

Bee Hive Homes

Expansion of an Assisted Living Facility

Bee Hive Homes

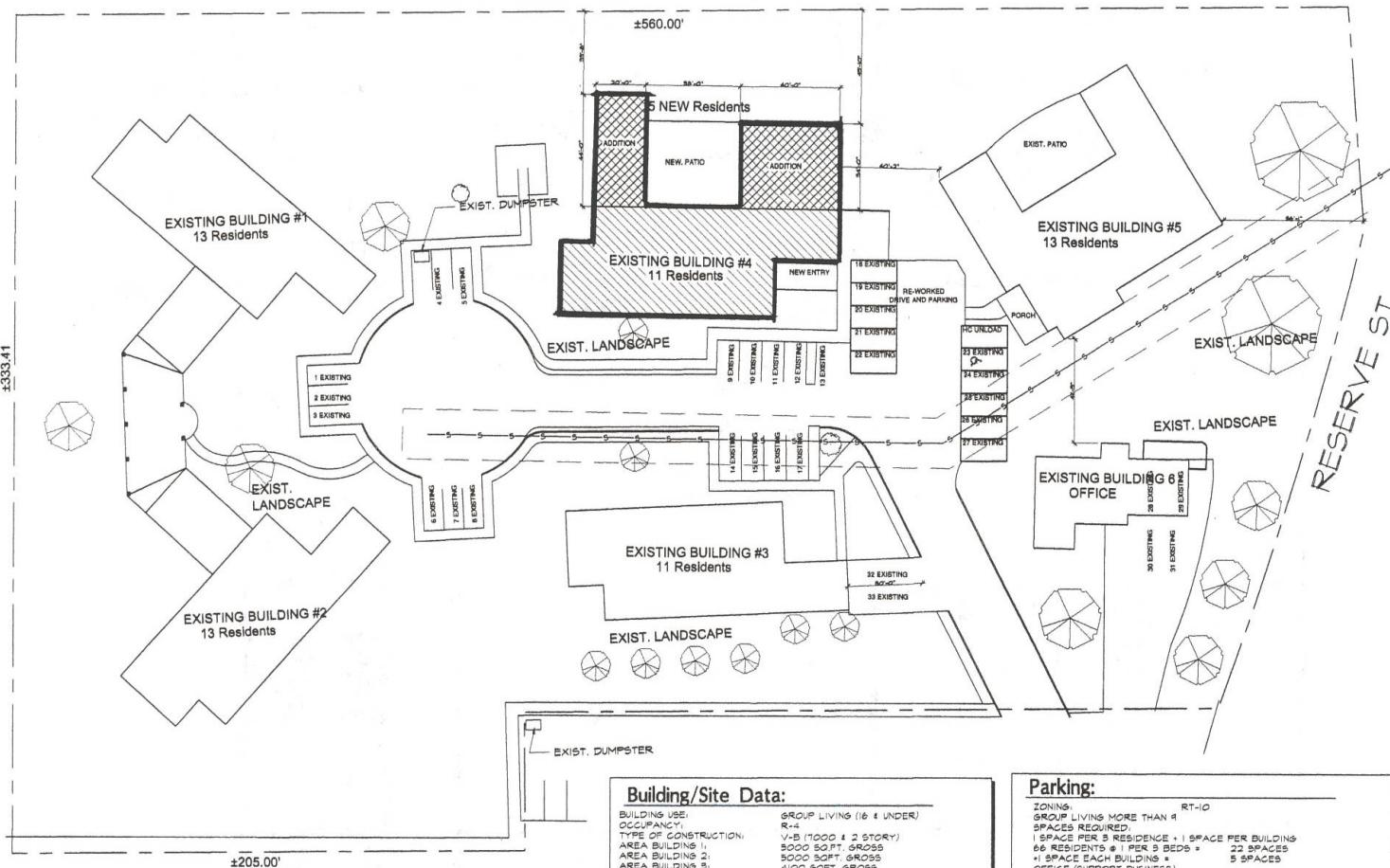


2406 River Road

Applicant: Bee Hive Homes
Representative: Jim Decker



5333.41



Building/Site Data:

BUILDING USE: GROUP LIVING (16 & UNDER)
OCCUPANCY: R-4
TYPE OF CONSTRUCTION: V-B (1000 ± 2 STORY)
AREA BUILDING 1: 5000 SQFT. GROSS
AREA BUILDING 2: 5000 SQFT. GROSS
AREA BUILDING 3: 4100 SQFT. GROSS
AREA BUILDING 4: 6500 SQFT. GROSS INCL. NEW
BUSINESS SUPPORT SERVICE: 5400 SQFT GROSS
AREA BUILDING 6: 1250 SQFT GROSS (NOT INCL GARAGE)

GROUP LIVING MORE THAN 4
SPACES REQUIRED:
1 SPACE PER 3 RESIDENCE + 1 SPACE PER BUILDING
6500 SQFT. GROSS / 3 RESIDENCE = 22 SPACES
1 SPACE EACH BUILDING = 5 SPACES
OFFICE (SUPPORT BUSINESS)
1 SPACE PER 400 SQFT = 3 SPACES
TOTAL REQUIRED SPACES = 30 SPACES REQ.
TOTAL SPACES PROVIDED = 33 SPACES

Parking:

ZONING: RT-10
1 SPACE PER 3 RESIDENCE + 1 SPACE PER BUILDING
6500 SQFT. GROSS / 3 RESIDENCE = 22 SPACES
1 SPACE EACH BUILDING = 5 SPACES
OFFICE (SUPPORT BUSINESS)
1 SPACE PER 400 SQFT = 3 SPACES
TOTAL REQUIRED SPACES = 30 SPACES REQ.
TOTAL SPACES PROVIDED = 33 SPACES

Landscaping:

REPLACE ALL LANDSCAPING REMOVED DURING CONSTRUCTION

BEEHIVE HOMES
Missoula, MT

A Building Addition for:

DATE: MAY 14, 2011

REVISION: -

DRAWN BY: jd

CHECKED BY: jd

SHR:

A1
OF 2

DS
DECKER &
SUTHERLAND PC



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Request

- Assisted Living: 5 bed expansion
- Zoning is RT10
- Conditional Use must be requested in this residential zoning district

Assisted Living

- Under the “Group Living” use category
- Group Living considered Residential
- No exact match in Title 20: Nursing Homes most similar

Staff Supports Conditional Use

- Sufficient Parking
- Expanded building meets zoning
- Group Living Use: under allowed density in this zoning district

Staff Supports Conditional Use

- Minimal traffic generation
- Existing pedestrian facilities
- Residential building façade
- Scale and form comparable to residential uses typical of RT10



QUALITY SENIOR LIVING IN A RESIDENTIAL SETTING

"The Next Best Thing To Home"

2406 RIVER ROAD

09/30/2011





09/30/2011



09/30/2011



09/30/2011



09/30/2011



Total distance ~64 feet

09/30/2011



09/30/2011

Recommendation: Approval of Conditional Use