



February 5, 2021

Kaitlin McCafferty
Community Planning, Development & Innovation
City of Missoula
435 Ryman
Missoula, MT 59802
McCaffertyK@ci.missoula.mt.us

RE: Conditional Use Application for Hogan Senior Living

Kaitlin,

Hogan Senior Living is requesting conditional use approval for a project at 246 S 6th St W, 234 S 6th St W, and 228 S 6th St W in Missoula. This senior group living project consists of a three-story building plus a full basement, and totals approximately 30,000 sf across all four levels.

There are 36 sleeping units in the project, comprised of 13 one-bedroom units and 23 studio units. Each unit will have a full bathroom. A small counter and refrigerator in each unit will provide some food storage/prep space, while cooking will occur at common kitchen/dining/living areas. The common kitchens will be located on the first, second, and third floors. The basement units will utilize the kitchen at the main level, with access provided by both stairs and an elevator. Each common kitchen will be built to accommodate the number of residents on each floor, which are sized to encourage shared meals in a comfortable social setting. In addition, the main floor kitchen and dining area will be large enough to accommodate larger, building-wide resident meetings. The project will include other amenities as well, including a library space, outdoor patios and decks, a craft room, laundry rooms, exercise areas, and abundant natural light. A separate bathing room will allow residents to bath in a space large enough to accommodate a caregiver.

While focused on seniors, the project will not provide healthcare services like a nursing home or assisted living facility would do: the project complies with the Group Living definition in Title 20, Section 20.105.020 but is not a Community Residential Facility or a Healthcare Facility. The facility will apply for an age restriction of 55+ under the Housing for Older Persons Act of 1995 (HOPA). Other than occasional maintenance personnel, the project will not have staff or on-site managers.

Per Title 20, Section 20.40.070.B, a Group Living Facility has a maximum number of residents of 2.7 per 1,000 square feet of parcel area. This parcel is 19,509 sf, allowing a maximum of 52 residents. We anticipate that this number of residents can be easily managed as part of the lease-up process.

MMW Architects, PC

125 West Alder Street • Missoula, MT 59802 • Tel: (406) 543.5800



Missoula is an exceptional city that values collaboration, community engagement, and care for those who need it most. This project intends to create a sense of community at an attainable price range for Missoula's aging population, and is therefore focused on providing opportunities for our aging neighbors to offer each other support, a social network, and amenities to encourage "aging-in-place" where feasible. Parking in excess of zoning requirements is provided on site, as is a covered drop-off spot. In addition, plenty of other tools exist that will support reduced reliance on cars, such as the nearby bus lines and the project's location within walking distance of many services.

As described in our application, Missoula's Growth Plan and Downtown Master Plan both specifically call for more affordable options for senior housing, especially in this location. In addition, MOR's 2020 *Missoula Housing Report* and the 2018 report *Making Missoula Home: A Path to Attainable Housing* both demonstrate an acute need for projects of this type.

We believe that this project is essential to Missoula's efforts to create attainable, accessible housing for seniors, and we request approval for the conditional use for this group living project.

Sincerely,



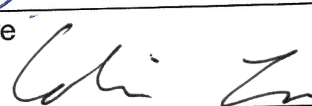
Colin Lane
Principal Architect

CITY CONDITIONAL USE APPLICATION

A. GENERAL INFORMATION

1. One submittal packet is required for Completeness/Sufficiency Review.
2. Once the application is deemed complete by Development Services (DS), 2 submittal packets and the appropriate fee shall be submitted.
3. Name of Conditional Use Request: **Group Living Conditional Use**
4. Name(s) of Applicant: **Mike Robinson, managing member, Hogan Senior Living, LLC**
Mailing Address: **1316 Murray Street**
Telephone Number: **406.499.0171**
Email Address: **jmrobinson1973@gmail.com**
5. Name(s) of all Owners of Record: **Hogan Senior Living, LLC**
Mailing Address(es): **1316 Murray Street**
Telephone Number(s): **406.499.0171**
Email Address(es): **jmrobinson1973@gmail.com**
6. Name and Company of Representative: **Colin Lane, MMW Architects**
Mailing Address: **125 W. Alder St., Missoula, MT 59802**
Telephone Number: **406.543.5800**
Email Address: **colin@mmwarchitects.com**
7. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

	<u>2-5-21</u>
Applicant's Signature	Date
	<u>2-5-21</u>
Owner's Signature	Date
	<u>2.5.21</u>
Representative's Signature	Date

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): 246 S 6th St W, 234 S 6th St W, and 228 S 6th St W

Legal Description - complete and unabbreviated: Lots 7, 8, and 9, Block 2 of Knowles Addition #1, Missoula County, Montana

Township, Range, Section(s): **S21, T13N, R19W**

Subdivision, Lot(s), Block(s): **Block 2 of Knowles Addition**

Tract(s), COS#: **5008**

Bearings & Distances Descriptions (if boundaries of proposed Conditional Use are not exactly the same as the boundaries of the property legally described above):

Geocode: **04-2200-21-4-13-01-0000, 04-2200-21-4-13-02-0000, 04-2200-21-4-13-03-0000**

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	RT2.7	Religious Assembly (First Presbyterian Church)
Adjacent (South)	OP3	Commercial (MCPS administration building)
Adjacent (East)	RT2.7	Religious Assembly (playground and parking lot)
Adjacent (West)	RT2.7	Residential (detached single family dwelling)

2. What is the current zoning of the property? **RT2.7**

3. What is the applicable comprehensive plan and land use designation for the property? **The applicable comp plan is the Our Missoula 2035 City Growth Policy which recommends development in this area of residential medium-high density. The Growth Policy also states "The number of Americans ages 65 to 79 will climb dramatically, more than doubling between 2010 and 2030. With an aging population, there may be demand for smaller accessible dwellings with universal design features, located closer to commercial and social services and alternative transportation facilities."**

In addition, the Downtown Master Plan states that "regulations should support the development of "Missing Middle" housing types to increase affordability, and meet demands for dense housing forms" and that Missoula should "add missing housing types that can accommodate the senior population and young professionals with dignity". While the project is located immediately outside the Downtown Master Plan boundaries, we believe this document also provides a strong case for this project.

