



Date: October 10, 2017

CITY OF GREAT FALLS

PLANNING ADVISORY BOARD / ZONING COMMISSION AGENDA REPORT

Item: Public Hearing – PUD Planned Unit Development rezone for The Great Falls Water Power and Townsite Company's First Addition, Block 405, Lots 8-14, located in the NE 1/4 Section 12, Township 20 North, Range 3 East, PM, City of Great Falls, Cascade County, MT; and Preliminary Plat approval to allow a Major Subdivision for ten single-family home lots, four townhome lots, and one common lot for a project known as Beargrass Village.

Applicant: NWGF Beargrass Village, LLC, Owner

Presented By: Erin Borland, Planner II, Planning and Community Development

Action Requested: Recommendation to the City Commission

Public Hearing:

1. Chairman of the Planning Advisory Board/Zoning Commission conducts public hearing, calling three times each for proponents and opponents.
2. Chairman of the Planning Advisory Board/Zoning Commission closes public hearing and asks the will of the Board.

Suggested Motion:

1. Board Member moves:

- I. "I move that the Zoning Commission recommend the City Commission (approve/deny) the rezoning request from R-3 Single-family high density to PUD Planned Unit Development for the subject property as legally described in the staff report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicant."

And;

- II. "I move that the Planning Advisory Board recommend the City Commission (approve/deny) the preliminary plat of the amended plat of The Great Falls Water Power and Townsite Company's First Addition, Block 405, Lots 8-14, and the accompanying Findings of Fact, subject to the Zoning Commission adopting Motion I, and subject to the Conditions of Approval being fulfilled by the applicant."

2. Chairmen calls for a second, discussion, and calls for the vote.
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Conditions of Approval for Amended Plat and Planned Unit Development:

1. **General Code Compliance.** The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. **Amended Plat.** Provide an Amended Plat of the subject property which shall incorporate corrections of any errors or omissions noted by Staff.
3. **Utilities.** The final engineering drawings and specifications for public improvements for the subject property shall be submitted to the City Public Works Department for review and approval.
4. **Land Use & Zoning.** Except as provided herein, development of the property shall be consistent with allowed uses and specific development standards for this PUD Planned Unit Development district designation.
5. **Subsequent modifications and additions.** If after establishment of the PUD, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria. If such proposed changes would alter a finding, the proposal shall be submitted for review as a new development application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.
6. **Building Elevations on 3rd Avenue South.** The elevations for the single-family homes proposed for construction on the north side of 3rd Avenue South shall be consistent with the submitted rendering and contain architectural features such as picture windows, gabled roofs, entry doors and porch/patio features.

Recommendation: Approval of the rezone and the preliminary amended plat request with Conditions.

Overall Project Description:

The applicant is proposing to develop the first pocket neighborhood in Great Falls, on a ±1.21 acre parcel located at the northwest corner of 3rd Avenue South and 14th Street South. The subject property was previously occupied by Kranz Floral, but now sits vacant due to the demolition of the previous buildings. The property is currently zoned R-3 Single-family high density and is proposed to be rezoned to Planned Unit Development (PUD). The usage of the PUD zoning approach is being requested due to the unique nature of this pocket neighborhood with small lot sizes and shared parking and common space. The PUD will result in a cluster of single-family units all connected by pedestrian walkways and a central courtyard that will provide daily gathering space for residents. The proposal includes ten single family homes and two 2-unit townhomes for a total of 14 residential units.

Public Notice for the Planning Advisory Board/Zoning Commission Public Hearing was published in the *Great Falls Tribune* on September 24, 2017. To date, Staff has received two phone calls from neighbors living on the south side of 3rd Avenue South expressing concerns with the potential loss of existing on-street parking and vehicles speeding on 13th Street South. Staff has relayed these concerns to the applicant.

Planned Unit Development Request:

The subject property is currently zoned R-3 Single-family high density. The Owner is requesting

that the subject property by subdivided and rezoned from the R-3 district to PUD Planned Unit Development. The use of the PUD zoning district allows for this mixed residential development to be established, per OCCGF §17.20.2.040 Establishment and purpose of districts, which states:

“A Planned Unit Development district is a special type of zoning district that is proposed by the developer to account for a desired mix of uses. Each district is unique and therefore has its own set of development standards which are documented in the approval.”

The Beargrass Village PUD proposes development standards that will be applied to the development as a whole and also describes specific standards per lot. These proposed standards drive the design concepts for the development. The standards proposed for the overall design requirements include specifications for the landscaping of the site, standards required for the common open space courtyard, and incorporating low impact development stormwater features into the site. The per lot standards include specifications that vary from the existing R-3 zoning including a mix of housing types allowed without a Conditional Use Permit, smaller minimum lot size, lot width, depth to width ratio, reduced setbacks, and more intense lot coverage. Full development standards can be found in the attached submittal.

The basis for decision on Planned Unit Development request is listed in OCCGF §17.16.29.050. The recommendation of the Planning Advisory Board/Zoning Commission and the decision of City Commission shall at a minimum consider the criteria which are attached as Basis– Zoning Map Amendment.

Preliminary Plat Request:

Concurrent to the rezoning request, the applicant is also requesting a major subdivision to the Amended Plat of The Great Falls Water Power and Townsite Company's First Addition, Block 405, Lots 8-14 to create fifteen lots from the existing seven lots. Lots shown on the attached draft preliminary amended plat range in size from ±1,856 square feet to ±2,681 square feet, with the common lot shown at ±19,193 square feet. The Owner would like to develop the subject property with the aforementioned mix of single-family houses and 2-unit townhomes.

The basis for decision to approve, conditionally approve, or deny a proposed subdivision is whether the subdivision application, preliminary plat, applicable environmental assessment, public hearing, Planning Board recommendations, or additional information demonstrate that development of the proposed subdivision meets the requirements of 76-3-608 MCA. The governing body shall issue written findings of fact that weigh the criteria in of 76-3-608 (3) MCA, which are attached as Findings of Fact – Subdivision.

Improvements:

Sidewalks and Boulevards

Boulevard style sidewalks will be installed along 13th Street South and 3rd Avenue South. The existing curbside sidewalk will remain along 14th Street South. The applicant is also proposing a private sidewalk network to promote a walkable neighborhood. Additionally, the boulevard along 3rd Avenue South will also be restored to grass.

Traffic Analysis

According to the ITE Trip Generation Manual (9th Edition), a single family residence can generate, on average, 9.52 trips per unit on a weekday. Currently, the subject property includes

seven single family home lots. If all seven were developed, this would generate an average of 67 weekday trips. The proposed PUD would construct 14 dwelling units. For a PUD development, fewer trips are typically generated – 7.5 trips per unit on a weekday, which equates to about 105 trips. The difference between the trips generated by the current zoning designation and the proposed PUD development would be 38 trips. Distributed over a 24 hour period, this amount of traffic would be almost unnoticeable. Therefore, the proposed PUD development would have little measurable effect upon the existing street network. Staff also believes that the nature of the proposal's target market and location near downtown will promote more walking and bicycle trips as opposed to vehicle trips.

Parking

The applicant is proposing 10 garages, one for each single-family unit, that will be located on the common lot and the two proposed 2-unit townhomes with attached garages. This will provide 1 parking space per dwelling unit. This proposal varies from the OCCGF requirement of 2 per dwelling unit. Staff believes that the nature of the development and the available on-street parking will accommodate the development.

Utilities

The Owner is responsible for the installation of all public utilities in order to serve the proposed subdivision. The on-site improvements required for the development of the subject property shall be installed as shown on the final construction plans that are submitted to and approved by the Public Works Department. The on-site improvements shall include everything required to provide water, sanitary sewer, stormwater management, and private utilities.

Stormwater Management

The applicant is proposing to incorporate innovative stormwater management into the design of the site. Several low impact development facilities such as biofiltration swales, bioretention, deep sump inlets, and extended detention ponds will be proposed for the site. A 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.

Neighborhood Council Input

The subject property is located in Neighborhood Council #9. The Owner presented information to Council #9 on September 14, 2017, and the Council voted in favor of the project.

Design Review Board Input:

Because the proposed project concept of a pocket neighborhood is new to the City of Great Falls. Staff felt that it would be beneficial to have the Design Review Board review the project prior to coming forward to the Planning Advisory Board/Zoning Commission. Staff tasked the Design Review Board to give input on the overall design concept and standards in order to provide feedback to the Planning Advisory Board/Zoning Commission. After discussion of the project, the Design Review Board provided several recommendations for the development. The minutes from the September 11, 2017, meeting have been attached. Staff is continuing to work with the applicant on these recommendations.

Concurrences: Representatives from the City's Public Works, Police, and Fire Departments have been involved throughout the review and approval process for this project, and will continue throughout the permit approval process.

