

Bee Hive Homes

Expansion of an Assisted Living
Facility

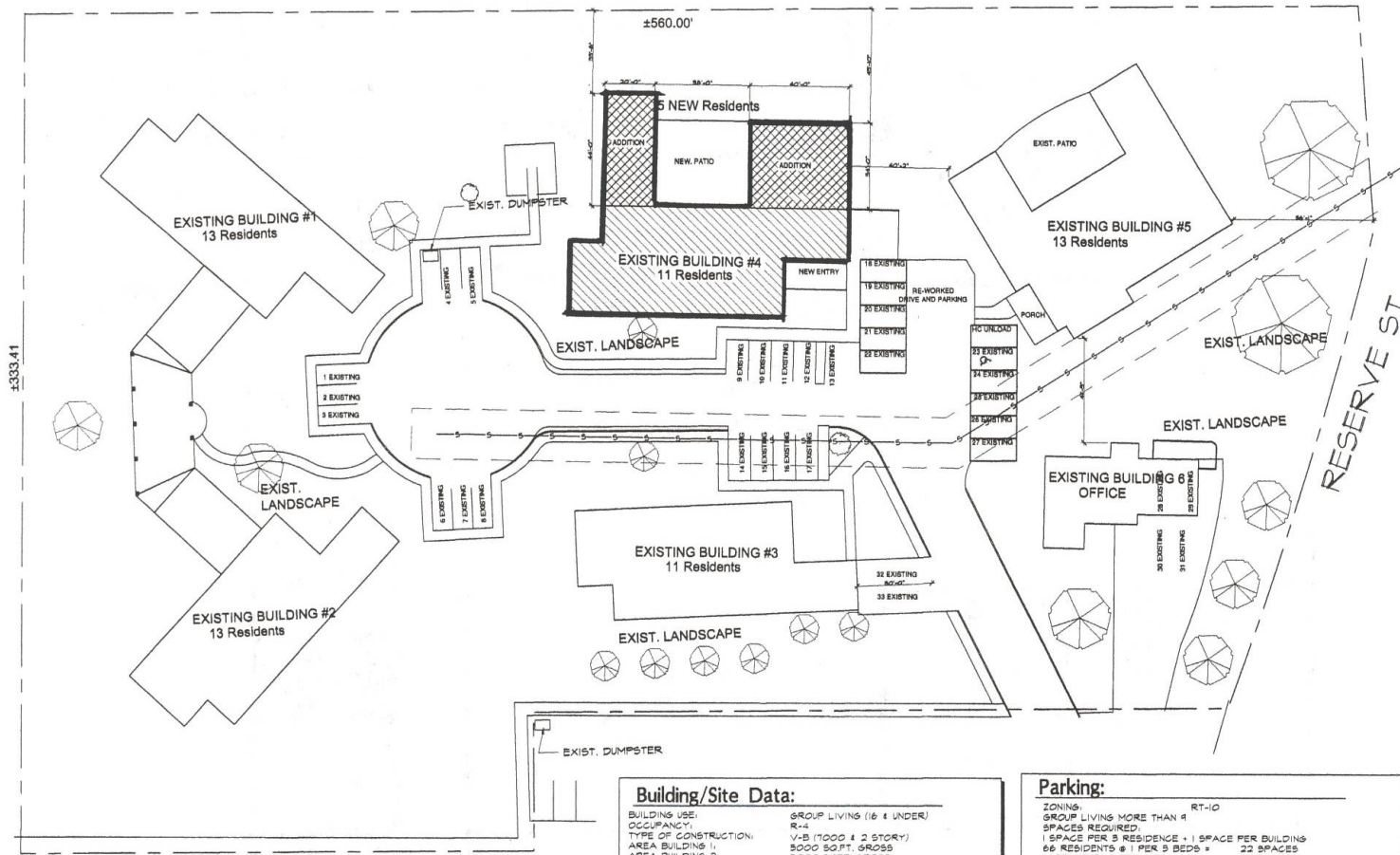
Bee Hive Homes



2406 River Road

Applicant: Bee Hive Homes
Representative: Jim Decker





Building/Site Data:

BUILDING USE:	GROUP LIVING (16 & UNDER)
OCCUPANCY:	R-4
TYPE OF CONSTRUCTION:	V-B 1000 ± 2 STORY
AREA BUILDING 1:	3000 SQFT GROSS
AREA BUILDING 2:	5000 SQFT GROSS
AREA BUILDING 3:	4100 SQFT GROSS
AREA BUILDING 4:	6500 SQFT GROSS INCL. NEW
AREA BUILDING 5:	5400 SQFT GROSS
BUSINESS SUPPORT SERVICE:	
AREA BUILDING 6:	1250 SQFT GROSS (NOT INCL GARAGE)

Parking:

ZONING:	RT-10
GROUP LIVING MORE THAN 4	
SPACES REQUIRED:	
1 SPACE PER 3 RESIDENCE + 1 SPACE PER BUILDING	
66 RESIDENTS ÷ 1 PER 3 BEDS =	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



Issue
Preliminary
Not for
Parent set
Conservation Set

BEEHIVE HOMES
Missoula, MT
2406 River Rd.

A Building Addition for:

DATE: MAY 14, 2011
REVISION:

DRAWN BY: ed

CHECKED BY: jd

SHEET
A1
OF 2

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



CONDITIONAL USE REQUEST
Bee Hive Homes
This is a request for a five-bedroom expansion of
one building at 2406 River Road
PUBLIC HEARING
City Council: Mon, Oct. 24 @ 7pm
Missoula City Council Chambers,
140 W. Pine St.
For more information, contact the Office of Planning and Community, 433 Flannery, 258-4657.
For a copy of the Conditional Use Request, please contact the Office of Planning and Community.

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