4. What is the conditional use requested? **Group Living Conditional Use**

D. RESPONSES TO TITLE 20 ZONING ORDINANCE CONDITIONAL USE REVIEW CRITERIA

1. **Review Criteria.** Describe how the proposal meets the following review criteria. (Not all review criteria will apply in every case. Only the applicable review criteria need to be met.)

- Whether the conditional use complies with all applicable standards of the zoning ordinance.
The proposed project complies with all applicable standards of the zoning ordinance.

- b. Whether the conditional use is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.

The proposed project is to create 36 units of group living at an attainable price and focused on seniors. This project is in the interest of public convenience: the project is located within walking distance of many essential services, including the dense commercial areas of the Hip Strip, Downtown, and Orange Street. Public transportation is available adjacent to the project. The project will not have significant adverse impacts.

- c. Whether the conditional use is compatible with the character of the surrounding area in terms of site planning, building scale, and project design.

The proposed project is compatible with the character of the neighborhood. The surrounding neighborhood is a diverse mixture of single family homes, commercial buildings, apartment buildings, and mixed use buildings. These structures range in scale from single story to four stories or more. Within a three block radius, there are at least 38 mixed use/apartment buildings with similar attributes such as building height and scale.

- d. Whether the conditional use has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation.

As a residential use, the proposed use has operating characteristics that are compatible with all nearby uses, including other residential buildings and nearby commercial services.

- e. Whether the conditional use will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized).

The project will not significantly impact traffic. Fifth and Sixth Streets are designated minor arterials. The project is one block away from Higgins and two blocks away from Orange Street, both of which are designated as major arterials. The project has easy access to existing bus lines and the nearby streets have bike lanes.

2. Factors to be Considered.

Section 20.85.070(l) includes factors that City Council may consider in determining whether all applicable review criteria have been satisfied. These are listed below for reference.

- a. That new buildings and structures are located to create a positive relationship with their environment, both urban and natural.
- b. That the site design properly addresses building orientation, open space, light, sun exposure, views, and protection of natural features.
- c. That buildings, structures, and uses are compatible with adjacent properties and uses in terms of physical design elements, such as volume and mass management, building materials, color, open space design, screening, and other design elements.
- d. That the overall project will be functional, attractive, and safe in terms of pedestrian, bicycle, and vehicular access, parking, loading, and servicing.

E. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

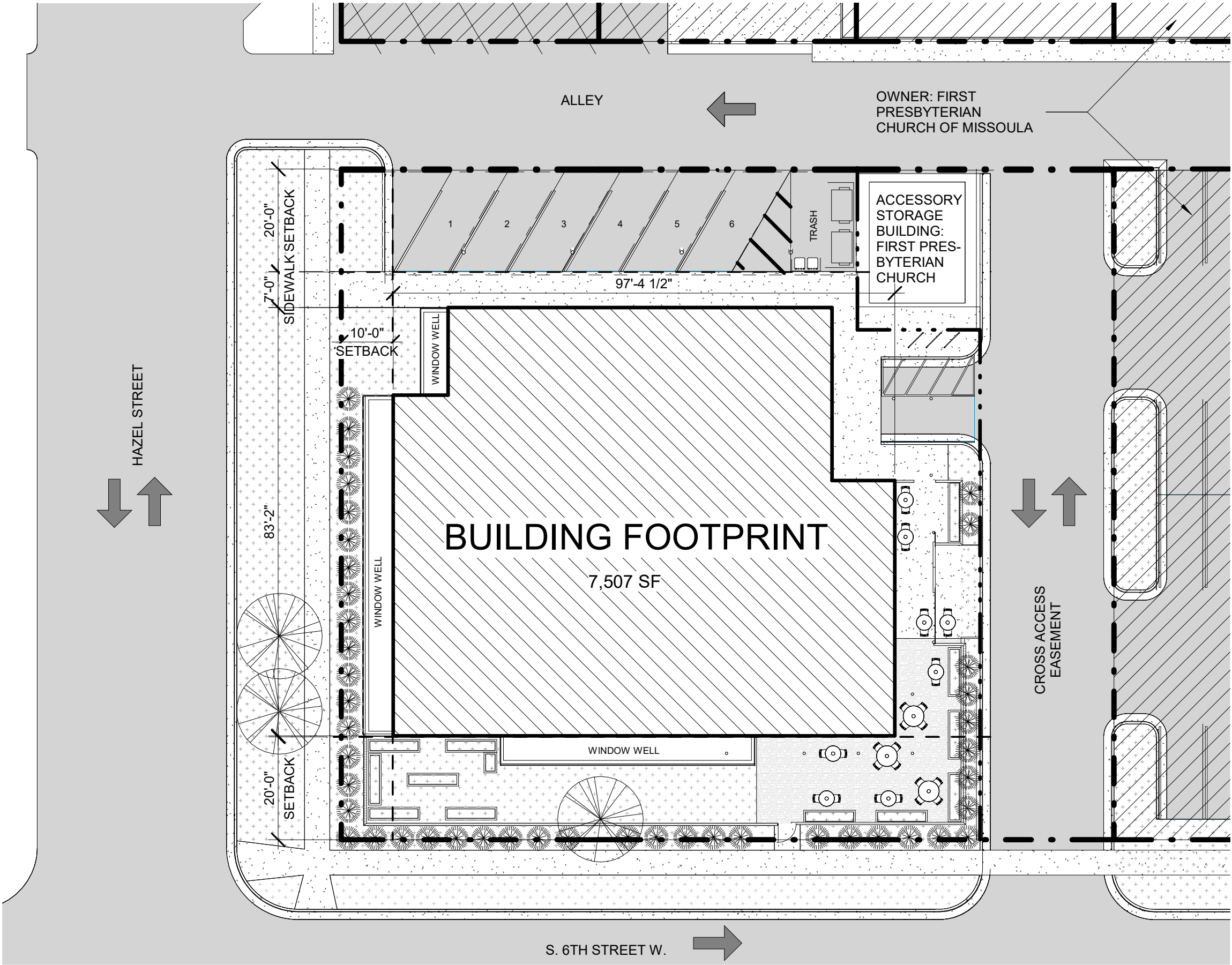
- ☒ **A cover letter** describing the purpose of the proposed project, existing site conditions, and a brief description of the proposal.
- ☒ **A vicinity map** showing the subject property and the area within 300 feet of the subject property.
- ☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending