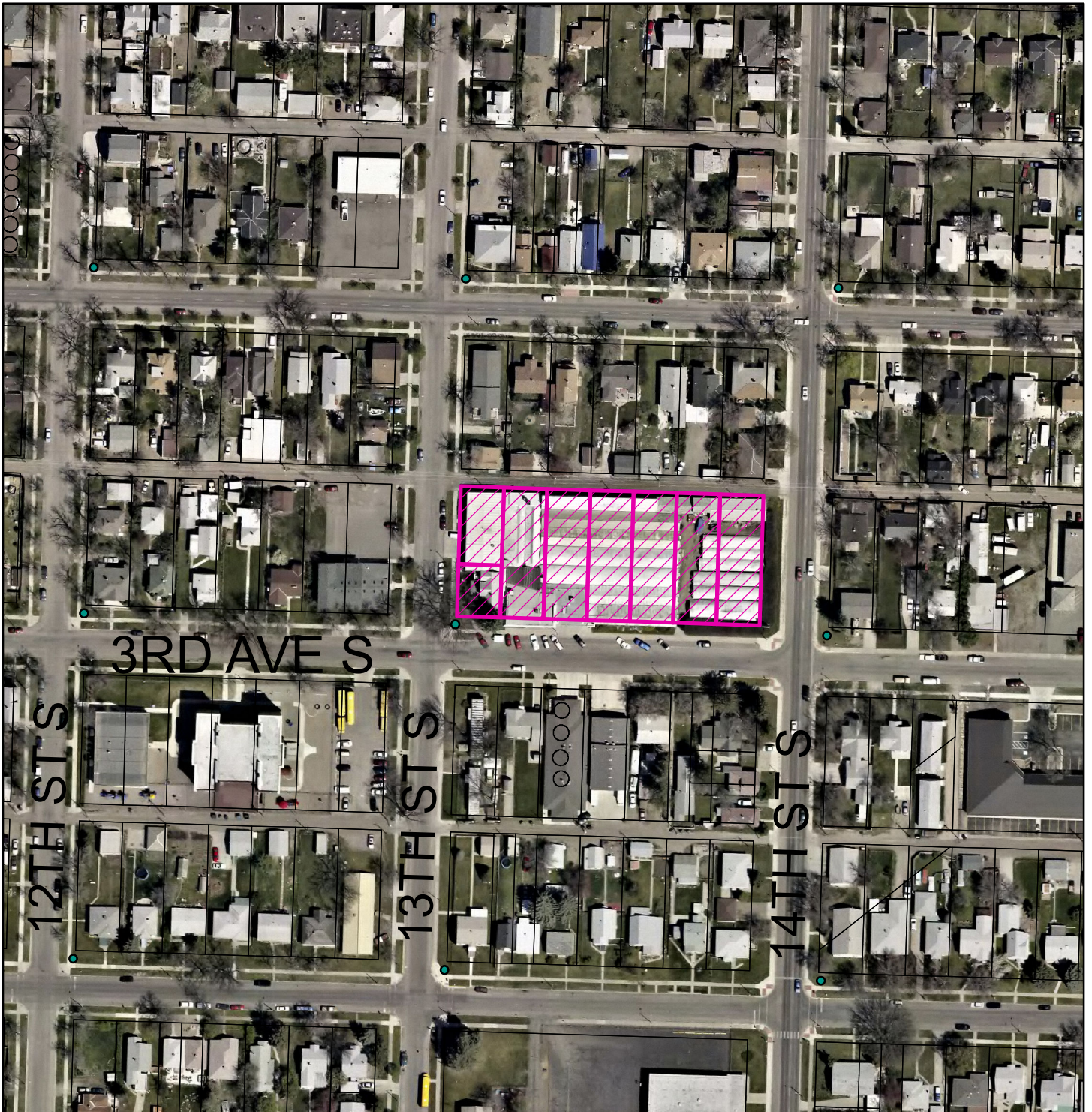
Fiscal Impact: Services will be provided by the City, and the cost of infrastructure improvements will be borne by the Owner. The rezone request and amended plat provide for an eight lot increase in density, which increases the City's tax base and increases revenue.

Alternatives: The Zoning Commission could recommend denial of the rezone request to the City Commission. The Planning Advisory Board could recommend denial of the major subdivision and amended plat to the City Commission. For these actions, the Planning Advisory Board/Zoning Commission must provide separate Findings of Fact for the rezone request and/or the subdivision. If this is the case, the Planning Advisory Board/Zoning Commission recommendations would advise the City Commission to deny the proposed alteration of the development pattern in this subdivision.

Exhibits: Aerial Map
 Zoning Map
 Site Photos (Provided by the Applicant)
 Basis of Decision - Planned Unit Development
 PUD Proposal
 Conceptual Site Plan
 Conceptual 3rd Ave S Elevation
 Development Renderings
 Pocket Neighborhood Information (Provided by the Applicant)
 Findings of Fact - Subdivision
 Draft Amended Plat of The Great Falls Water Power and Townsite Company's
 First Addition, Block 405, Lots 8-14
 Minutes of the September 11, 2017 Design Review Board Meeting

Cc: Jim Rearden, Public Works Director
 Dave Dobbs, City Engineer
 Patty Cadwell, Neighborhood Council Coordinator
 Neil Fortier, NWGF Beargrass Village, LLC
 Sophia Sparklin, Spark Architecture

AERIAL MAP



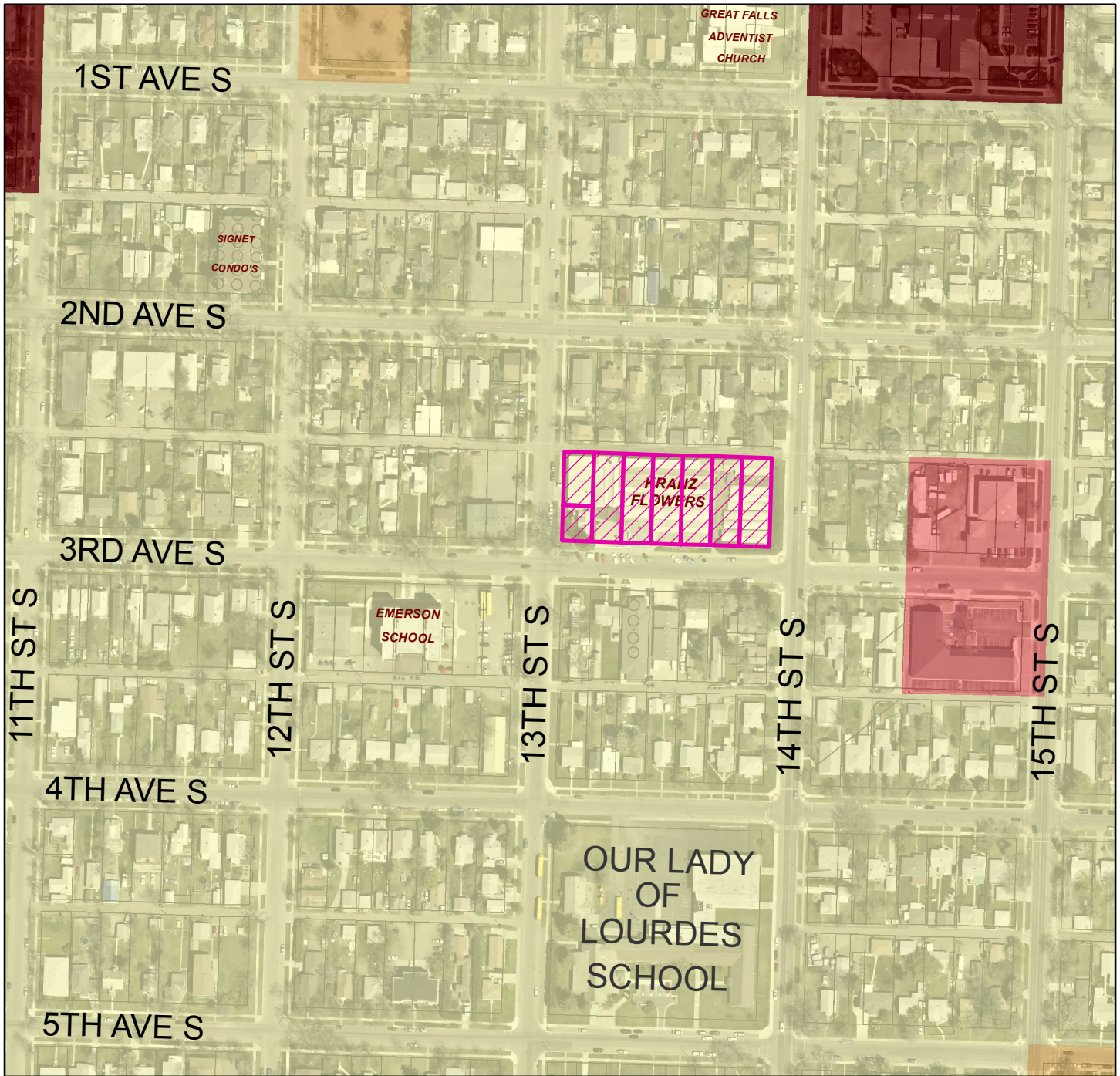
 Subject Properties










 City Limits

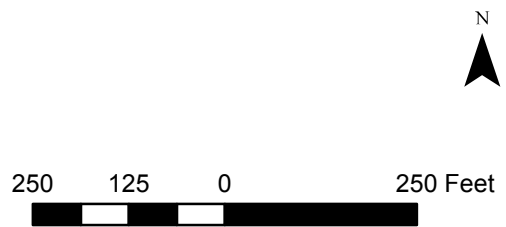
 Tracts of Land



ZONING MAP



-  Subject Property
-  City Limits
-  Extension of 13th Ave S
-  East Ridge Addn Phase 5
-  Tracts of Land
-  R-3 Single-family High Density
-  R-5 Multi-family Medium Density
-  C-1 Neighborhood Commercial
-  C-5 Central Business Periphery









