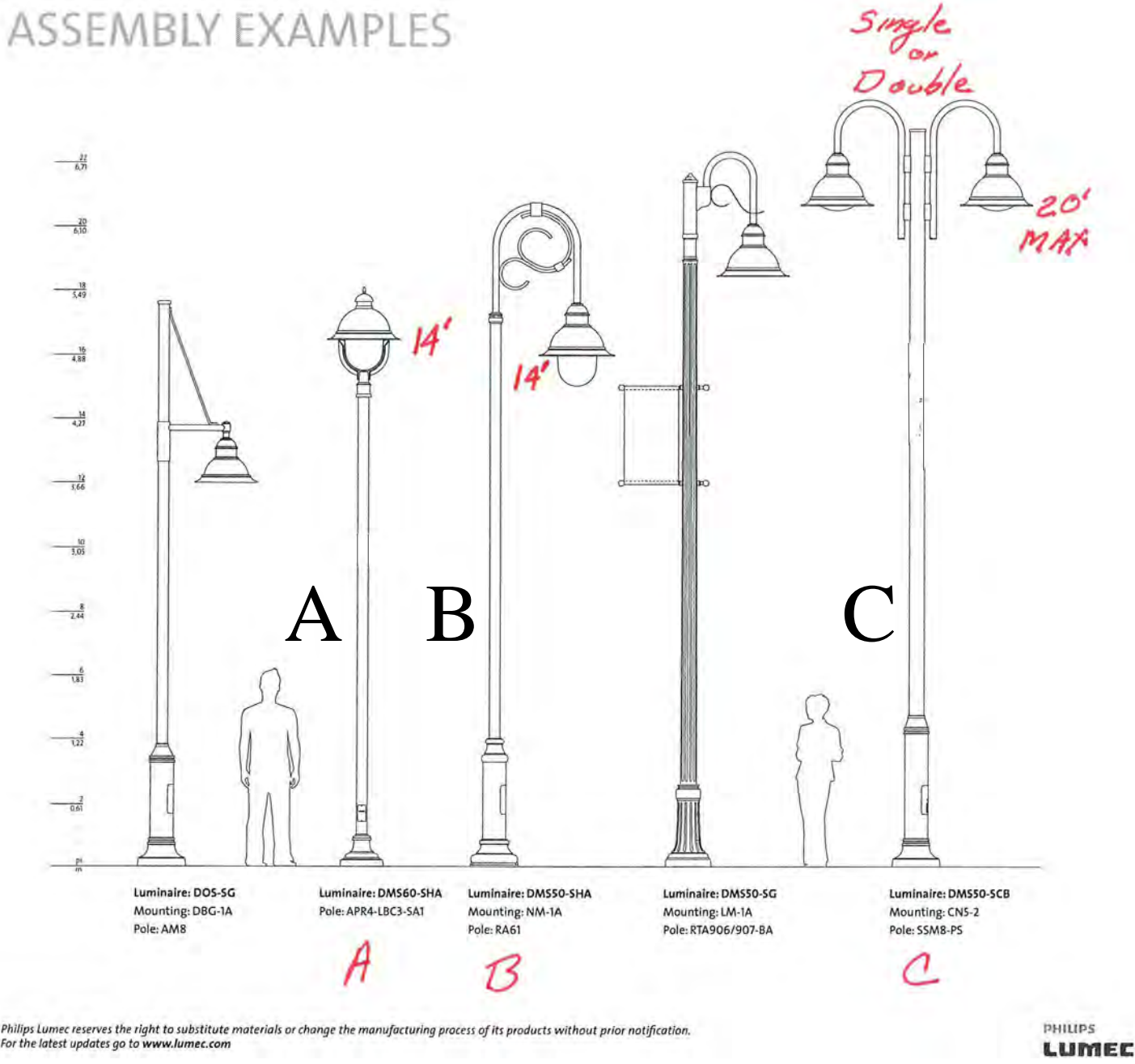
Luminaire Schedule									
Project: Great Falls Benefits (62385) MAV v2									
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	31	A	SINGLE	9000	5403	0.720	DMS60-100PSMH-SG3	S0107121.IES	0
	62	B	SINGLE	9000	5403	0.720	DMS50-100PSMH-SG3	S0107121.IES	0
	12	C	SINGLE	14000	7841	0.720	DMS50-150PSMH-SG3	S0107113.IES	2
	69	D	SINGLE	3400	1548	0.720	DUSB1-50MH	S0410071.IES	0
									BUG Rating
									B2-U0-G1
									B2-U0-G1
									B2-U0-G2
									B1-U2-G1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.00	0.46	0.00	N/A	N/A
Zone 1 Circle	Illuminance	Fc	1.23	4.46	0.25	4.92	17.84
Zone 1 Parking Lot and access	Illuminance	Fc	1.05	3.22	0.21	5.00	15.33
Zone 1 Parking Spaces	Illuminance	Fc	1.18	4.12	0.22	5.36	18.73
Zone 1 Road	Illuminance	Fc	0.99	4.07	0.18	5.59	22.61
Zone 2 Circle	Illuminance	Fc	1.14	3.69	0.20	5.76	18.45
Zone 2 Circle path	Illuminance	Fc	1.11	8.71	0.09	12.38	96.78
Zone 2 Large Parking Lot	Illuminance	Fc	1.19	3.71	0.20	5.66	18.55
Zone 2 Large Parking Lot Path	Illuminance	Fc	1.72	9.87	0.30	5.73	32.90
Zone 2 Road	Illuminance	Fc	0.95	3.06	0.17	5.59	18.00
Zone 2 Small Parking Lot	Illuminance	Fc	1.13	3.40	0.24	5.71	14.17
Zone 2 Small Parking Lot Path	Illuminance	Fc	1.45	3.28	0.08	12.13	41.00
Zone 3 Path	Illuminance	Fc	1.26	10.00	0.05	25.20	200.00
Zone 3 Road	Illuminance	Fc	0.98	4.31	0.17	5.76	23.35

