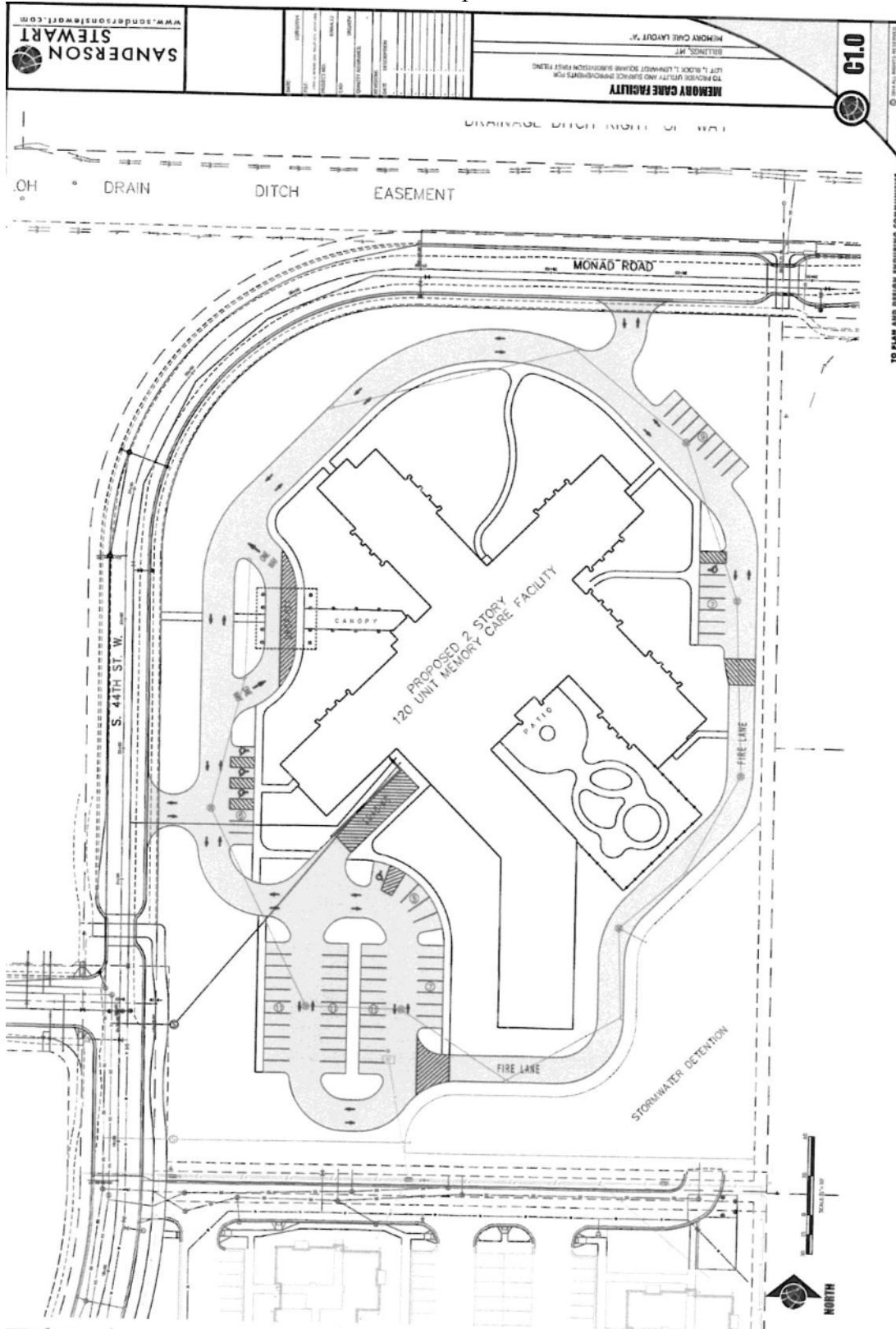