at least 300 feet from the property boundaries.

- ☒ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- ☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- ☒ **The current plat** of the subject property.
- ☒ **A site plan**, including existing and proposed landscaping, parking, streets/access, sidewalks, bike lanes, and any other improvements to the property.
- ☒ **Building elevation drawings** of all proposed structures and/or photos of existing structures.
- ☒ **Floor plans** of all existing and proposed buildings.

ZONING INFORMATION

- Zoning**
Base Zone: RT-2.7
- Parcel and Building Standards**
Per 20.05.050:
Minimum front setback: 20 feet
Minimum interior side setback: 5 feet
Minimum side street setback: 10 feet
Minimum rear setback: 20 feet
Maximum building height (flat roof): 30 feet
- Use Specific Standards**
20.40.070 Group Living
Maximum number of residents: 2.7 per 1,000 square feet of parcel area
Parcel Size: 19,509 sf
Maximum allowed number of residents: 52
- Parking**
Per 20.60.020.C, Table 20.60-1, Group Living Residential:
Parking required:
• 2 spaces required
Parking provided:
• 6 spaces provided
• One accessible pick-up/drop-off space provided
- Bike Parking**
Per 20.60.090, Group Living Residential:
Bike parking required:
• no spaces required
Bike parking Provided:
• 6 short-term spaces provided near building entry
• Indoor storage provided for secure long-term storage



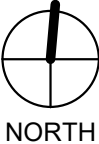
HOGAN SENIOR LIVING

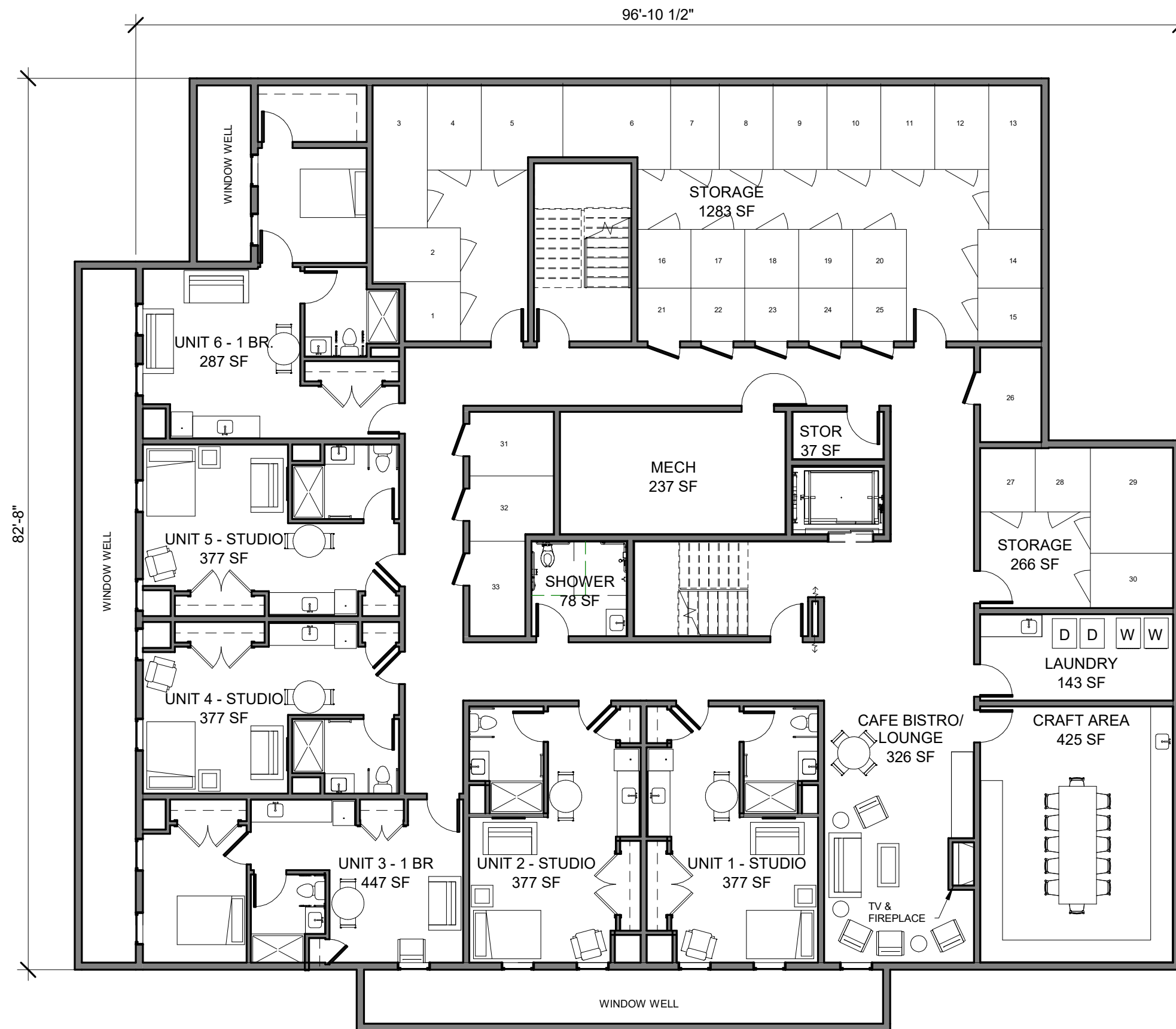
234 S. 6TH STREET W.
MISSOULA, MT 59801

SITE PLAN

1" = 20'-0"