BASIS OF DECISION – PLANNED UNIT DEVELOPMENT

Amended Plat of The Great Falls Water Power and Townsite Company's First Addition, Block 405, Lots 8-14, located in the NE 1/4 of Section 12, Township 20 North, Range 3 East, PM, City of Great Falls, Cascade County, MT

PRIMARY REVIEW CRITERIA:

The basis for decision on planned unit developments is listed in Official Code of the City of Great Falls § 17.16.29.050 of the Land Development Code. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria:

1. The development project is consistent with the City's growth policy;

The proposed rezoning is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project is strongly supported by the Social and Physical portions of the Growth Policy, specifically the goals and principles to 1) encourage a diverse, safe and affordable supply of housing in the City; 2) enhance the urban built environment by promoting infill and redevelopment in the City; and 3) encourage a balanced mix of land uses throughout the City.

Additional Policies that this project is consistent with include:

Social - Housing

- Soc1.4.1 Work with the private sector and non-profits to increase housing opportunities in the city.
- Soc1.4.2 Expand the supply of residential opportunities including single family homes, apartments, manufactured homes and assisted living facilities.
- Soc1.4.3 Encourage, promote and support adequate and affordable home ownership in the City.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location and place of work.
- Soc1.4.13 Protect the character, livability and affordability of existing neighborhoods by ensuring that infill development is compatible with existing neighborhoods.

Environmental - Urban Form

- ENV2.3.1 In order to maximize existing infrastructure, identify underutilized parcels and areas with infill potential as candidates for redevelopment in the City.

Physical - Land Use

- Phy4.1.1 Promote and incentivize infill development that is compatible with the scale and character of established neighborhoods.
- Phy4.1.3 Create a balanced land use pattern that provides for a diversity of uses that will accommodate existing and future development in the City.
- Phy4.1.4 Foster the development of safe, walkable, neighborhoods with a mix of uses and diversity of housing types.
- Phy4.1.5 Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City's existing infrastructure.

The Growth Policy identifies that the City needs balanced, compatible growth, while at the same time sets the task to review the zoning districts in which townhomes are permitted in

order to expand this use, either by allowing it in more zoning districts or improving the review standards so as to make it more suitable for other zoning districts. In this case, incorporating four townhomes units with stringent PUD requirements is actually a better approach.

2. The development project is consistent with applicable neighborhood plans, if any;

Great Falls is separated into nine Neighborhood Councils. There are no adopted Neighborhood Plans for any of the Councils within the City. The subject property is located in Neighborhood Council #9. The Owner presented information to Council #9 on September 14, 2017, and the Council voted in favor of the project.

3. The establishment, maintenance, or operation of the development project will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare;

Any development within the City limits requires a review of how the development will impact the public health, safety and welfare. It is not anticipated that the proposed PUD will have any negative impact. The proposed project will be heavily landscaped beyond typical subdivisions. Public health issues have been addressed through the provision of City utilities. Public safety will be improved by the redevelopment of this vacant lot into a contributing portion of the surrounding neighborhood.

4. The development project will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The proposed PUD provides housing options between single-family houses and 2-unit townhomes. Even though the project does increase the density of lots, the development will fit in with the context of the neighborhood based on the mix of single-family and multi-family structures adjacent to the property. The proposal will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values in the neighborhood. New sidewalks will be constructed landscaped boulevards will be added, and compatibly scaled homes will improve the vacant property.

5. The development project will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The proposed PUD is located in an existing residential subdivision that is developed to the north, south, east and west with single-family and multi-family residential units. Therefore the proposed PUD is not anticipated to impede on the normal and orderly development and improvement of the surrounding property for uses permitted.

6. The proposed design of the building and other structures are compatible with the desired character of the neighborhood;

The units are a contemporary design that are appropriate in scale for the area. The surrounding architectural context was considered in the design of the units for this development. The homeowner will be able to choose a color theme from a provided color palette created by the architect which will fit in with the character of the development as well as the character of the surrounding neighborhoods. Emphasis has been placed on the look of the units as they are

viewed from the neighborhood as well as the way they fit into the development itself.

7. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

The proposed PUD will redevelop a block of vacant lots in an existing neighborhood, this will enable the proposed neighborhood. The lots in the development will extend and connect to City water and sewer mains and utilize existing streets. The street appeal of the area will be greatly enhanced by new sidewalks and boulevard trees. The Owner will pay the costs of extending these utilities. The development will be designed to meet all criteria required for stormwater runoff by utilizing low impact development facilities.

8. Adequate measures have been or will be taken to provide ingress and egress so as to minimize traffic congestion in the public streets;

The development has been designed to utilize the existing alley that runs along the northern border of the property between 13th Street South and 14th Street South for access to 10 proposed garages for each single-family unit and the two proposed 2-unit townhomes with attached garages. The existing streets will have adequate capacity to accommodate traffic generated by the development. In addition, the development will incorporate bicycle parking and a sidewalk network to promote recreation and convenient visits to the downtown.

Beargrass Village



NeighborWorks®
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ARCHITECTURE

Beargrass Village

Conceptual Elevation along 3rd Ave South

10/03/2017

www.spark-architecture.com



1.0 Principles & Development Team

Developer:

NeighborWorks Great Falls
Contact: Neil Fortier
509 1st Avenue South
Great Falls, MT 59401
406.761.5861
Nfortier@nwgf.org

2.0 Purpose and Intent

The Beargrass Village PUD application proposes to develop a quality housing (Pocket Neighborhood) project by creating a cluster of single-family units all connected by open space, sidewalks and a central community area. The Pocket Neighborhood (14 unit) housing project by NeighborWorks Great Falls will serve the housing needs of Great Falls community members. The subject property site (approximately 1.21 acres or 52,500 sq. ft.) is located in the northwest corner of 3rd Avenue South and 14th Street South. The site that was formerly known as the Kranz Floral property and is within the boundaries of the downtown district of Great Falls. The current land use is vacant/undeveloped and the proposed land use is multi-family. The property is zoned R-3, Single-family high density. "This district is intended to accommodate single-family residences at the highest urban density. Schools and other public facilities are often found in close proximity." The proposed zoning is PUD (see attached Beargrass Village PUD development standards).

Beargrass Village Pocket Neighborhood housing project intent is to assist in accomplishing the policies and objectives of the Great Falls Growth Plan, including Great Falls Growth Policy *Soc1.4 Housing - Encourage a diverse, safe and affordable supply of housing in Great Falls*. This project further supports the Social and Physical portions of the Growth Policy, specifically the goals and principles to 1) encourage a safe, adequate and diverse supply of housing and fair housing opportunities in the City; and 2) develop new and diverse housing supply throughout the City, including single-family residential, multi-family, and housing for those with special needs. Additional supportive Policies that this project is consistent with include: Social - Housing *Soc1.4.2 Expand the supply of residential opportunities including single family homes, apartments, manufactured homes and assisted living facilities*. *Soc1.4.3 Encourage, promote and support adequate and affordable home ownership in the City*. *Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location and place of work*. Physical - Land Use *Phy 4.1.3 Create a balanced land use pattern that provides for a diversity of uses that will accommodate existing and future development in the City*.

This PUD project provides for enhanced opportunities for affordable residences within close proximity to employment centers.

The Beargrass Village project calls for 14-unit single-family housing units. Beargrass Village will meet area housing needs and priorities, and addresses area market concerns, illustrated by the aging housing stock and the lack of new housing stock in the \$175,000 to \$225,000 price range. A Multiple Listing Service report dated August 9, 2017, shows 50 homes on the market in the price range listed above. The average age of those homes is 57 years old.

