

# DESIGN REVIEW BOARD

May 11, 2015

***Case Number***

DRB2015-15

***Applicant***

Julie Stiteler

Homeword Housing  
Project Manager

***Representative***

Julie Stiteler

Homeword Housing  
Project Manager

***Owner***

Soroptimist Village  
Limited Liability Limited  
Partnership

***Property Location***

2400 13th Ave S

***Recommendation***

Approve the submitted  
design with conditions

***Project Planner***

Garrett Norman

## SOROPTIMIST VILLAGE SOLAR ARRAY 2400 13TH AVENUE SOUTH



### Project Description

The applicant is proposing to construct a solar array at the existing Soroptimist Village residential complex. The solar array will be ground-mounted approximately 11 feet from the southern edge of the property, facing 14th Avenue South.

### Background

- Legal Description: Lots 1-28, Block 27, Lincoln Heights Addition, Section 18, T20N, R4E, P.M.M., Cascade County, Montana
- Property Area: ±89,600 sq. ft.
- Property Zoning: R-5 Multi-family medium density
- Existing Land Use: Multi-family residential
- Proposed Project Area: 1,335 sq. ft.

## Project Overview

The proposed solar array consists of 72 panels. Each panel measures 39.5-inches by 66-inches, for a total length of 99 feet. The bottom of the array will be 34 inches off the ground and 9 feet from the ground to the top of the array. Property to the south is within Cascade County jurisdiction and is utilized as mini-storage. To help mitigate vandalism, the applicant is proposing a 6-foot perimeter chain link fence that runs along the southern property line and connects to the main building on both sides of the array.

It is important to note that the solar panels could not be located on the property's roof because of the several pitches in the roof line and the inadequate load capacity of the structure.

As part of the project, the applicant is required to aggregate all the lots, which consists of one city block and a vacated alley, and measures 2.057 total acres.

## Expansion: Exhibit 28-1 Standards and Guidelines for specified projects and buildings

The proposed project is consistent with the guidelines and standards of Exhibit 28-1. The proposed building is a positive asset to Soroptimist Village by incorporating renewal energies. The array's placement maximizes the space and takes advantage of southerly solar exposure. Overall, the design positively addresses access, natural terrain, and relationship to adjoining buildings to the maximum extent feasible.

### **Conformance with Title 17**

The applicant's representative will develop plans and specifications in conformance with the relevant requirements of Title 17 Land Development Code.

### **Conformance with Title 15**

The applicant's representative will develop plans and specifications in conformance with the relevant requirements of Title 15 Building and Construction.

## Recommendation

Staff supports this application and recommends the Design Review Board approve the submitted design subject to the Conditions of Approval.

## **Suggested Motion**

1. Board Member moves:

I move that the Design Review Board (approve/approve with conditions) the Design Review Board Application for the Soroptimist Village Solar Array, as shown in the conceptual development plans contained within this report and provided by the applicant's representative, 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 concept development plan as approved 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. The applicant shall submit plans and specifications to Planning and Community Development Department in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.

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2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

Cc: Dave Dobbs, City Engineering  
Patty Cadwell, Neighborhood Council Coordinator  
Julie Stiteler; Project Manager; Julie@homeword.org

# EXHIBIT A - APPLICATION

CITY OF GREAT FALLS  
PLANNING & COMMUNITY DEVELOPMENT DEPT.  
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021  
406.455.8430 • WWW.GREATFALLSMT.NET

Submittal Date: \_\_\_\_\_  
Application Number \_\_\_\_\_

## DESIGN REVIEW BOARD APPLICATION

Soroptimist Village Solar Array

Name of Project / Proposed Use:

Soroptimist Village Limited Liability Limited Partnership

Owner Name:

1535 Liberty Lane, Suite 116A, Missoula, MT 59808

Mailing Address:

(406) 532-4663, ext. 19

julie@homeword.org

Phone:

Email:

Julie Stiteler, Homeword Housing Project Manager

Representative Name:

1535 Liberty Lane, Suite 116A, Missoula, MT 59808

Mailing Address:

(406) 532-4663, ext. 19

julie@homeword.org

Phone:

Email:

### PROJECT LOCATION:

2400 13th Avenue South, Great Falls, MT 59405

Site Address:

89,600 SF

1,335 SF

Sq. Ft. of Property:

Sq. Ft. of Structure:

### LEGAL DESCRIPTION

Lots 1-28 and the vacated

alley

Section 18

Block 27

Lincoln Heights

Mark/Lot:


Section:

Township/Block

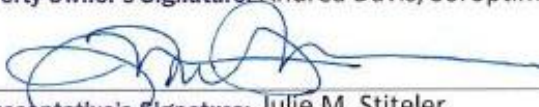
Range/Addition

See attached for full legal.