02.05.2021





HOGAN SENIOR LIVING

234 S. 6TH STREET W.
MISSOULA, MT 59801

BASEMENT
7,180 SF

3/32" = 1'-0"

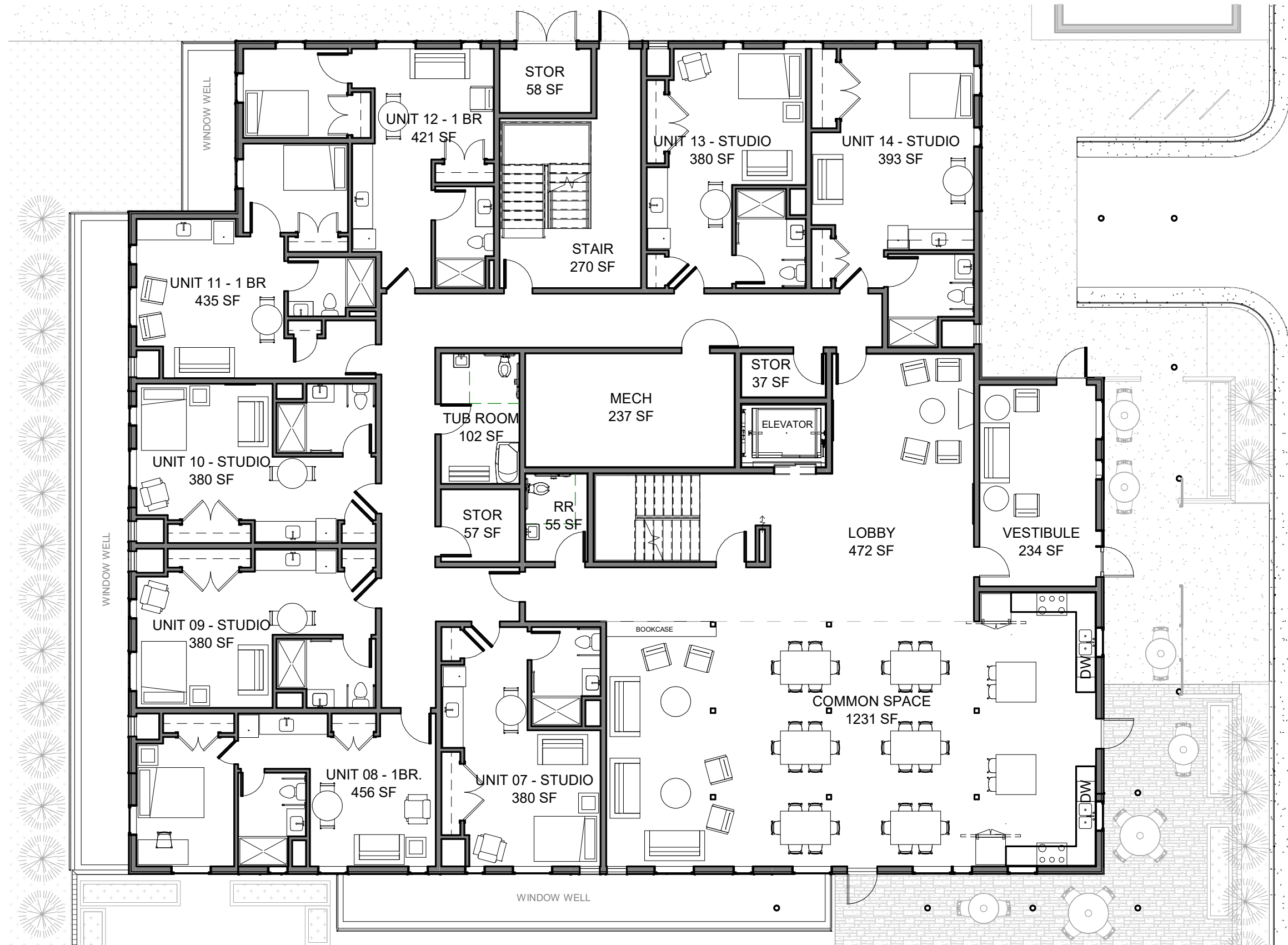


M M W

02.05.2021



NORTH



HOGAN SENIOR LIVING

234 S. 6TH STREET W.
MISSOULA, MT 59801

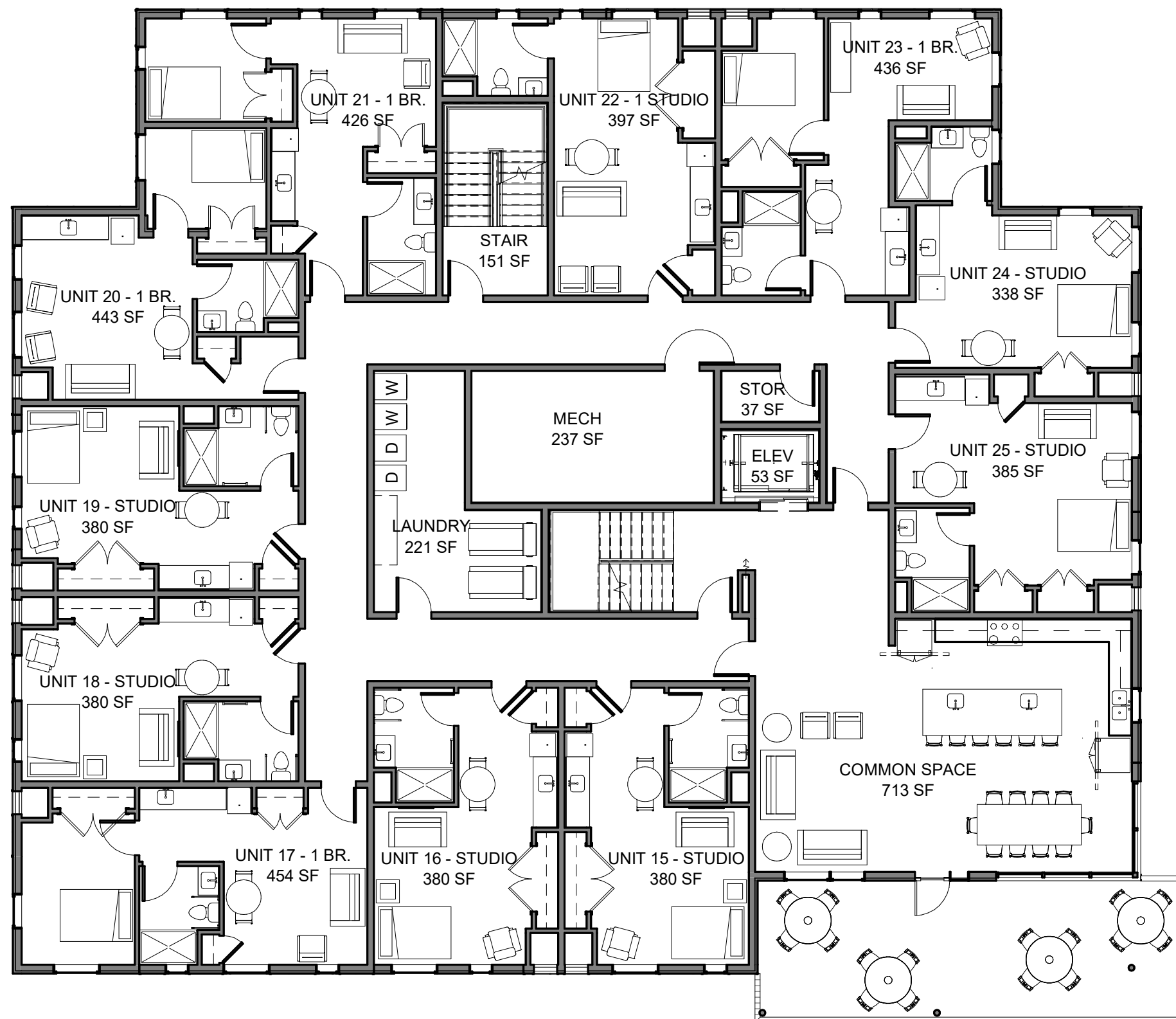
FLOOR PLAN - LEVEL 1