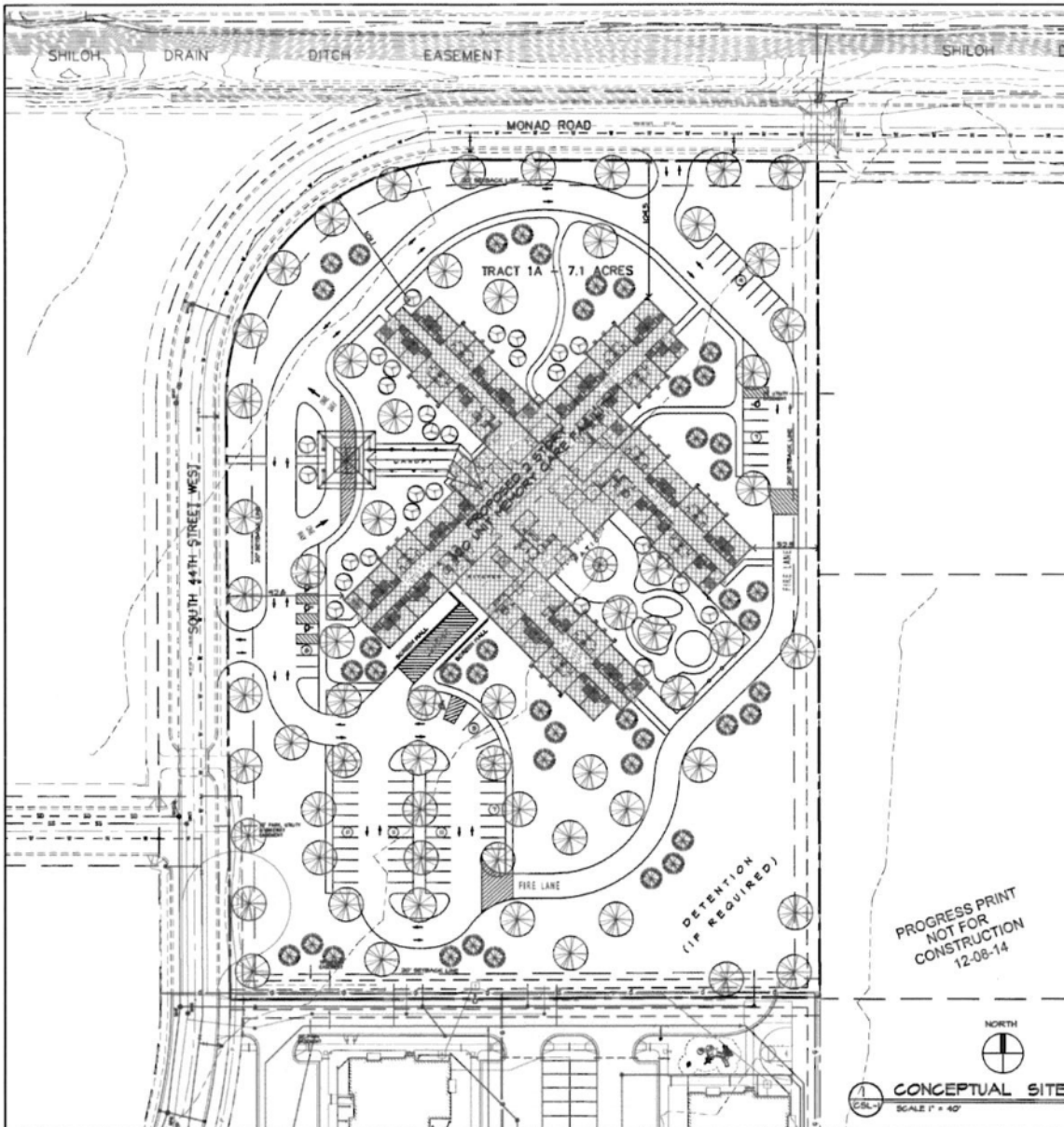


