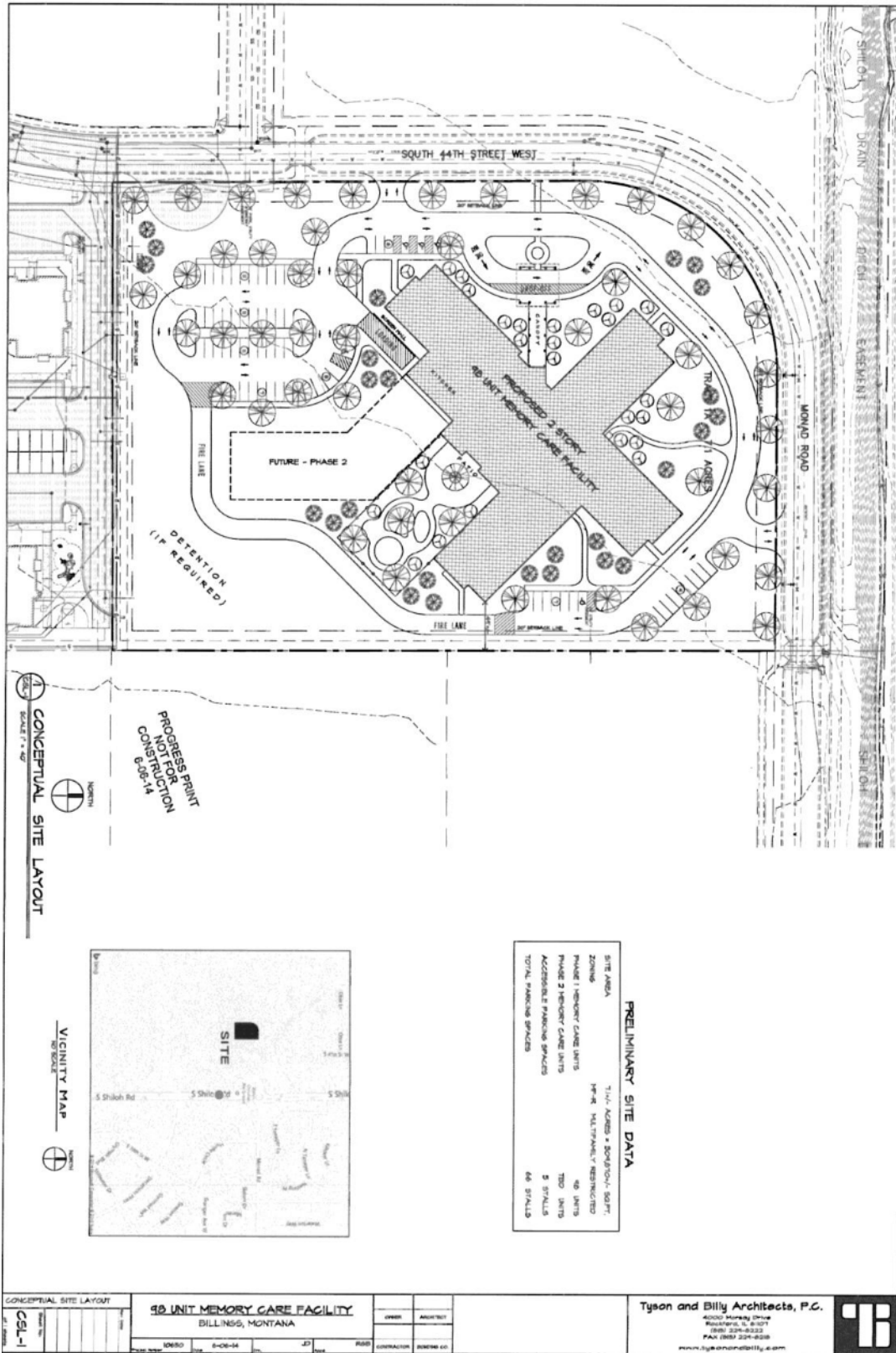


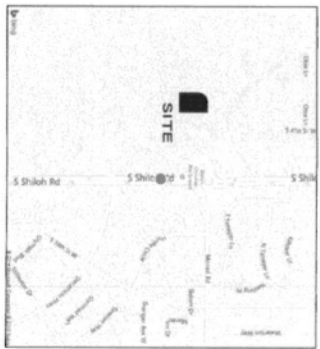
# Attachment C

## Site plan



**PRELIMINARY SITE DATA**

SITE AREA	11.1 ACRES ± DEVELOP. 50.0 FT.
ZONING	MP-4C MULTIFAMILY RESIDENTIAL
PHASE 1 MEMORY CARE UNITS	49 UNITS
PHASE 2 MEMORY CARE UNITS	700 UNITS
ACCESSIBLE PARKING SPACES	5 STALLS
TOTAL PARKING SPACES	46 STALLS



CONCEPTUAL SITE LAYOUT  
 SCALE: 1/8\"/>

**99 UNIT MEMORY CARE FACILITY**  
 BILLINGS, MONTANA

OWNER	ARCHITECT
CONTRACTOR	DATE

**Tyson and Billy Architects, P.C.**  
 4000 Westing House  
 Billings, MT 59101  
 (406) 234-8333  
 FAX (406) 234-8338  
 www.tysonandbilly.com



Attachment C, continued  
Applicant Letter



June 2, 2014  
Project No. 07054.12

**LOT 1, BLOCK 1  
LENHARDT SQUARE SUBDIVISION, FIRST FILING  
SPECIAL REVIEW APPLICATION**

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**INTRODUCTION**

The attached Special Review Application is being submitted on behalf of Stock Land Properties, Inc. to allow an assisted living facility serving up to 100 persons. An exhibit identifying the subject parcels is attached to this application for reference along with a proposed site plan.

The following information is provided to satisfy the supplemental information requirements for the Special Review Application.

**A. In what way is the proposal consistent with the goals and policies of the adopted growth policy?**

The proposed special review request is consistent with the land use element goals and objectives as it is consistent with the nature of the existing neighborhood and the type of uses allowed under the proposed zoning are compatible with adjacent uses. The proposed special review request may also encourage economic development by allowing more flexibility in land use.

**B. Why is there a need for the intended use of the property at this location?**

The need for assisted living facilities continues to increase and this location provides a suitable location for such a facility as it is compatible to the adjacent land uses and will compliment the neighborhood.

**C. How will the public interest be served if this application is approved?**

The approval of this application will serve the public interest by providing a locally owned quality assisted living facility that will serve a growing market demand.



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**D. Prepare a written statement addressing what is intended to be done with the property, including new construction or change in the use of the property, and why this special review is being sought.**

The property is intended to be developed into a new single assisted living facility serving 100 persons. The special review is being sought because the current zoning allows for assisted living facilities serving eight persons, but does allow for assisted living facilities serving more than eight persons if approved by special review.