7,365 SF

3/32" = 1'-0"



02.05.2021

NORTH



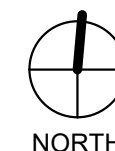
HOGAN SENIOR LIVING

234 S. 6TH STREET W.
MISSOULA, MT 59801

FLOOR PLAN LEVEL 2
7,357 SF

3/32" = 1'-0"

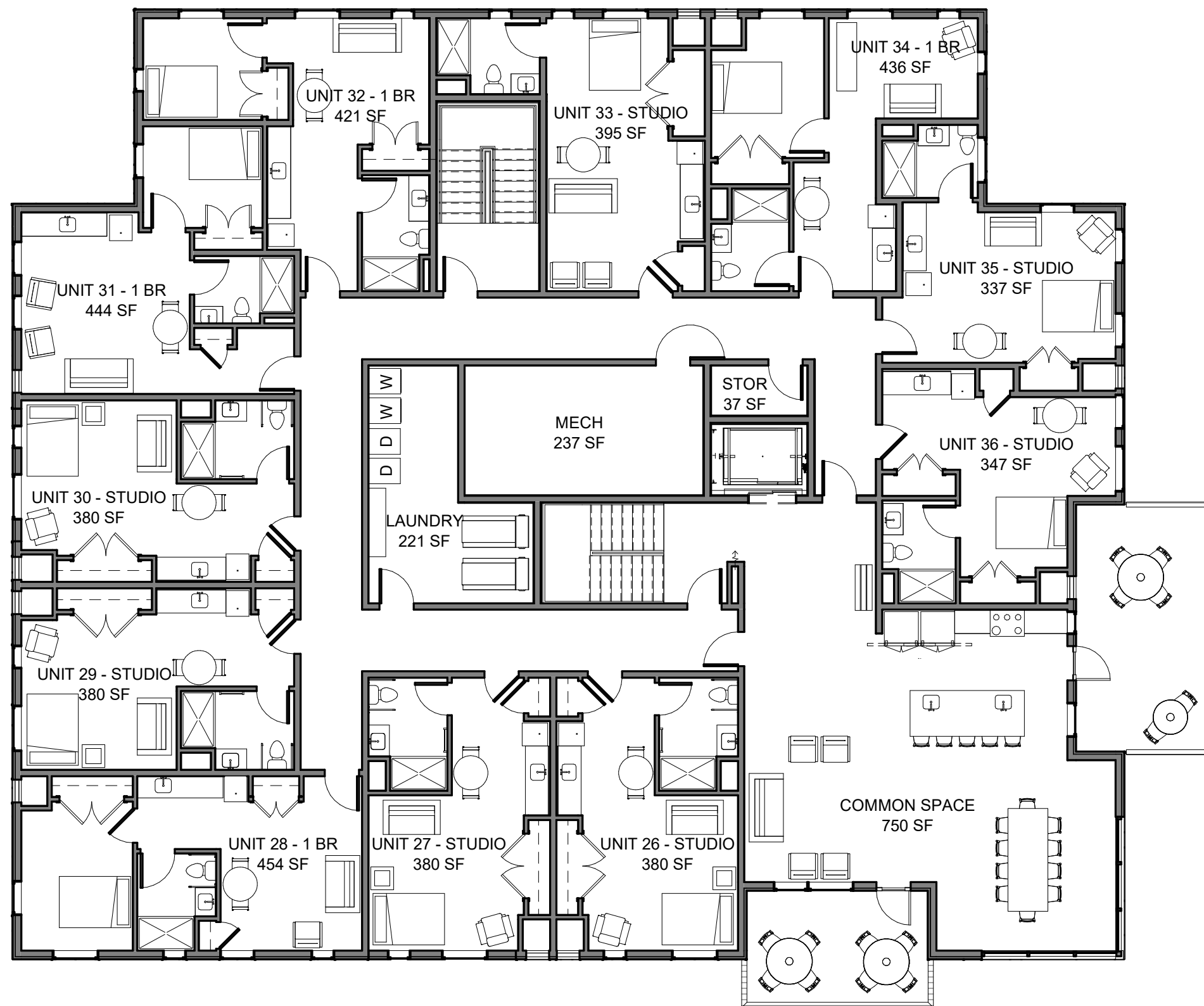
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NORTH