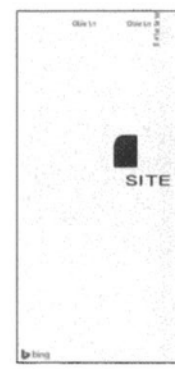
# Attachment D Site plan





**PRELIMINAL**

- SITE AREA
- ZONING
- PHASE I MEMORY CARE UNITS
- ACCESSIBLE PARKING SPACE
- TOTAL PARKING SPACES

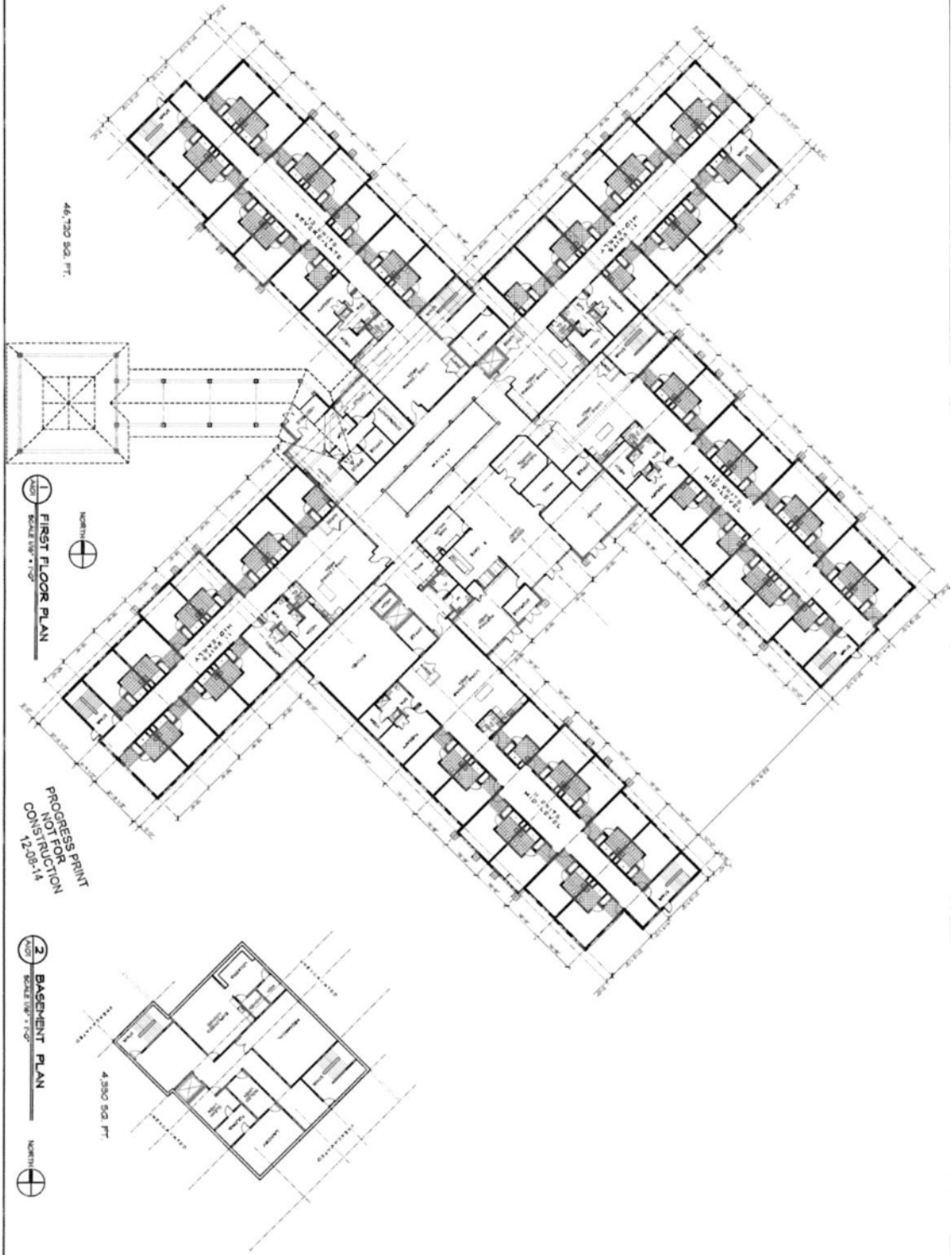


PROGRESS PRINT  
NOT FOR  
CONSTRUCTION  
12-08-14

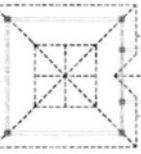


**CONCEPTUAL SITE LAYOUT**  
SCALE 1" = 40'

VICINI  
NO SCALE



46,700 SQ. FT.



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PROGRESS PRINT  
FOR NOT FOR  
CONSTRUCTION  
12.08.14

2 BASEMENT PLAN  
SCALE: 1/8" = 1'-0"



4,350 SQ. FT.