I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge. Further, I (We) owner of said property authorize the above listed representative to act as my agent in this application.

Property Owner's Signature:  Andrea Davis, Soroptimist Village LLLP

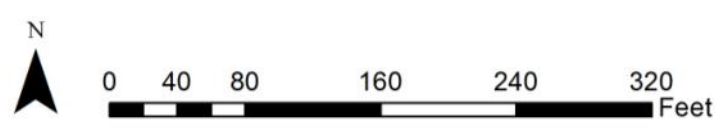
Date: 4/23/2015

Representative's Signature:  Julie M. Stiteler

Date: 4/23/2015



# EXHIBIT B - AERIAL MAP



- Subject Property
- City Limits
- Parcels

## EXHIBIT C - SITE PHOTOS



NORTHEAST VIEW OF SITE



LOOKING EAST ALONG 14TH AVE S



EXISTING MINI STORAGE UNITS  
ACROSS FROM 14TH AVE S IN  
CASCADE COUNTY JURISDICTION



LOOKING NORTH FROM 14TH AVE S



# EXHIBIT D - PROPOSED LOCATION—AERIAL VIEW

Solar Array overhead view



## EXHIBIT E - APPLICANT NARRATIVE AND PLAN SET





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Soroptomist Village solar array  
2400 13th Avenue S  
Great Falls MT 59405  
April 2015