M M W



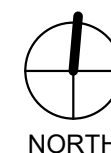
HOGAN SENIOR LIVING

234 S. 6TH STREET W.
MISSOULA, MT 59801

FLOOR PLAN - LEVEL 3
7,430 SF

3/32" = 1'-0"

02.05.2021

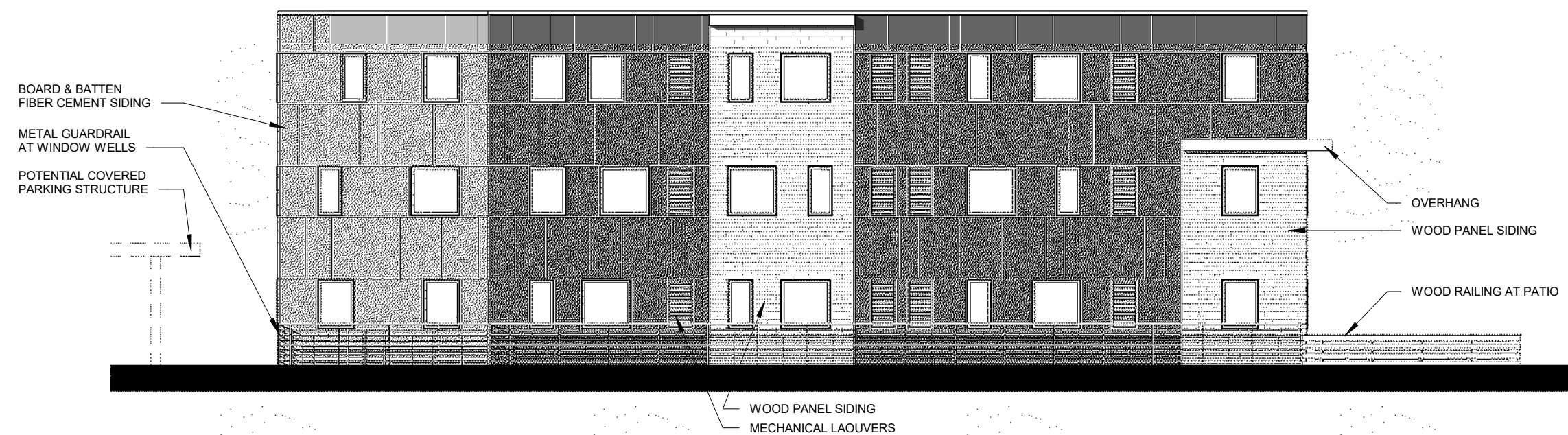




MATERIALS LEGEND

	WOOD PANEL SIDING
	FIBER CEMENT PANEL - COLOR 1
	FIBER CEMENT PANEL - COLOR 2
	FIBER CEMENT PANEL - COLOR 3

1 BUILDING - NORTH
3/32" = 1'-0"



2 BUILDING - WEST
3/32" = 1'-0"



HOGAN SENIOR LIVING

234 S. 6TH STREET W.
MISSOULA, MT 59801



MATERIALS LEGEND

	WOOD PANEL SIDING
	FIBER CEMENT PANEL - COLOR 1
	FIBER CEMENT PANEL - COLOR 2
	FIBER CEMENT PANEL - COLOR 3

1 BUILDING - EAST

3/32" = 1'-0"



2 BUILDING - SOUTH

3/32" = 1'-0"



