



ROCKIN' ROY'S RENTALS, LLC
CONDITIONAL USE PERMIT APPLICATION

2. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. IF CRITERIA ARE NOT APPLICABLE, PLEASE EXPLAIN WHY. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:

A. Site Suitability. The site is suitable for the use. This includes:

(1) adequate usable space

This property contains 1-acre, and within the proposed layout, allows for adequate parking and considerable open space between the three structures.

(2) adequate access

A shared approach to Mountain View Drive serves this location, with immediate access to Spring Creek Drive and a short distance to US Highway 2 (That is 0.37 miles distance overall).

(3) absence of environmental constraints

This location is in the center of a residential neighborhood of Evergreen, and is over 600' away from Spring Creek, so there is no direct interaction with environmentally sensitive areas. This property is served by Evergreen Water & Sewer District, not individual drainfields.

B. Appropriateness of Design. The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

(1) parking scheme

The proposed parking scheme includes the required two spaces per unit, with a garage providing one space and the driveway the other. This scheme allows for less paving and more open space.

(2) traffic circulation

A 20' wide driveway opens to a 30' wide area at each duplex to allow for backing out of each unit; an emergency turnaround is located at the widest portion.

(3) open space

The three proposed units are spaced apart for sufficient open space for privacy and landscaping, making the best use of the narrow lot.

(4) fencing, screening

The owner proposes a perimeter fence for privacy and safety of residents (4' maximum height in front, no more than 6' high on side and rear yards).

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(5) landscaping

Landscaping will be lawn, trees and shrubs typical to a residential neighborhood.

(6) signage

There will be no signage other than for a neighborhood name and necessary house numbers.

(7) lighting

All lighting will be downward, on any yard lights, or side lighting on dwelling units.

The proposed design and layout for three duplex units is appropriate for this RA-1 zoning, and for this specific location that has historically contained two dwelling units, before the zoning map amendment to RA-1. The owner has proposed three separate duplex structures, for a total of six dwelling units.

With the proposed Conditional Use Permit for multi-family dwellings within RA-1 zoning, the potential maximum density on this 1-acre lot is restricted by the narrow lot width, the need for driveway access to all units, and the zoning requirement for parking spaces (two per dwelling unit).

C. Availability of Public Services and Facilities The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

(1) sewer

Evergreen Water & Sewer District service is available at this location.

(2) water

Evergreen Water & Sewer District service is available at this location.

(3) storm water drainage

Storm water drainage will remain onsite as there is no provision within Mountain View Drive.

(4) fire protection

Evergreen Fire & Rescue is located very nearby (0.6 miles).

(5) police protection

Flathead County Sheriff's office covers this area for police protection.

(6) streets

These streets exist as reasonable routes: Mountain View Drive, Spring Creek Drive, which connects to a major route, U.S. Highway 2 and other alternate routes, Helena Flats Road and Evergreen Drive.

D. Immediate Neighborhood Impact The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

(1) excessive traffic generation

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This Conditional Use Permit proposal is within existing streets and traffic configurations, and is well connected to businesses, work, and schools, and is adding exactly six dwelling units to this network.

(2) noise or vibration

This proposed multi-family residential use neighborhood will not create nuisances of noise or vibration.

(3) dust, glare or heat

This proposed multi-family residential neighborhood use will not create nuisances of dust, glare or heat.

(4) smoke, fumes, gas, or odors

This proposed multi-family residential neighborhood use will not create nuisances of smoke, fumes, gas, or odors.

(5) inappropriate hours of operation

This proposed multi-family residential use neighborhood will not create nuisances of any of the above described nuisances common to a commercial or industrial use

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