The demand for housing continues to grow. Economic development in the City of Great Falls

has been hindered due to the lack of safe, decent and affordable housing. Malmstrom Air Force Base continues to struggle to find housing for new personnel.

Mayor Bob Kelly – August 2016 - “Great Falls needs to continue developing affordable quality housing options to match our current growth and longer term potential. If we can't house them, we can't hire them.”

3.0 Land Use Plan

See Beargrass Village PUD Site Plan exhibit.

4.0 Site Conditions and Location

The subject property site is located on the northern block of 3rd Avenue South between 14th Street South and 13th Street South. The site was formerly known as the Kranz Floral property, and is within the boundaries of the downtown district of Great Falls. The project is GREAT FALLS FIRST ADDITION, S07, T20 N, R04 E, BLOCK 405, Lot 008, LTS 8-13 & N90' LOT 14. The total project size is approximately 1.21 acres or 52,500 sq. ft. The current land use is R-3, Single-family high density. The land is currently vacant. The land within the project area gently slopes to the southwest. Residential development borders all sides of the project area.

5.0 Zoning and Land Use Compatibility

The current land use is vacant/undeveloped and the proposed land use is single-family. The adjacent city zoning is R-3, Single-Family High Density and the proposed is city PUD zoning. Beargrass PUD proposes residential uses and a common courtyard. The proposed PUD single-family standards are similar to R-3 zoning. Lot size and setbacks as stated in R-3 zoning are the two items addressed in the PUD.

The intent of the conceptual site plan in conjunction with the PUD zoning is to provide an ample supply of affordable housing while providing a high-quality neighborhood for residents. The plan includes sufficient parking, abundant outdoor green space. The site plan includes 10 single-family buildings and an additional two townhome buildings each consisting of 2 units. A total of 14 residential units will be provided with a density of 11.57 units per acre or 3,750 sq. ft. per unit.

Beargrass Village aspires to be the first Pocket Neighborhood in Great Falls. Proof of concept will hopefully lead to other developers replicating the Pocket Neighborhood concept. This is established by the arrangement of buildings and architectural design features such as high quality building design, pedestrian connections between buildings and streets, and open space improvements via landscaping that is a forethought and not an afterthought. The Beargrass Village pocket neighborhood will include a common courtyard, which will function as a central gathering space for home owners.

This PUD applies to all lots within Beargrass Village. The intent of the Beargrass Village PUD residential district is to provide for single-family residential development and related uses within the city at urban densities in a master planned layout.

6.0 List of Uses and Development Standards

6.1 Beargrass Village PUD Development Standards

The intent and purpose of the Beargrass Village Planned Unit Development (PUD) Residential Zoning District is to set forth certain standards for development within the PUD that vary from the Land Development Code typical residential zoning districts. This District applies to all lots within Beargrass Village. The intent of the Beargrass Village PUD residential district is to provide for multiple single-family residential development and related uses with the city at urban densities in a master planned layout. In exchange for relaxations, many of these standards are more stringent than the requirements of the typical multi-family zoning district.

TABLE 1 PER LOT DEVELOPMENT STANDARDS		
Standard	Proposed PUD	R-3
List of Uses		
Principle Uses - Allowable uses within the district	Residence- single-family, residence-townhome (limited to 2 units per bldg.), family day care home, and community garden	Residence, single-family detached, Residence, zero lot line, Residence, manufactured/factory-built, Community residential facility, type I, Family day care home, Group day care home, Park, Recreational trail, Community garden, Amateur radio station
Conditional Uses	None	Residence, two-family, Residence, townhouse, Retirement home, Community residential facility, type II, Day care center, Nursing home, Golf course/driving range, Cemetery, Civic use facility, Community center, Community cultural facility, Educational facility (K – 12), Concealed facility, Utility installation
Accessory Uses	Fences, Carports, Garage (private), Home Occupation, solar panels	Accessory Living Space, Fences, Garage (private), Home Occupation, Wind-powered electricity systems
Temporary Uses	Garage Sales, on-site construction office, on-site real estate sales office	Garage Sales, on-site construction office, on-site real estate sales office

**TABLE 1
PER LOT DEVELOPMENT STANDARDS**

Standard	Proposed PUD	R-3
Development Standards		
Residential density	-	-
Minimum lot size for newly created lots	1,800 sq. feet	7,500 sq. feet
Minimum lot width for newly created lots	30 feet	60 feet
Lot proportion for newly created lots (maximum depth to width)	1:1 (Ratio does not affect common lot)	2.5:1
Maximum building height of principal building	35 feet	35 feet
Maximum building height of detached private garage [1]	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building
Maximum building height of other accessory buildings	12 feet	12 feet
Minimum front yard setback	2 feet (Patio, deck and/or porch can be on the property line)	20 feet
Minimum side yard setback	3 feet	Principal building: 6 feet each side; accessory building: 2 feet provided the front of the building is at least 40 feet from the front lot line
Minimum rear yard setback	3 feet	10 feet for lots less than 150 feet in depth; 15 feet for lots 150 feet in depth and over provided.
Maximum lot coverage of principal and accessory buildings	70%	Corner lot: 55% Other types: 50%

<p style="text-align: center;">Foundation Planting Requirements</p>	<p>At least 50% of the frontage (primary entry side) of a building shall be occupied by a foundation planting bed(s) & at least 25% of the frontage the building that faces a public right-of-way shall be occupied by a foundation planting bed(s). The planting beds shall be at least 4 feet wide, mulched, & contain a mix of vegetation types (annual flowers, perennial flowers, ground cover and shrubs). The planting beds shall include seventy-five (75) percent plant coverage at plant's full maturity.</p> <p>If the geotechnical report recommends a no planting zone for a certain distance from the foundation, foundation planting requirements shall not apply.</p>	
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For items not specifically listed within the Beargrass Village PUD development standards, the Great Falls Land Development Code shall apply.

7.0 Landscape Requirements

7.1 Minimum Requirements for Interior Landscaping

Minimum square footage of interior landscaping, inclusive of landscaping in vehicular use areas and foundation planting areas, shall be thirty (30) percent of the net property area to be developed.

7.2 Rate of Plantings

A canopy tree or evergreen tree shall be planted and maintained for each one five thousand (5,000) square feet of net lot area. Up to two (2) shade trees located in the boulevard area may be applied to this requirement, provided that at least one (1) canopy tree or evergreen tree shall be planted within the interior. There shall be a minimum of four (4) shrubs or perennials per required tree.

7.3 Boulevard Area Standards

- A. Landscaping in boulevard areas shall conform to City Code.

7.4 Individual Lot Standards

- A. All individual lots to meet the Foundations Plantings Requirements per the Lot Development Standards as described in Table 1 above.

7.5 Common Area Lot Standards

- A. A minimum of seventy percent (70%) of the Net Lot Area must be green/landscaped.
- B. The one (1) canopy tree per lot requirement will be met by planting fourteen (14) trees within the Common Area Lot.

7.6 Detention and Retention Areas

By design, detention and retention areas shall be physically, functionally, and visually integrated into adjacent landscape areas. Standing water is discouraged and shall be properly drained unless incorporated into re-circulating water features or irrigation systems.

8.0 Design Guidelines

The proposed development seeks to create attractive, accessible, and livable dwelling spaces. The proposed design and layout of the Beargrass Village project is compatible with the desired character of the neighborhood and exceeds the minimum development design standards. The following highlights the Beargrass Village's design and layout intent that meets and exceeds minimum standards:

8.1 Single-Family Housing

Supply of ten (10) single-family housing units plus two (2) townhome units each containing two (2) units while providing a high-quality neighborhood for residents.

8.2 Neighborhood Center

The Beargrass Village neighborhood includes a central community area, which will function as a central gathering space for residents.

8.3 Sense of Place

Beargrass Village aspires to create a sense of place. This is established by the arrangement of buildings fronting neighborhood streets, adding pedestrian connections via sidewalks between buildings and open space improvements such as play areas and the forethought of the landscape design. The central community area provides for a gathering space for the home owners.

8.4 High Quality Building Design

The buildings are high quality contemporary design that is appropriate in scale for the area. The look and feel of all buildings respond to building use, as well as the surrounding architectural context. The buildings share a common aesthetic in order to create a consistent architectural language throughout the site. The homeowners will be able to choose the color of their unit from a color palette created by the architect. This color palette will be included in the Home Ownership Association documents.

8.5 Landscaping and Open Space

The project includes enhanced outdoor spaces. The landscape requires an abundant number of trees, shrubs and open space that are logically situated on the site. Additional amenities may include bicycle storage, kiosks and exercise stations incorporated into the project to further enhance the development.

For reference, the Beargrass Village' architectural design is shown with the conceptual building elevations which can be found in the exhibits. The Beargrass Village' PUD site layout information can be found in the PUD Site Plan exhibit.

