



Planning Department  
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Kalispell, MT 59901  
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[www.kalispell.com/planning](http://www.kalispell.com/planning)

**APPLICATION FOR CONDITIONAL USE PERMIT**

PROPOSED USE: Multi Family - 55 unit

OWNER(S) OF RECORD:

Name: Lofts at Ashley IIc

Mailing Address: P.O. Box 534

City/State/Zip: Bigfork, MT. 59911 Phone: 890-1510

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Emett Anderson - Hoffmann Morgan & Associates

Mailing Address: 265 West Front

City/State/Zip: Missoula, MT 59802 Phone: 728-8847

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address: 2050 Airport Rd. Sec. 19 Town-ship 28 N Range No. 21 W

Subdivision Name: Tract 1 of COS 20138 Tract No(s). \_\_\_\_\_ Lot No(s). \_\_\_\_\_ Block No. \_\_\_\_\_

1. Zoning District and Zoning Classification in which use is proposed:  
RA-1

2. Attach a plan of the affected lot which identifies the following items:

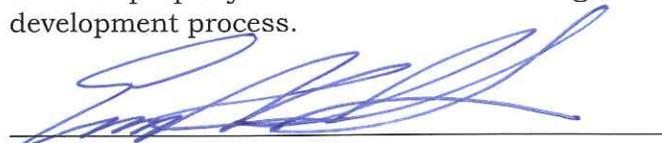
- a. Surrounding land uses.
- b. Dimensions and shape of lot.
- c. Topographic features of lot.
- d. Size(s) and location(s) of existing buildings NA
- e. Size(s) and location(s) of proposed buildings.
- f. Existing use(s) of structures and open areas.
- g. Proposed use(s) of structures and open areas.
- h. Existing and proposed landscaping and fencing.

3. On a separate sheet of paper, discuss the following topics relative to the proposed use:

- a. Traffic flow and control. ✓ TIS
- b. Access to and circulation within the property. ✓
- c. Off-street parking and loading. ✓
- d. Refuse and service areas. ✓
- e. Utilities. ✓
- f. Screening and buffering. ✓
- g. Signs, yards and other open spaces. ✓
- h. Height, bulk and location of structures. ✓
- i. Location of proposed open space uses. ✓
- j. Hours and manner of operation. ✓
- k. Noise, light, dust, odors, fumes and vibration. ✓

4. Attach supplemental information for proposed uses that have additional requirements (consult Planner).

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded, and other appropriate action taken. The signing of this application signifies approval for the Kalispell Planning staff to be present on the property for routine monitoring and inspection during the approval and development process.

  
\_\_\_\_\_  
Applicant Signature

11/30/16  
\_\_\_\_\_  
Date



265 West Front Street Missoula, Mt 59802  
406-728-8847 [www.HM-Assoc.com](http://www.HM-Assoc.com)

12/5/2016

*The Lofts at Ashley* is envisioned as a mixed-scale multifamily village designed to be in keeping with traditional Rocky Mountain architecture. It is our intention to create a high quality, human scaled environment which balances architecture, landscaping and the necessities of automobile parking. We believe that urban infill in the form of multi-family housing is the best way to limit suburban sprawl and preserve Montana's open spaces.

#### Architecture

The architecture of *The Lofts at Ashley* is based on local traditions, drawing inspiration from Montana's rural buildings, such as barns, mills and cabins. Each of the 4 proposed buildings is unique in scale, orientation and configuration. They have been arranged on the site to best preserve the most significant mature trees, to create attractive street elevations along Airport Road and Teal Street, and to mitigate impact on the adjacent existing neighborhood. The scale of each building is visually reduced as much as possible by varying roof lines, incorporating dormers, and using several different cladding materials/colors. Windows and individual balconies also vary in size and type and are oriented away from the adjacent existing homes. Exterior materials will include stained wood cladding, galvanized metal cladding/roofing, asphalt single roofing and stained post and beam timber detailing.

### Landscaping

50% of the site is set aside for landscaping with approximately 40% of existing trees being preserved. The main feature of the landscape design is a 30,000 square foot, 51 feet wide, 6 feet high berm and landscape buffer with dense coniferous plantings designed to diminish any impact on the adjacent neighborhood. Elsewhere, existing trees, as well as new plantings, are used extensively to visually anchor and scale down the new buildings. The landscape design also functions to lessen the visual impact of the parking areas by breaking up rows of parking with landscape islands and by buffering parking from adjacent city streets. A licensed Montana Architect will create the final landscape design.