HOGAN SENIOR LIVING

234 S. 6TH STREET W.
MISSOULA, MT 59801

02.05.2021



FRONT ENTRY VIEW



HOGAN SENIOR LIVING

234 S. 6TH STREET W.
MISSOULA, MT 59801

02.05.2021



S. 6TH STREET VIEW



HOGAN SENIOR LIVING

234 S. 6TH STREET W.
MISSOULA, MT 59801

02.05.2021



S. 6TH STREET & HAZEL STREET CORNER



HOGAN SENIOR LIVING

234 S. 6TH STREET W.
MISSOULA, MT 59801

02.05.2021



HAZEL STREET & ALLEY VIEW



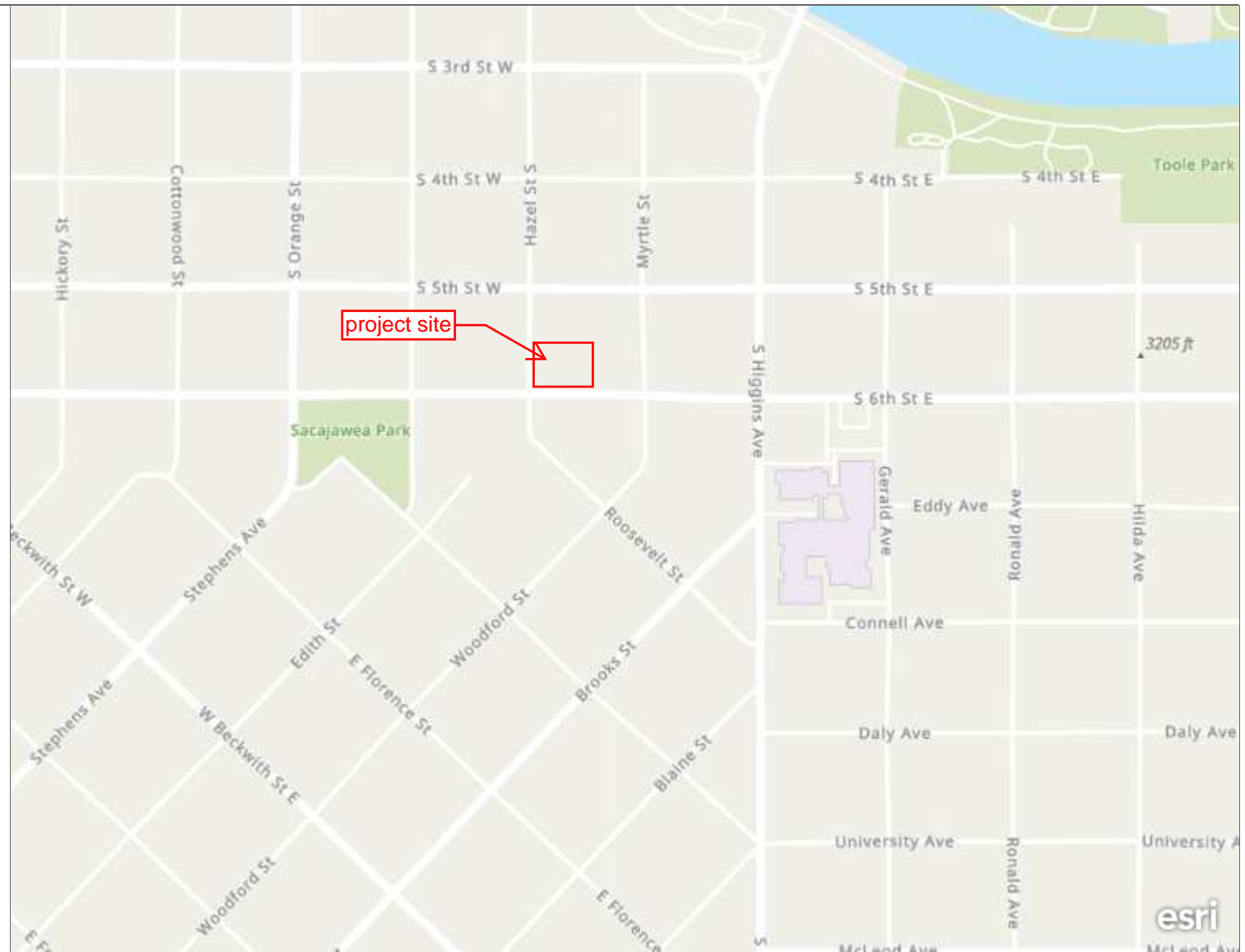
HOGAN SENIOR LIVING

234 S. 6TH STREET W.
MISSOULA, MT 59801

02.05.2021