9.0 Signs

Signage for the project has not been developed at this time. Project signage will be reviewed by the City of Great Falls through the development process. The intent of the project is to meet the City of Great Falls Sign Code.

10.0 Infrastructure

10.1 Circulation System and Traffic Statement

The proposed circulation system for Beargrass Village project will comprise of a hierarchy of vehicular, bicycle and pedestrian circulation; these will include dedicated private drives, and sidewalks.

The project will consist of the use of existing three public roadways and an alley which includes:

- 13th Street South which runs along the western border of the property.
- 14th Street South runs along the eastern boarder of the property.
- 3rd Avenue South which runs along the southern border of the property.
- Alley which runs along the northern border of the property between 13th Street South and 14th Street South

There are 10 private garages for the single-family homes and 4 attached garages for the townhomes. The project will incorporate bike parking to fit seamlessly into the design, but the final location of the bicycle parking has not been determined at this time.

Internal development sidewalks will be installed along the garages and to the buildings for continuity of pedestrian access throughout the site.

10.2 Grading and Drainage

The site is currently undeveloped and generally slopes to the southwest; storm water runoff sheet flows across the property. The proposed project will be designed and graded to direct storm water runoff to the west portion of the development where a storm water detention pond will capture the runoff. The detention pond will slowly release the storm water runoff to the existing City of Great Falls storm drain located in 3rd Avenue South. The pond and site design will limit the runoff leaving the site to the 5-year, 2-hour post-development rate in accordance with City of Great Falls design criteria. The proposed project will also meet the City's water quality requirements by implementing low impact development (LID) features throughout the project which will infiltrate, evapotranspire, or capture for reuse the first 0.5 inches of rainfall from a 24-hour storm. Typical LID features include bio filtration swales, bio retention, deep sump inlets, and extended detention ponds.

10.3 Water and Wastewater Services

The proposed development is currently located within the City limits. Existing City water is located along 3rd Avenue South and City sewer mains are located in the alley along the northern border of the subject property. The project is in the early stages of development and the route and location of the public/private water and sewer have not been determined. It is the intent of the development to work with the City of Great Falls through the development process to determine the best routing of both public and private water/sewer systems.

11.0 Phasing Plan

The entire project is proposed to be developed at one time over a period of approximately 12 -24 months, not in phases. However; certificates of occupancy for each building will be requested as they are completed to allow move in and use of each completed building while the other buildings are being finished.

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13th Street South

Triplex

Duplex

Community Amenity Area

Commons Area/Stormwater Area

Commons Area/Stormwater Area

3rd Avenue South

Community Entry Moment

14th Street South

Planting Buffer, typ



Community Amenity Area
Community Storage Area

3rd Avenue South

Community Entry Moment

Community Entry Moment

13th Street South

6-foot
typ.
6-foot



Alley

13th Street South
Rear (typ. foot)
Yard (typ. foot)

Community Area
Stormwater Area

Community Area
Amenity Area
Stormwater Area

Community Moment

venue South

Community Entry

19th St





Pocket Neighborhoods: Building Blocks for Resilient Communities

a paper for the [Smart Grow Network](#), © Ross Chapin, FAIA • ross@rosschapin.com



At the beginning of my book, *Pocket Neighborhoods: Creating Small Scale Community in a Large Scale World*, there is a story about a garden party I attended last summer. It was hosted by a friend in her orchard overlooking a broad valley — 20 guests at a long table dappled with late afternoon August sunlight. It was a beautiful scene. We all knew our host, but many of us did not know one another. At one point during the gathering, she asked that we take turns introducing ourselves and saying a few words. When my turn came, I said my name and that I was just finishing writing a book about

pocket neighborhoods. Of course, the response was, “What is a pocket neighborhood?” Looking down the table, I had a bit of a revelation... I said, “This table is like a city block within a neighborhood. Look where our conversations have been happening before our introductions — one at this end of the table, one at the other, and a third in the middle. These are like three pocket neighborhoods along our block.” I pointed out how conversation happened spontaneously in small groups of people, while communication within large groups required organization.

Then I asked them to imagine themselves as a house — each with a formal façade adorned with a bay window, two-story arched entry, and two garage doors. “Now, turn around ... If we were a typical neighborhood, your facades would be facing the street, while the life of your house would be oriented toward your fenced backyard, kitchen and family room. The street out front would be empty, except for cars.” I continued the analogy, “If we were at a dinner party, there would be no conversation! Each of us have all the privacy in the world, yet no community.” I called them back to face the table. “In a pocket neighborhood, active living spaces of houses face toward a common area shared with nearby neighbors, while quieter, more private spaces are farther back. Living in such a neighborhood, conversation is effortless — like friends around a dinner table.”

Over the last 15 years I’ve been designing and developing [pocket neighborhoods](#) as a typology of housing to counteract the isolating trends of suburban sprawl and urban living. I’ve come to see how these small-scale communities can be building blocks for a more resilient society.

What are Pocket Neighborhoods? Essentially, pocket neighborhoods are small groups of houses or apartments gathered around a shared open space. They might take the form of a garden courtyard, a pedestrian street, a series of joined backyards, or a reclaimed alley. These clusters form at a sub-block scale in a semi-private zone of ownership. Think of them as a neighborhood within a neighborhood.



Pocket neighborhoods exist across all transects — Urban Centers, Urban Neighborhoods, Suburbs, Small Towns and Rural areas. The key idea is that a relatively small number of nearby neighbors share and care for a common space together.



At its core, this is not about aesthetics or style; it's about design that cultivates healthy neighborly connections, while preserving personal privacy.

Passersby on a public street might offer glancing nods to one another; in a pocket neighborhood, nearby neighbors are likely to expand a chance meeting into a chat or an impromptu get-together with order-out pizza. They are more invested because they share the passage of time in the same place. And it is the design of the shared space that makes it easier to happen.

Don't get me wrong — the anonymity of urban living can be freeing, and sometimes nosy neighbors can be annoying. But if you're in down with a broken leg, it won't be your friends across town or family across the country that will walk your dog every day. It will be your caring neighbor next door.

How about a mom who needs help looking after her kids while going for a short errand? Or a neighbor who needs her cat fed while away on vacation? An elderly neighbor who needs help trimming a hedge? In a pocket neighborhood, nearby neighbors are on a first-name basis with one another, the first to notice a need, and the to first call on for assistance. **This is why I believe that pocket neighborhoods are primary building blocks for community resilience. They offer the bonds of small scale community within a large scale world.**



Design Patterns for Pocket Neighborhoods

Pocket neighborhoods will have different qualities and characteristics given their location: an urban apartment building, an infill housing cluster off of a busy street, a cohousing community planned by its residents, or a group of neighbors pulling back their fences to create a commons in their backyards. There are underlying design patterns, however, shared by all pocket neighborhoods.

Clusters of a Dozen Households. A neighborhood might contain several hundred households, but when it comes to pocket neighborhoods, I believe the optimum size is around 8 to 12 households. If a cluster has fewer than 4 households, it loses the sense of being a cluster, and lacks the diversity and activity of a larger group. When the number of households in a cluster grows beyond 12 or 16, neighbors are too far away to easily relate on a daily basis and too many in number to extend care and connection with.

A larger neighborhood of 50 to 60 households might consist of 5 pocket neighborhoods, each with control of its own central common space, and connected by walkways.



Shared Common Space. This is the heart of a pocket neighborhood, what holds it together and what gives it vitality. This space may take the form of a garden courtyard, a playspace at the center of a block, a reclaimed alley, or a community room shared by urban apartment dwellers.

The commons is neither private (home, yard) nor public (a busy street, park), but rather a defined space between the private and public realms. Residents surrounding this space share in its management, care and oversight, thereby enhancing a felt and actual sense of security and identity.

The commons is more than a pretty space to look at. It should foster interaction among surrounding neighbors in the daily flow of life. Consider the approach from the car door to the front door so that residents walk through the commons, and orient the active interior rooms so they look onto the shared space.

Corralling the Car. In America, nearly everyone has a car. But cars don't need to dominate our lives. Start first by locating parking areas to be good neighbors: shield parking areas from the street and the commons. Don't let garage doors greet the guests. Whenever possible, locate parking areas so that residents and guests walk through the shared common area. If cars have access into the commons, be sure they are on pedestrian behavior, as in the design of [woonerfs](#).





Connection and Contribution. With any changes made to home or garden, make the neighborhood a better place from your improvements. Connect and contribute to the fabric of the surrounding houses and streetscape. This is one of those “both/and” conditions — make improvements to serve personal needs and desires, while serving the surrounding community.