### Parking

The plan is provided with ample on-site parking at a rate of 1.9 parking spaces per dwelling unit. The parking areas have been planned along driving lanes within the core of the site and are thus well screened from the public right of ways and the adjacent neighborhood by landscaping and new architecture. The driving lanes and parking rows are curvilinear with frequent landscape islands and pedestrian crosswalks which are intended to act as traffic calming features. It is intended that no parking rows should exceed 15 spaces in length and all rows should be bordered by landscaping. Also, parking has been oriented and bermed to limit any visual or lighting impact on the adjacent neighbors. Exterior lighting along the driving lanes and parking areas will be pedestrian scaled and all fixtures will be "full cut-off" in order to eliminate light pollution. It is intended that light levels be 0 foot candles at all the property lines.



TEAL DRIVE

SCALE: 3/32"=1'-0"



AIRPORT ROAD

3/32"=1'-0"



ROW HOUSE - NORTH ELEVATION

LOFTS AT ASHLEY



AIRPORT ROAD

TEAL DRIVE

*L. Briggs, Apr 2016*

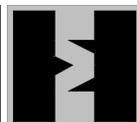


LOFTS AT ASHLEY



HOFFMANN  
MORGAN  
& ASSOCIATES

ARCHITECTURE  
& PLANNING

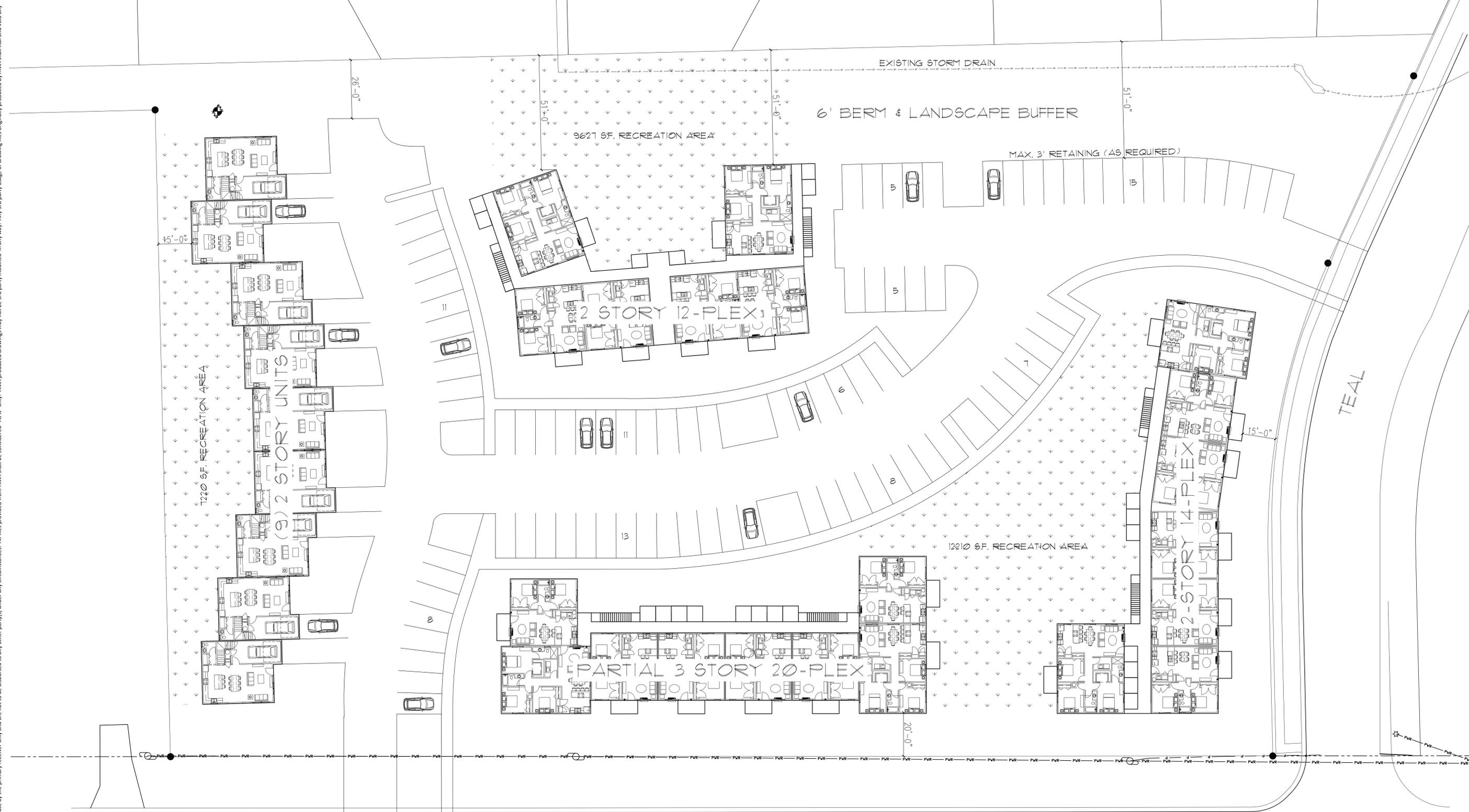


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& ASSOCIATES**  
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HOFFMANN MORGAN  
AND ASSOC.