My Map

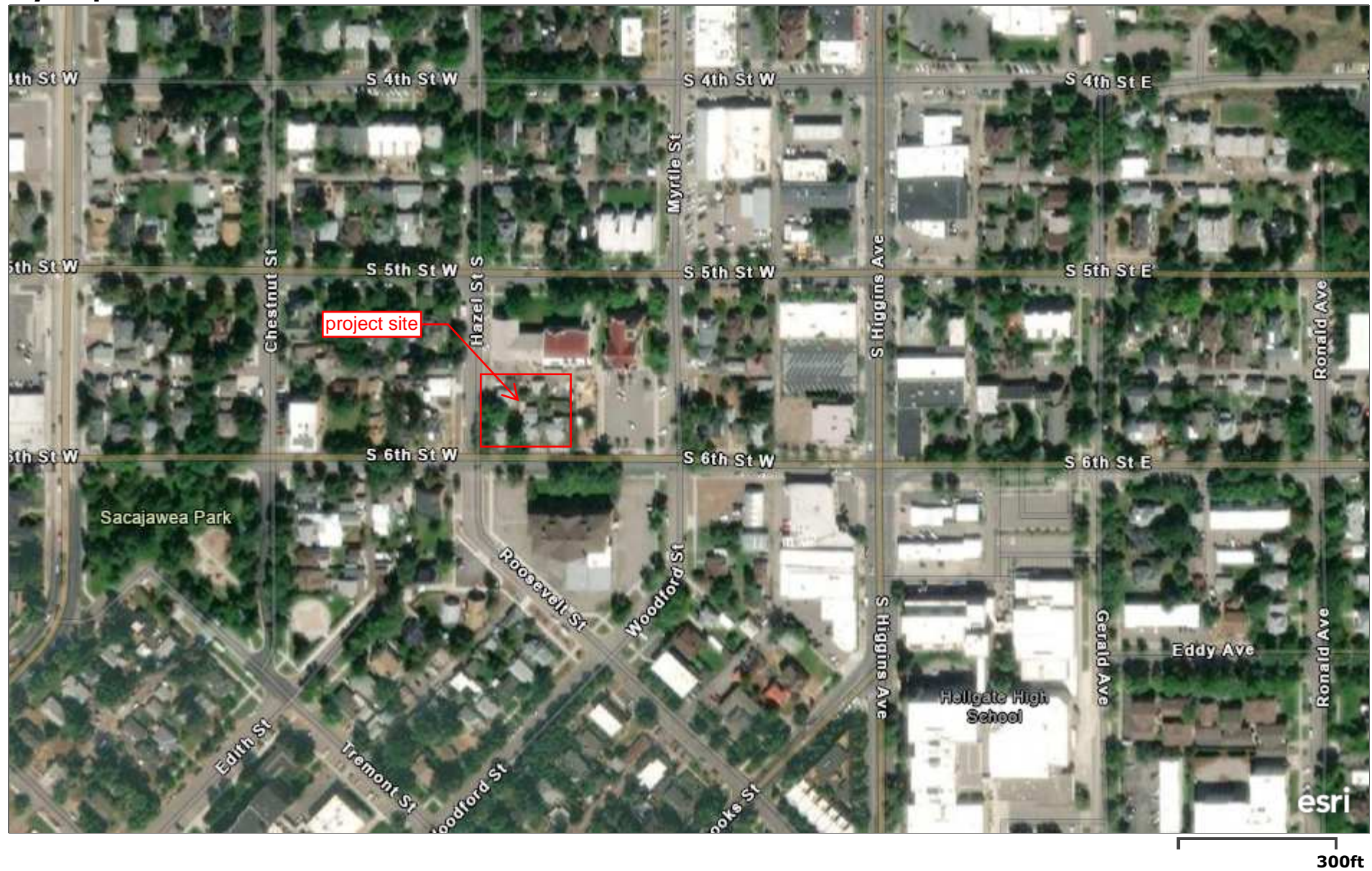
No legend



600ft

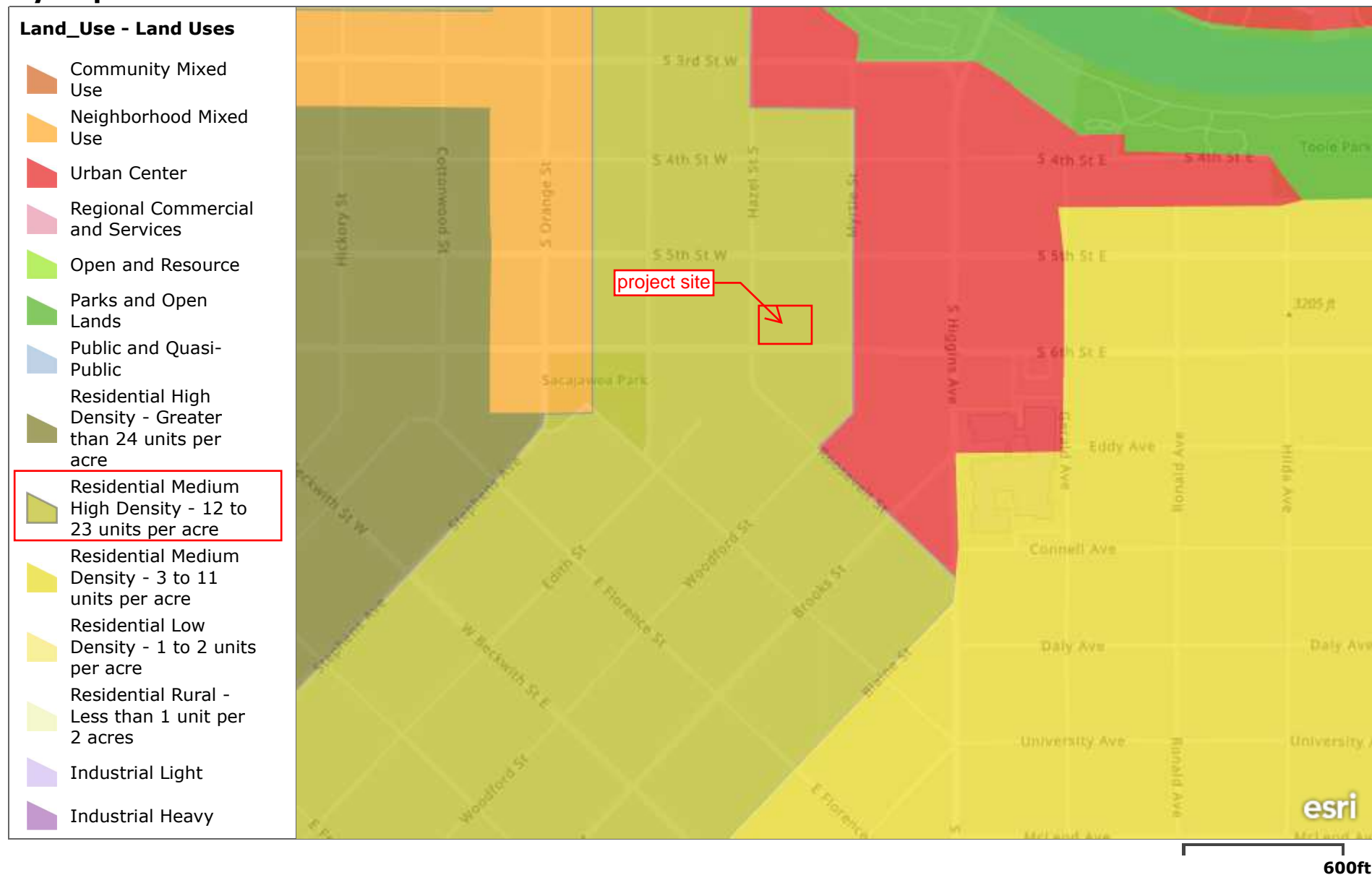
Esri, NASA, NGA, USGS, FEMA | Casey Wilson, Garin Wally, City of Missoula Development Services | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

My Map



Casey Wilson, Garin Wally, City of Missoula Development Services | USDA FSA, GeoEye, Maxar | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

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My Map



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