Enclosure and Permeability. Enclosed space taken to the extreme is not good, as in gated communities. A shared common space should have appropriate openness or permeability to the surrounding community. A healthy community ‘breathes’ with its surroundings. That said, in a dangerous environment like an urban alley, a gate can offer a level of safety to allow surrounding residents to open to the alley.



Eyes on the Commons. Thanks to Jane Jacobs and Oscar Newman for this one. The first line of defense for personal and community security is a strong network of neighbors who know and care for one another. When the active spaces of the houses look onto the shared common areas, a stranger is noticed. As well, nearby neighbors can see if daily patterns are askew next door or be called upon in an emergency.

Layers of Personal Space. Community can be wonderful, but too much community can be suffocating. On the other hand, with too much privacy, a person can feel cut off from neighbors. Creating multiple ‘layers of personal space’ will help achieve the right balance between privacy and community.



At the transition between the public street and the semi-public commons, create a passage of some sort — a gateway, arbor, or narrowed enclosure of plantings. Between the commons and the front door, create a series of layers — such as a border of shrubs and flowers at the edge of the sidewalk /a low fence /private yard / a covered porch with a low railing and flowerboxes /and then the front door. With this layering, residents will feel comfortable being on the porch — enough enclosure to be private, with enough openness to acknowledge passersby.



Where the space is limited, such as an urban apartment, think of the layer just outside the door as a “soft edge”, and make room for a bench, or table and chairs. Layers of personal space continue on the interior of the homes — locate the more active living spaces toward the shared commons, and the more private, personal spaces toward the back of the house and upstairs. Sometimes, having a secluded garden is just what is needed to recharge a busy life. Locate this space at the rear of the dwelling, or on a roof terrace.

Front Porch. The front porch is a particular ‘layer of personal space’ that needs highlighting. It is perhaps the key element in fostering neighborly connections. It’s placement, size, relation to the interior and the public space, and height of railings is both an art and a science. I wrote more about ‘A Good Porch’ on my [blog](#).



Nested Houses. Having a next-door house or apartment peering into your own can be uncomfortable and claustrophobic. Therefore, design residences with an open side and a closed side so that neighboring homes ‘nest’ together — with no window peering into a neighbor’s living space. The south side of this cottage below opens to its side yard, while the north side of the next house has skylights for daylight, but no windows looking back.



Commons Buildings & Gardens. An advantage of living in a pocket neighborhood is being able to have shared buildings and gardens. The easiest and least expensive amenity is a common tool shed (how many rakes, shovels, hoes and lawn mowers do you need in a close-knit neighborhood?). An outdoor barbecue or picnic shelter is another.



A multipurpose room with a kitchenette, bathroom and storage room can be used to host community potlucks, meetings, exercise groups and movie nights. Larger aggregate communities of several pocket neighborhoods may be able to afford a community kitchen & dining hall, guest apartment, workshop and children’s room. And pocket neighborhoods of any size will enjoy the benefits of a community vegetable garden.



For more information on pocket neighborhoods and examples, visit www.pocket-neighborhoods.net and www.rosschapin.com



“Pocket neighborhoods, which are clusters of homes gathered around a landscaped common area... The people who live in these most sought-after communities – young families, empty nesters, single homeowners – know they share something extraordinary: a model of community that provides a missing link in our longing for home.”



“It’s a fact of life that many of us don’t know our neighbors very well. One way to get to know them better is to invite them over for coffee now and then or to arrange neighborhood potlucks and street parties. A less conventional (but equally or more effective) options is to take down the fences dividing the properties and begin sharing the joined backyards”



“Layering from public to private. A sequence of boundaries defines increasingly private layers of personal space. A resident arriving home or a guest coming to visit enters through “implied” gateways-near the mailbox kiosk or the parking pockets-into the garden courtyard. From here to the front door there are five more layers: a border of perennial plantings, a low split-cedar fence with a swinging gate, the front yard, the frame of the porch with a porch railing and flowerboxes, and the porch itself. Within the cottages, the layering continues, with active spaces toward the commons and private spaces further back and above.





Storm water from roofs is directed into rain gardens - small vegetated swales alongside most homes - part of a "low-impact development" program. Storm water filters back into the ground through drainage swales in the pocket neighborhood greens.







A cottage may appear small, but ample natural lighting, efficient floor plans, and plentiful built-ins make the petite homes feel and live much larger.



A pocket neighborhood provides the setting for neighbors to develop meaningful relationships beyond the family. It is the physical basis for creating community with surrounding neighbors.



In a pocket neighborhood, there is a collective sense of ownership that extends beyond the front yard gates to the edge of the shared commons at the street. A guest or stranger will feel this territorial sense as soon as they enter the commons.



With a centrally located green space or commons, in lieu of a street down the middle, and with a clearly and elegantly demarcated entrance into the neighborhood, a collective identity is created. The shared commons of a pocket neighborhood is held and cared for by surrounding neighbors, who feel the space as an extension of the personal world.



Though similar to the others, each cottage is unique. This individuality fosters a personal bond of caring and identity between each homeowner and his or her home... Each household creates its own garden landscape and flowerbox garden. Some are like overgrown English cottage gardens, whereas others are simple and Zen-like. But they all complement each other.



Residents walk through the commons to their front doors – a daily activity that fosters interaction among neighbors.

FINDINGS OF FACT – MONTANA SUBDIVISION AND PLATTING ACT

Amended Plat of The Great Falls Water Power and Townsite Company's First Addition, Block 405, Lots 8-14, located in the NE 1/4 of Section 12, Township 20 North, Range 3 East, PM, City of Great Falls, Cascade County, MT

(PREPARED IN RESPONSE TO 76-3-608(3) MCA)

PRIMARY REVIEW CRITERIA:

Effect on Agriculture and Agricultural Water User Facilities: The major subdivision is located within the City limits and is not currently being used for agricultural purposes. The subject property was formerly known as Kranz Floral, but presently sits vacant. Thus, the proposed major subdivision will not interfere with any agricultural irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services: Lots in the subdivision will extend and connect to City water and sewer mains. The Owner will pay the cost of extending these utility mains. The owners of the units within the subdivision will pay regular water and sewer charges, and monthly storm drain charges.

The site and the surrounding neighborhood are currently receiving law enforcement and fire protection service from the City of Great Falls. Providing these services to the subdivision is expected to be a manageable cost to the City.

Effect on the Natural Environment: The subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. Surface drainage from the subdivision will flow to several proposed low impact development facilities on site. Runoff from these best management practices (BMP's) will ultimately release into the existing storm system, the design of will be reviewed and approved by the Public Works Department.

Effect on Wildlife and Wildlife Habitat: The subdivision is surrounded by existing neighborhoods to the north, south, east and west. This is not in an area of significant wildlife habitat beyond occasional migrating fowl.

Effect on Public Health and Safety: Based on available information, the subdivision is not subject to abnormal natural hazards nor potential man-made hazards.

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

The developer shall provide necessary utility easements to accommodate water mains, sanitary sewer mains and private utilities to serve all lots of the subdivision.