LOFTS AT ASHLEY  
KALISPELL MONTANA

drawn by: MDM  
checked by: MDM  
project no. 16019  
date: -  
revision: -  
sht. no. -  
of -



ZONING DATA		MULTI-DWELLING		ITEM	REQUIRED/ALLOWED	PROVIDED	ITEM	REQUIRED/ALLOWED	PROVIDED
PROPOSED DISTRICT: RA-1				UNIT TYPES					
TOTAL LAND AREA = 165,213 SF.				2 BEDROOM 34 UNITS					
MIN. PARCEL PER UNIT				3 BEDROOM 21 UNITS					
UNIT DENSITY				TOTAL NUMBER OF UNITS 55 UNITS					
3,000 SF/UNIT				BICYCLE PARKING (206030)					
55				LONG TERM (L.B.) 55					
BUILDING SETBACKS				SHORT TERM (S.B.) -					
FRONT YARD 20'				VEHICLE PARKING 15/DU					
REAR 35'				RECREATION AREA 500 SF. / D.U. = 21,500 SF.					
INTERIOR SIDE YARD 15'				29,051 SF.					
STREET SIDE 15'				HATCHED AREAS ON SITE PLAN REPRESENT RECREATION AREAS.					
BLDG. HEIGHT, MAX. (2015050) 40'				INDIVIDUAL SQUARE FOOTAGE AREAS ARE SHOWN DENOTED					
28/38'									

AIRPORT



**PROPOSED SITE DESIGN**  
SCALE: 1" = 20'

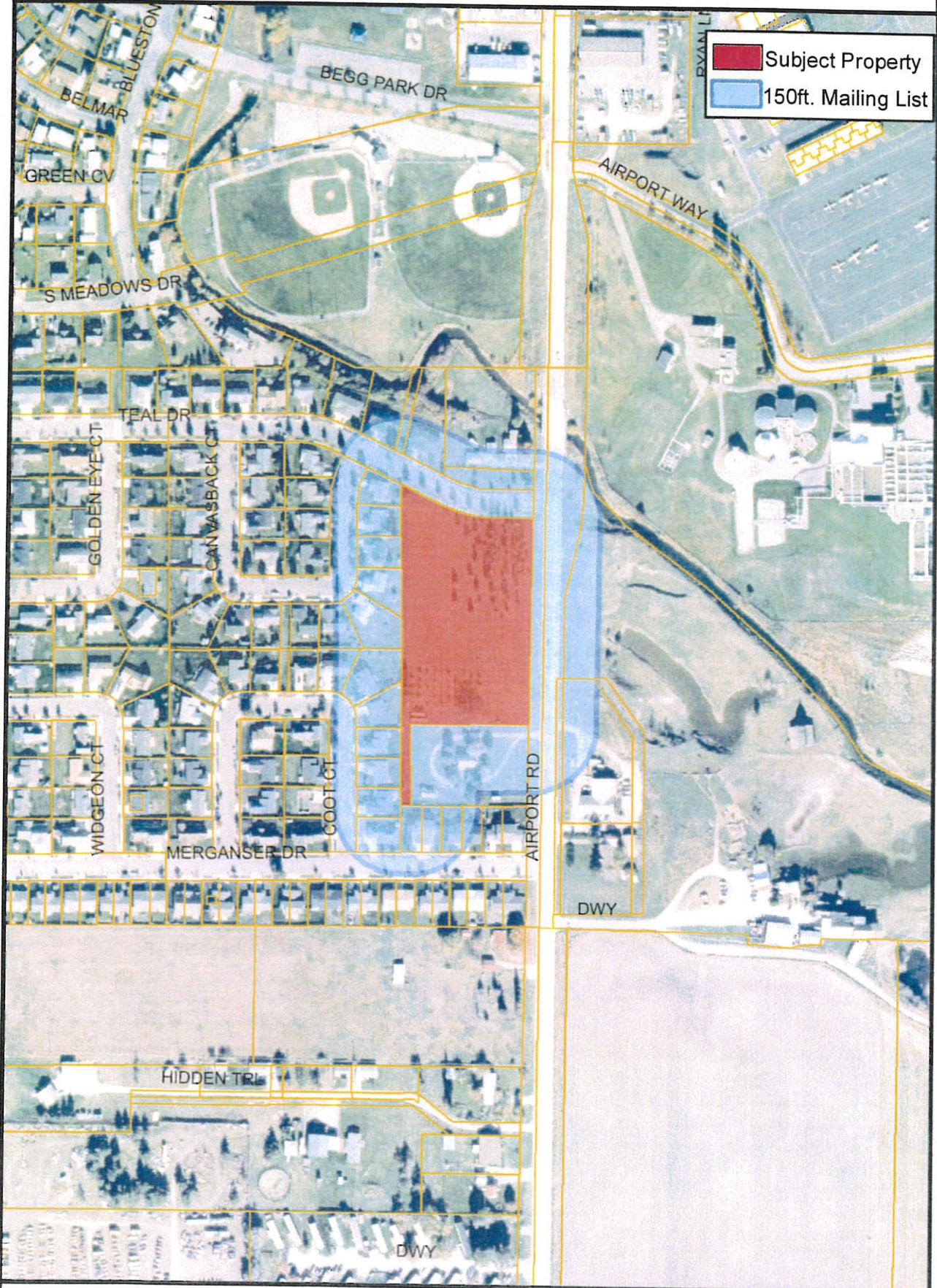
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# 2050 Airport Rd