PROJECT	120 UNIT MEMORY CARE FACILITY
DATE	12-08-14
SCALE	1/8" = 1'-0"
NO.	A-101

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

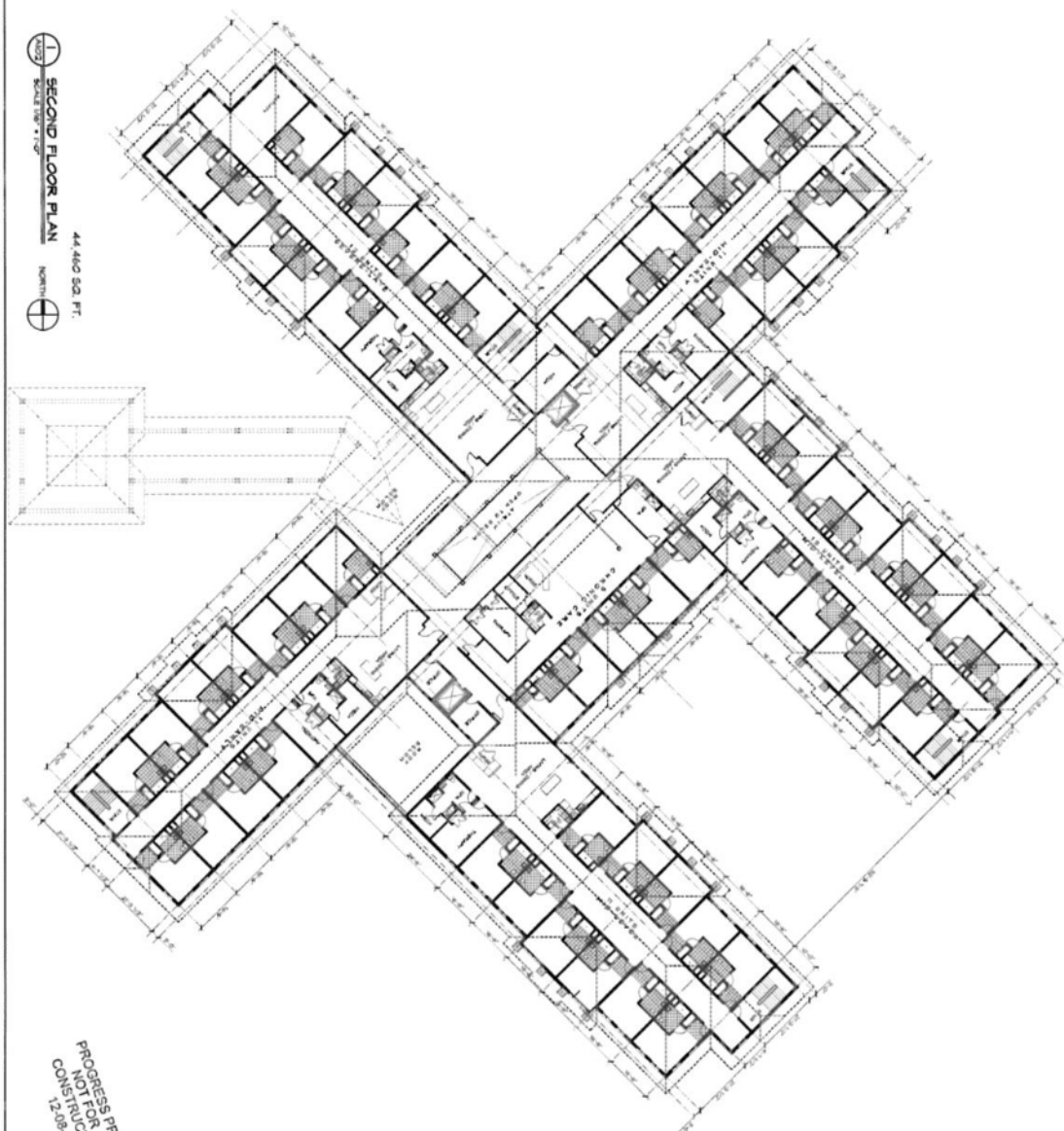
OWNER	ARCHITECT
CONTRACTOR	ENGINEER

Tyson and Billy Architects, P.C.

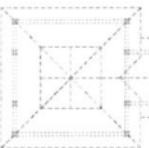
4050 Murray Drive  
Billings, MT 59107  
(406) 237-8222  
Fax: (406) 237-8274