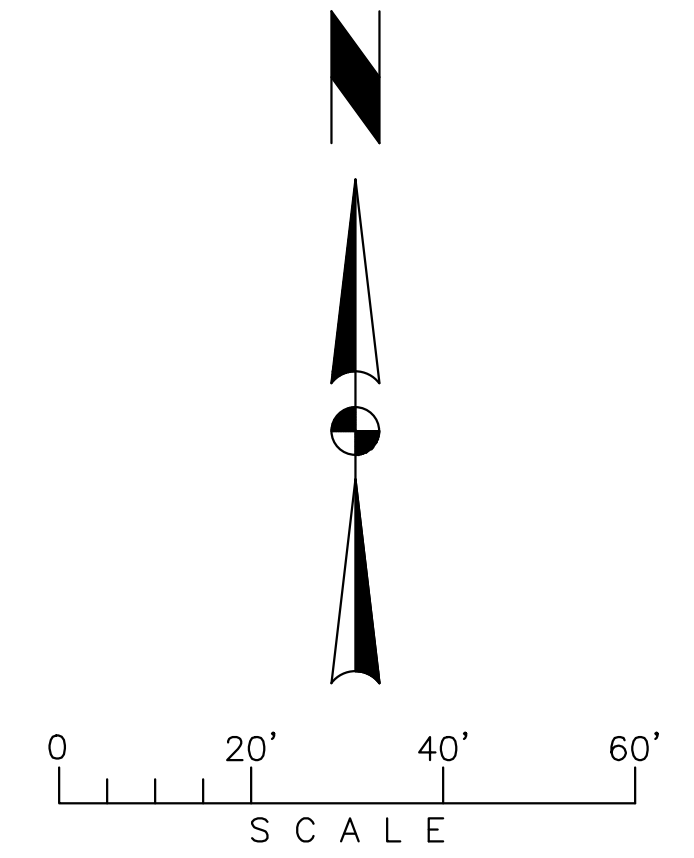
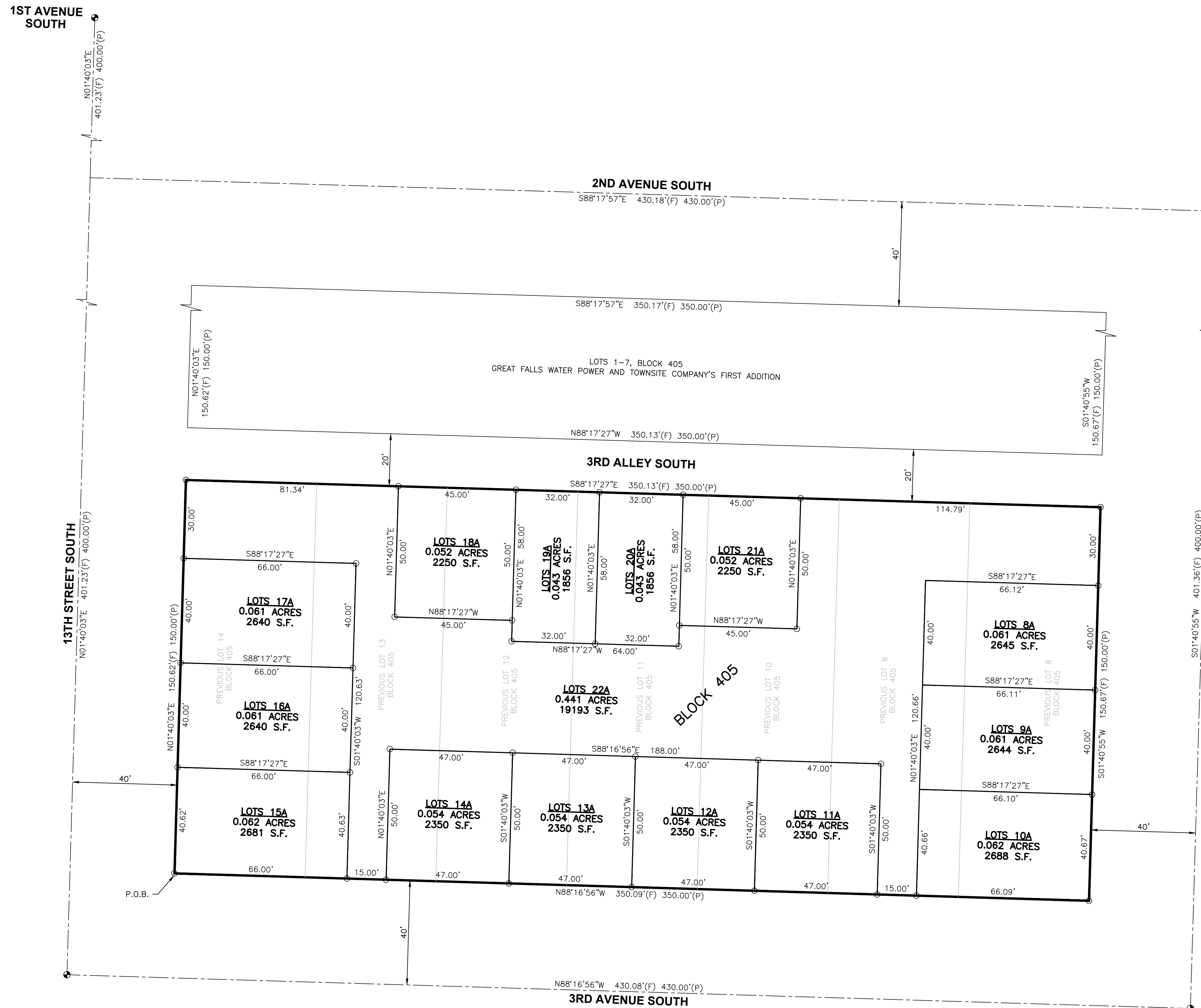
LEGAL AND PHYSICAL ACCESS

Legal and physical access to the proposed development will be from 13th Street South, 14th Street South, 3rd Avenue South and the existing alley. These are existing public roads maintained by the City of Great Falls.

AN AMENDED PLAT OF LOTS 8-14, BLOCK 405, OF THE GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 12, T20N, R3E, AND THE NW1/4 OF SECTION 7, T20N, R4E, P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

LANDOWNER: NWGF BEARGRASS VILLAGE, LLC



LEGEND

- FND CENTERLINE MONUMENT
- SET PROPERTY PIN
- 18"x5/8" REBAR/YPC 15625LS
- SUBDIVISION BOUNDARY
- NEW LOT LINE
- PREVIOUS LOT LINE
- - - STREET RIGHT-OF-WAY CENTERLINE
- (F) FOUND/FIELD MEASUREMENT
- (P) PLAT RECORD DISTANCE
- P.O.B. POINT OF BEGINNING

AREA OF LOTS = 1.211 ACRES/52743 SF
 AREA OF PARK = 0 ACRES/0 SF
 AREA OF DEDICATED ROADS = 0 ACRES/0 SF
 TOTAL AREA = 1.211 ACRES/52743 SF

AN AMENDED PLAT OF LOTS 8-14, BLOCK 405, OF THE GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 12, T20N, R3E, AND THE NW1/4 OF SECTION 7, T20N, R4E, P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

LANDOWNER: NWGF BEARGRASS VILLAGE, LLC

CERTIFICATE OF OWNERSHIP

I(we), the undersigned property owner(s), do hereby certify that I(we) have caused to surveyed, subdivided, and platted into lots, blocks, streets, and easements, the following described tract of land in the City of Great Falls, Cascade County, Montana, to-wit:

A tract of land being Lots 8-14, Block 405, of the Great Falls Water Power and Townsite Company's First Addition, located in the NE1/4 of Section 12, Township 20 North, Range 3 East, and the NW1/4 of Section 7, Township 20 North, Range 4 East, P.M.M., City of Great Falls, Cascade County, Montana, and being more particularly described as follows:

Beginning at the Southwest corner of said Block 405, being the intersection of the Easterly right-of-way line of 13th Street South and the Northerly right-of-way line of 3rd Avenue South; thence North 01°40'03" East along said Easterly right-of-way line, a distance of 150.62 feet to the Southerly right-of-way line of 3rd Alley South; thence South 88°17'27" East along said Southerly right-of-way line, a distance of 350.13 feet to the Westerly right-of-way line of 14th Street South; thence South 01°40'55" West along said Westerly right-of-way line, a distance of 150.67 feet to said Northerly right-of-way line of 3rd Avenue South; thence North 88°16'56" West along said Northerly right-of-way line, a distance of 350.09 feet to the Point of Beginning and containing 1.211 acres or 52743 square feet, along with and subject to any existing easements.

The above described tract of land is to be known and designated as AN AMENDED PLAT OF LOTS 8-14, BLOCK 405, OF THE GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION to the City of Great Falls, Cascade County, Montana, and the lands included in all streets, avenues, and parks or public lands shown on said plat are hereby granted and donated to the use of the public forever.

Dated this _____ day of _____, A.D., _____

NWGF BEARGRASS VILLAGE, LLC

Printed Name _____

State of Montana)
: ss
County of Cascade)

On this _____ day of _____, _____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared _____, known to me to be the person who executed the Certificate of Ownership. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Montana
Residing at _____
My commission expires _____

CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, Jim Rearden, Public Works Director for the City of Great Falls, Montana, do hereby certify that I have examined the accompanying plat of the AN AMENDED PLAT OF LOTS 8-14, BLOCK 405, OF THE GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION and the survey it represents, find that same conforms to regulations governing the platting of lands and presently platted adjacent land, as near as circumstances will permit, do hereby approve the same.

Dated this ____ day of _____, _____

JIM REARDEN, Public Works Director
City of Great Falls, Montana

CERTIFICATE OF CITY COMMISSION

I, Gregory T. Doyon, City Manager of the City of Great Falls, Montana, do hereby certify that the accompanying plat of the AN AMENDED PLAT OF LOTS 8-14, BLOCK 405, OF THE GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION, was duly examined and approved by the City Commission of the City of Great Falls, Montana, at its regular meeting held on the ____ day of _____, _____.

GREGORY T. DOYON, City Manager
City of Great Falls, Montana

CERTIFICATE OF AVAILABILITY OF MUNICIPAL SERVICES

I, Gregory T. Doyon, City Manager of the City of Great Falls, Montana, do hereby certify that the City Commission of the City of Great Falls, Montana, at its regular meeting held on the ____ day of _____, _____, found that adequate municipal facilities for the supply of water and the disposal of sewage and solid waste, are available to the above described property, namely the said facilities of the City of Great Falls, Montana, and this certificate is made pursuant to Section 76-4-125(2)(d) M.C.A., permitting the Clerk and Recorder of Cascade County, Montana, to record the accompanying plat.