SECTION 19, T.28N., R.21W.  
TRACT 1 of COS 20138



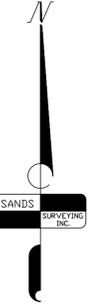
Subject Property  
 150ft. Mailing List

By: SANDS SURVEYING, Inc.  
 2 Village Loop  
 Kalispell, MT 59901  
 (406) 755-6481

JOB NO: 447401  
 DATE: May 13, 2016  
 FOR: HOFFMANN, MORGAN & ASSOCIATES  
 OWNER: LOFTS AT ASHLEY, LLC.

# Topography of: TRACT 1 of COS 20138

IN SEC.19, T.28N., R.21W., P.M.,M., FLATHEAD COUNTY



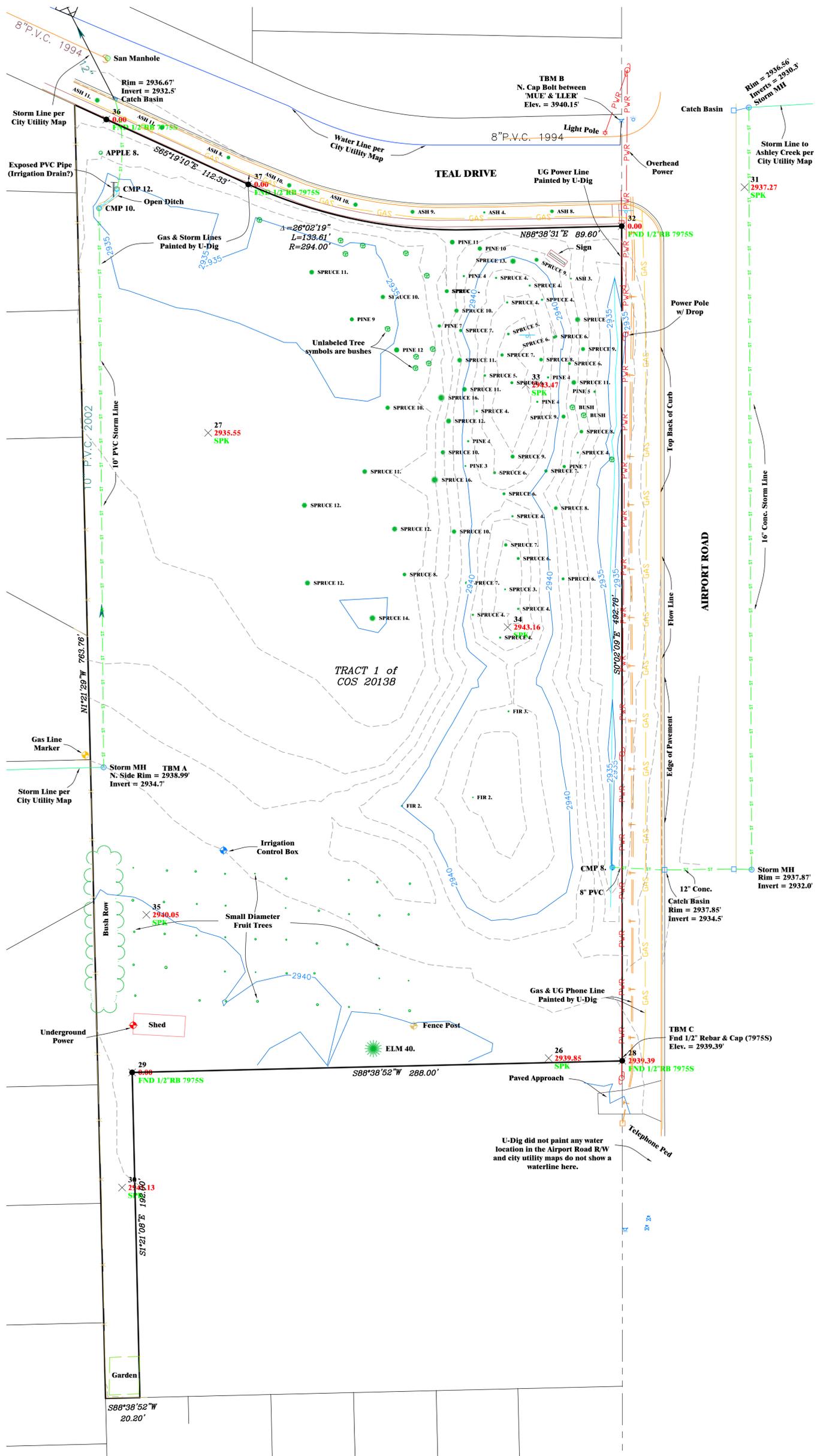
**Notes:**

Vertical Datum: NAVD 88 per City Benchmark  
 "X" in NE Bridge abutment where Airport Road crosses Ashley Creek  
 Elevation of "X" = 2936.69'

Boundary shown is record per COS 20138

**LEGEND:**

- Found 1/2" Rebar & Cap (7975S)
- Boundary Adjoining
- Boundary Subject
- Building Corner
- Concrete Walkway
- Curb & Gutter
- Garden
- Gravel
- Fence
- Gate
- Post
- Pavement
- Structures
- Gas Line
- Gas Line Marker
- Power Overhead
- Power Pole
- Power Line Underground
- Power at Building
- Sanitary Manhole
- Sewer Line
- Telephone Pedestal
- Telephone Underground
- Water Curb Stop
- Water Gate Valve
- Water Hydrant
- Storm Manhole
- Storm Catch Basin
- Storm Sewer Line
- Irrigation Control Box
- Sign Post



**IMPORTANT NOTE**

If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

28th November, 2016

Jarod Nygren  
City of Kalispell Planning & Building Department  
Senior Planner  
201 1st Street Avenue East, Kalispell, MT 59901  
Phone: [\(406\) 758-7940](tel:4067587940) Fax: [\(406\) 758-7739](tel:4067587739)  
[jnygren@Kalispell.com](mailto:jnygren@Kalispell.com)

Re: Lofts at Ashley: 55 Unit Version

Jarod,

Barb Gallagher forwarded the most recent plans for the 55 unit "Lofts at Ashley" apartment complex at the corner of Airport Road and Teal Drive. My wife and I live at 2236 Canvasback Court in the Ashley Park subdivision. We don't share a property border with the west border of the project but live within line of sight of the proposed apartment complex. Currently, I am living in the Czech Republic until February 1<sup>st</sup>, 2017, and will have to give my input via email.