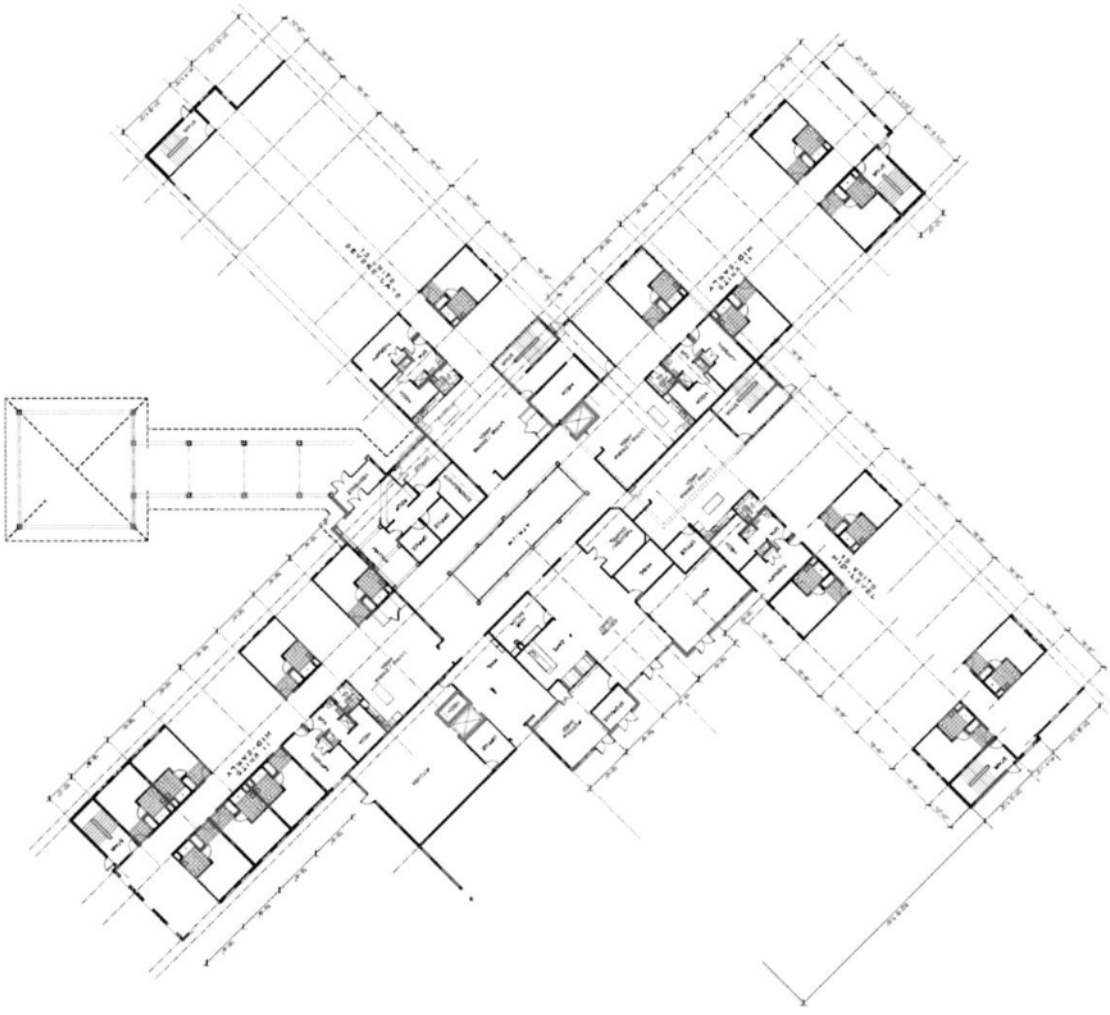


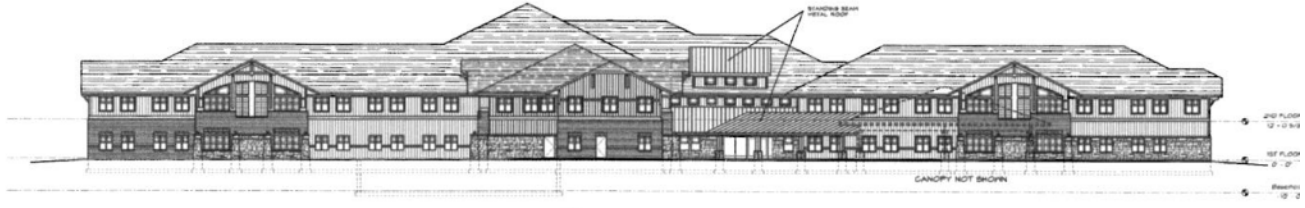

  
**SECOND FLOOR PLAN**
  
 44,440 SQ. FT.



PROGRESS PRINT  
 NOT FOR  
 CONSTRUCTION

SECOND FLOOR PLAN <b>A-102</b>		<b>120 UNIT MEMORY CARE FACILITY</b> BILLINGS, MONTANA		OWNER: [ ] ARCHITECT: [ ] CONTRACTOR: [ ] GENERAL CONTRACTOR: [ ]	<b>Tyson and Billy Architects, P.C.</b> 4000 Wyoming Drive Billings, MT 59101 (406) 234-8822 FAX (406) 234-8216 www.tysonandbilly.com	
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1 NORTHWEST ELEVATION  
SCALE 1/8" = 1'-0"



2 NORTHEAST ELEVATION  
SCALE 1/8" = 1'-0"



3 SOUTHWEST ELEVATION  
SCALE 1/8" = 1'-0"



4 SOUTHEAST ELEVATION  
SCALE 1/8" = 1'-0"

December 1, 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 120 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.



To Plan and Design  
Enduring Communities...

- 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.