GREGORY T. DOYON, City Manager
City of Great Falls, Montana

CERTIFICATE OF GREAT FALLS PLANNING BOARD

We, the undersigned, R. Nathan Weisenburger, President of the Great Falls Planning Board, City of Great Falls, Montana, and Craig Raymond, Secretary of said Great Falls Planning Board, do hereby certify that the accompanying plat of the AN AMENDED PLAT OF LOTS 8-14, BLOCK 405, OF THE GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION, has been submitted to the said Great Falls Planning Board, for examination by them and was approved at its regular meeting held on the ____ day of _____, _____.

R. NATHAN WEISENBURGER, President
Great Falls Planning Board

CRAIG RAYMOND, Secretary
Great Falls Planning Board

CERTIFICATE DISPENSING WITH PARK OR PLAYGROUND

I, Gregory T. Doyon, City Manager for the City of Great Falls, Montana, do certify that the City Commission of the City of Great Falls, Montana, at its regular meeting held on the ____ day of _____, _____, found and entered into the proceedings of said Body to wit: "Inasmuch as the dedication of park land within the platted area of the AN AMENDED PLAT OF LOTS 8-14, BLOCK 405, OF THE GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION is undesirable for the reasons set forth in the minutes of this meeting, it is hereby ordered by the City Commissioners that land dedicated for park purposes be waived and that cash in lieu of park be accepted as with the provisions of Title 76, Chapter 3, MCA"

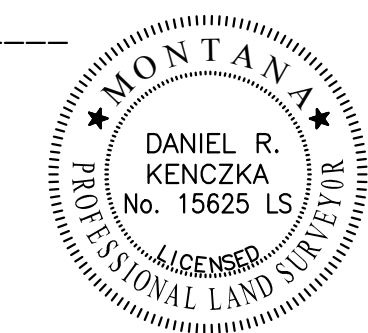
GREGORY T. DOYON, City Manager
City of Great Falls, Montana

CERTIFICATE OF SURVEYOR

I, the undersigned, Daniel R. Kenczka, Professional Land Surveyor, Montana Registration No. 15625LS, do hereby certify that I supervised this Plat of the AN AMENDED PLAT OF LOTS 8-14, BLOCK 405, OF THE GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION, and platted same as shown on the accompanying plat and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-614, M.C.A., and Cascade County.

Dated this _____ day of _____, A.D., _____

Daniel R. Kenczka, Montana Reg. No. 15625LS



CERTIFICATE OF COUNTY TREASURER

I, Jamie Bailey, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying plat of the AN AMENDED PLAT OF LOTS 8-14, BLOCK 405, OF THE GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION, and find that the current taxes are not delinquent.

Dated this _____ day of _____, A.D., _____

County Treasurer, Cascade County, Montana

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
September 11, 2017**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Dani Grebe at 3:01 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Dani Grebe, Chair
Tyson Kraft, Vice Chair
David Grosse
Kevin Vining

Design Review Board Members absent:

None

City Staff Members present:

Tom Micuda, Deputy Director P&CD
Erin Borland, Planner II
Leslie Schwab, Planner II
Dave Dobbs, City Engineer

Others present:

Jana Cooper, TD&H
Neil Fortier, NeighborWorks
David Saenz, NeighborWorks
Sophia Sparklin, Spark Architecture

MINUTES

Mr. Kraft moved to approve the minutes of the August 28, 2017, meeting of the Design Review Board. Mr. Grosse seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS
Great Falls North Apartments- Resubmittal
1800 Division Road**

Erin Borland, Planner II, entered the staff report into the record for the proposed construction of a new apartment complex that includes six three story garden style apartment buildings. Ms. Borland explained this project was approved by the Design Review Board (DRB) earlier in the year, but due to a major layout change, DRB review is required again.

The original site plan included nine buildings; however, the new proposed site plan has only six. Building materials and color schemes have stayed the same, and a full material and color palette are included in the staff report. Ms. Borland explained one of the concerns of the original submittal was the lack of windows on the buildings facing the public right of way. The current submittal addresses those concerns by breaking up the large three story walls with various heights of landscaping. Parking, stormwater, lighting, landscaping, and particular building locations were reviewed. Ms. Borland said staff recommends approval of the resubmittal.

PETITIONER'S PRESENTATION

Jana Cooper, TD&H, offered to answer any questions.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Mr. Kraft asked if there would be covered parking in the center aisles, and Ms. Cooper said yes.

MOTION: That the Design Review Board approve the Design Review Application for the proposed Great Falls North Apartments, located at the corner of Smelter Avenue Northwest and Division Road, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the following conditions of approval:

- A. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- B. If after the approval of the conceptual development plans as amended by this Board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.

Made by: Mr. Grosse
Second: Mr. Kraft

VOTE: All being in favor, the motion carried.

Beargrass Villiage PUD 3rd Avenue South and 14th Street South

Erin Borland, Planner II, explained this particular project is unique, as Planned Unit Developments (PUDs) are not normally brought before the DRB. Staff felt that due to the unique characteristics of this project, DRB review was needed before Planning Board review and final

City Commission approval in order to get feedback on the site plan and proposed design standards. Ms. Borland explained the process of a PUD to the Board.

The proposed project sits on the site formerly occupied by Kranz Floral, now vacant due to building demolition. The purpose of the rezone to a PUD is to provide a cluster of single-family units all connected by pedestrian walkways and a central courtyard that will provide daily gathering space for residents. The proposed ten single-family homes plus two 2-unit townhomes will face inward, creating a sense of community for the neighbors to enjoy.

Ms. Borland reviewed the proposed PUD development standards, and how those differ from the current R-3 Single-family high density zoning standards. She explained staff is looking for DRB recommendations specifically regarding the orientation of primary building entries, and the proportion of doors and windows on a first floor façade facing the public streets adjacent to this project. Staff recognizes the innovative design of the pocket neighborhood, and wants to ensure the design does not create the effect that the pocket neighborhood is turning its back on the larger surrounding neighborhood.

Ms. Borland said staff is excited about this project, and recommends approval with any recommendations the DRB may bring forth.

PETITIONER'S PRESENTATION

Neil Fortier, NeighborWorks, said landscaping is a forethought, not an afterthought with this project. He provided representative photographs showing the typical look of a "Pocket Neighborhood" concept.

Sophia Sparklin, Spark Architecture, said she understands one of the concerns with these pocket neighborhoods is a wall going up around the development, and wanted to ensure the Board that this plan was developed so that will not happen. She encouraged discussion and expressed agreement with staff that the DRB needed to have involvement with this project prior to Planning Board and City Commission.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Mr. Vining asked whether there were covenants within the development that require the future property owners to upkeep the property, yard, etc. Mr. Fortier said a homeowner's association will be in place to take care of maintenance, landscaping, and snow removal.

Mr. Grosse expressed concern about setting a precedent with requiring Board review of a type of development not typically considered by the DRB, and Ms. Borland encouraged the Board to consider this particular project only. There was discussion on the DRB being able to write specific design standards for this particular PUD.

Ms. Grebe said the community entry moment being showed on the site plan needs to be significant and possibly have less landscaping at those entry points. There was discussion on the possibility for different orientation of the some of the units facing the streets.

There was discussion on the window and door coverage on the facades facing the public right of way, and what type of flexibility could be incorporated into the design standards of the PUD. Mr. Kraft said it's important that the windows be relatable from one home to another, and that public and private entry points be identifiable. Identifying the amounts of window glazing and the amount of landscaping for the homes, particularly on corner lots, will be important.

Ms. Grebe said she would like to see fenestration for homes towards the street, variability in orientation and materials, between 30 and 50% of the homes along the street should have a feature acknowledging the street, a community entry moment with a through walkway and a low fence. She also expressed the desire to see climate appropriate vegetation and landscaping incorporated as well.

MOTION: That the Design Review Board recommend approval to the Planning Advisory Board/Zoning Commission as shown in the attached submittal provided by the Applicant and contained within this report, subject to the conditions of approval:

- A. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- B. If after the approval of the conceptual development plans as amended by this Board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.
- C. All outdoor lighting fixtures and placement shall be reviewed and approved through the Planning and Community Development Department.
- D. All mechanical units and transformer pads shall be screened with landscaping from the public way.
- E. The applicant will develop design standards for the PUD proposal to meet the recommendations set forth in Exhibit 28-1.
- F. The applicant incorporate the recommendations made by the Design Review Board.

BOARD COMMUNICATIONS

Ms. Schwab updated the Board on the status of Batteries + Bulbs and the Town Pump carwash.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Mr. Kraft moved to adjourn the meeting, seconded by Mr. Grosse. All being in favor, the meeting was adjourned at 4:30 p.m.