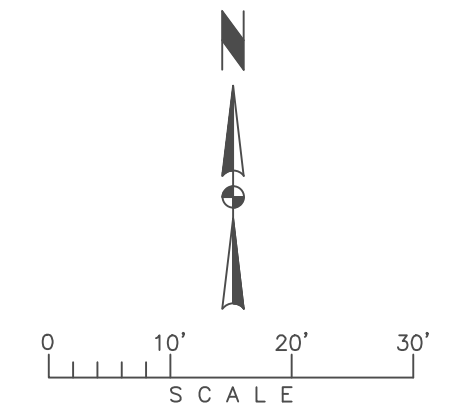
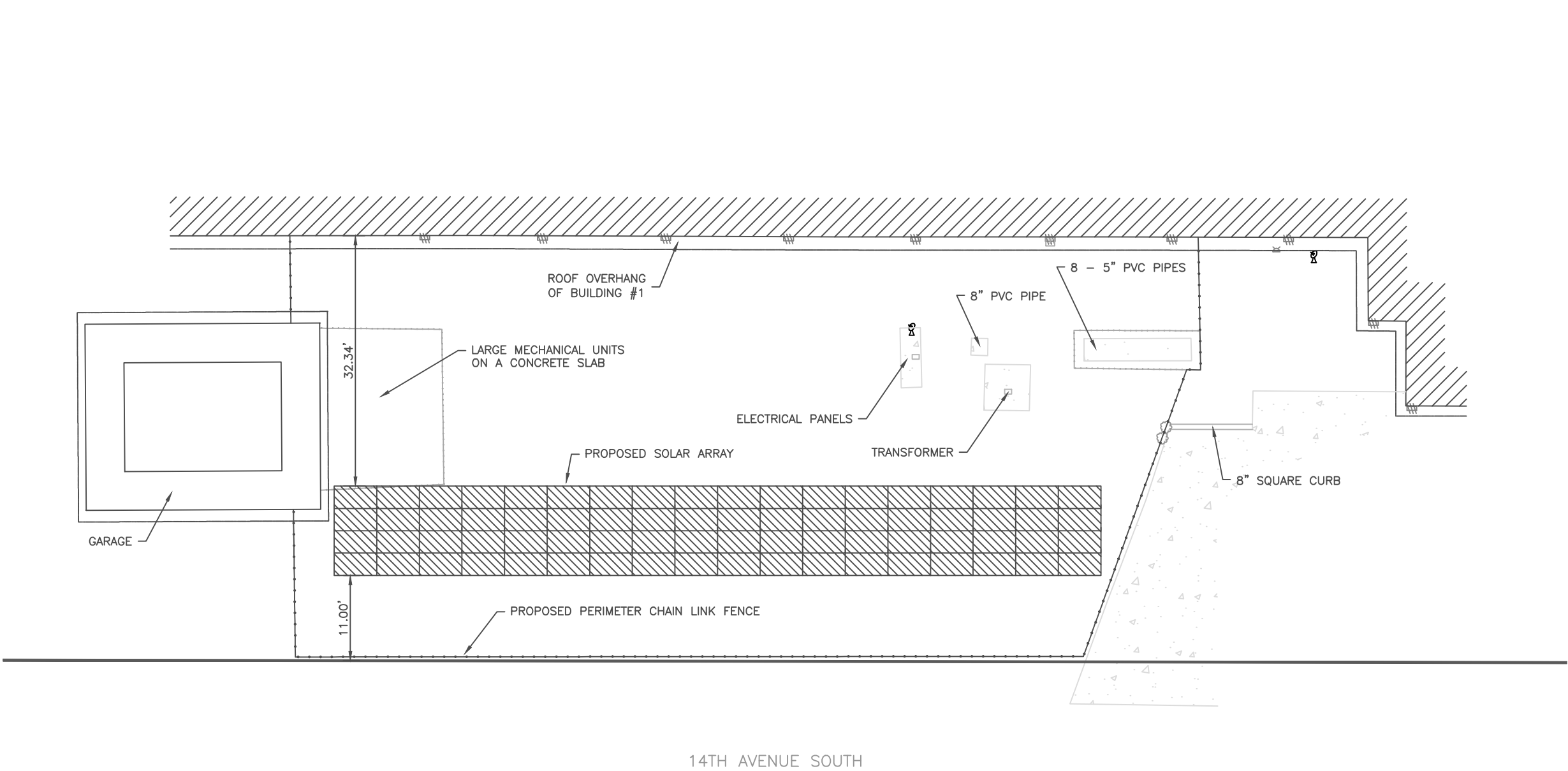
Solar Plexus LLC of Missoula would like to install a large ground-mounted solar array along the southern edge of the property at 2400 13th Avenue South, known as Soroptomist Village - a cluster of three residential buildings and a garage. The array would consist of 72 solar panels mounted on a structure provided by Direct Power and Water. It would extend from the corner of the garage located near the west side of the property to the edge of the driveway towards the east end of the property. The southern edge of the array would be located approximately 10-12' from the south property line. The bottom edge of the array would be 34" off the ground and the top edge would be approximately 9' off the ground, given the slight slope of the site from north to south. (The trees along the south edge of the property in photos no longer exist.) The array would have minimal visual impact from the east and west sides - the poles and the profile of the panels are all that would be visible. To the south is an empty unincorporated (?) lot and a storage facility, and to the southeast is a large parking lot. The array area will be fenced with a 6' chainlink fence across the south property line and north to the main building as shown in our drawing, essentially enclosing the "backyard" area of the residences. This is an unavoidable safety measure - we want to keep the array as low to the ground as possible and the array wiring would otherwise be accessible to the public. The area underneath the array is currently a simple lawn that will be repaired after the installation is completed.

We do not have any arrays of this style installed locally so I am including the brochure and design drawings from the manufacturer to give you an accurate representation of the finished appearance. The support poles and square tubing crossbars will be painted black. I am also including a photo of the Garden District apartment building in Missoula to illustrate the appearance of an array from a distance. This array is larger than the proposed Soroptomists array and of a slightly different mounting method, but the south-facing facade would have a similarly clean-lined overall appearance.

Note -The main buildings have just undergone remodeling - new facade work and roofing, as well as interior work - and so there are no current accurate photos of the yard area as it exists now.

Thank you for your time and effort - Jody Aldegarie @ Solar Plexus LLC

For more information, please contact me at [jody@solarplexus1.com](mailto:jody@solarplexus1.com) or (406) 721-1130



HORIZONTAL COORDINATES ARE ASSUMED.  
VERTICAL DATUM IS NAVD88, U.S. SURVEY FEET.

### LEGEND

EXISTING	DESCRIPTION
	BUILDING
	BUSH OR SHRUB
	CONCRETE
	CONTOUR
	CONTROL POINT
	CURB & GUTTER
	EDGE OF GRAVEL
	ELECTRICAL BOX
	FENCE — CHAIN LINK
	POWER POLE
	ROOF DRAIN
	PROPERTY LINE
	SATELLITE DISH
	TELEPHONE RISER
	UNDERGROUND CABLE TV
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	WALL HYDRANT