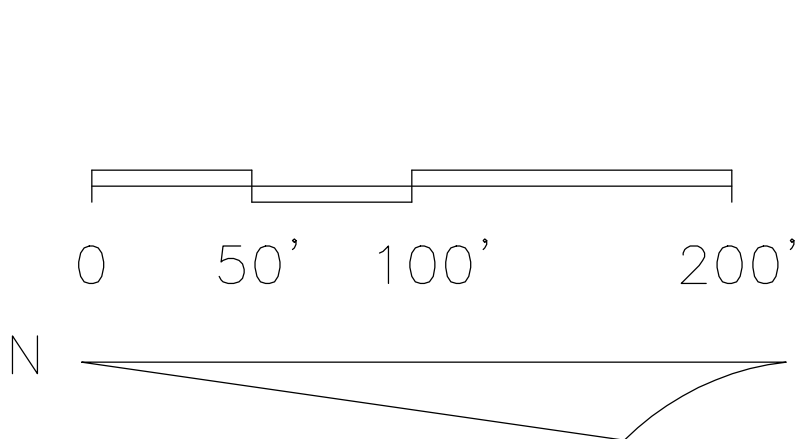


- NOTES:
1. BUILDING FOOTPRINTS ARE CONCEPTUAL & SUBJECT TO CHANGE
  2. STREET LIGHTING WILL USE FULL CUT OFF FIXTURES.

ASSEMBLY EXAMPLES

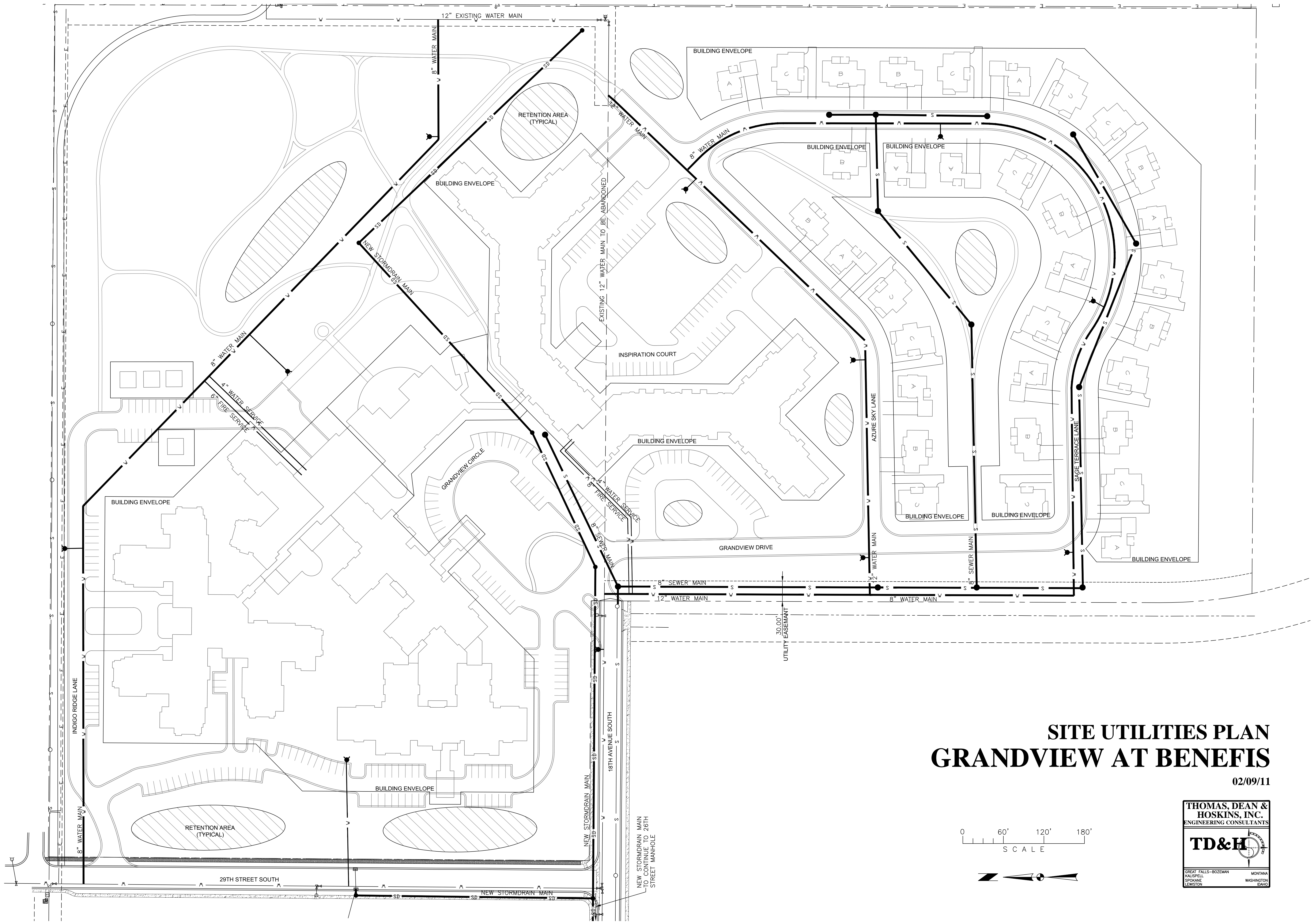


SITE LIGHTING PLAN  
GRANDVIEW AT BENEFIS



02/08/11  
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# SITE UTILITIES PLAN GRANDVIEW AT BENEFIS

02/09/11



THOMAS, DEAN &  
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