Although Dr. Weber has responded to public sentiment by modifying his original plans, I believe that the present plans would continue to detrimentally impact the neighborhood integrity of the Ashley Park Subdivision.

At the present, the entire Ashley Park subdivision consisted of single and duplex family dwellings. The "Lofts at Ashley" plans introduces a drastically increased density of people and vehicles in a 3.8 acre area. There must be architectural and landscaping plans which create a visual/physical buffer and transition between the established neighborhood and the new apartment complex. As per Ashley Park citizens recommendations presented November 9, 2016, the "Lofts at Ashley" plans must include an 8 foot high, maintainable berm (landscaped with appropriate trees) on the entire western side of the property. This will provide an adequate buffer and "push back" between the existing neighborhood residences and the new apartment buildings as well as car parking lots. The present plans do not provide a buffer for residents on the south-west portion of the apartment complex property. Townhouse unit plans to the south provide a mere 25' distance between car parking and Ashley Park residence property. There is no provision for a visual/physical buffer between existing houses/yards and the town houses and car parking on the south end of the western border of the apartment property.

My wife and I strongly protest the current "Lofts at Ashley" 55 unit plan and request that the it be updated to include an 8 foot high, maintainable berm (landscaped with appropriate trees) on the entire western side of the property.

David and Sharyn Curtis  
2236 Canvasback Ct.  
Kalispell, MT 59901

Cc Barb Gallagher