



ROOM A | 130 6TH STREET WEST
COLUMBIA FALLS, MT 59912

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AGENDA
COLUMBIA FALLS CITY-COUNTY PLANNING & ZONING BOARD
TUESDAY, AUGUST 11, 2020 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of July 14, 2020 Regular Meeting Minutes

VISITOR OR PUBLIC COMMENT: (An opportunity for the Public to comment on any items not on tonight's agenda)

PUBLIC HEARINGS AND ACTION:

2. The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, August 11th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Tuesday, September 8, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request to establish a Planned Unit Development in the Columbia Falls Zoning Jurisdiction: Ruis Holdings 540 Nucleus Ave LLC is requesting an Amendment to their Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the former Bank of Columbia Falls site. The owner is amending the PUD to remove the planned three story south building and will instead remodel the former bank building instead of removing and replacing with a new building at this time. In addition, the owner is amending the north building to allow ground floor residential condominiums on the back half of the building but retaining retail/office space on the front half ground floor. The PUD is proposing two options for 48 parking spacing to serve the site. Option A would construct below grade parking under the north building. The second option would be to construct at grade parking where the old bank offices were located along 1st Avenue West. As with the original PUD, the building height for the north building will be 42'-8" to the top of the roof. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

- A. Adopt Staff Report CPUD-20-03 as Findings of Fact
- B. Recommend Approval of PUD to City Council

ADJOURNMENT

Next Regular Planning Board Meeting – TBD

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 14, 2020**

CALL TO ORDER AND ROLL CALL

PRESENT

Russ Vukonich
Mike Shepard
Claudette Byrd-Rinck via Zoom
Steve Hughes
Patti Singer
Robert Smith

ABSENT

Kurt Nelson
Sam Kavanagh
Steve Duffy

Also present were City Manager Susan Nicosia, City Planner Eric Mulcahy, City Attorney Justin Breck, and Public Works Clerk Alex Vissotzky.

APPROVAL OF MINUTES:

Minutes of the June 9, 2020 Planning Board - Motion made by Shepard, seconded by Singer to approve the minutes as read. Voting Yes: Vukonich, Shepard, Byrd-Rinck, Hughes, Singer, Smith.

VISITOR OR PUBLIC COMMENT: None.

PUBLIC HEARINGS AND ACTION:

Chairman Vukonich read the notice of hearing and asked for staff report presentation:

Request to establish a Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:

Heather Peters is requesting a Conditional Use Permit to operate a drive-thru coffee stand at 2620 9th Street West (formerly Melby's). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee stand was formerly located at the Town Pump Site at Highway 2 and 40. The property is described as Assessor's Tract 9D in NW1/4 Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

Planner Mulcahy presented Staff Report CCU-20-02 to the Board. The proposed drive-thru coffee stand was originally located at the HWY 2/ HWY 40 intersection at Town Pump. This new location is outside of city limits but within the Planning jurisdiction. It is zoned CB-2, which allows for drive-thru restaurants as a conditional use. The applicant, Heather Peters, will be leasing the drive-thru space from the owner; the site was formerly Melby's Furniture. There are no City Services located on the property so the application is working with Flathead County Environmental Health for well and septic approval and such approval is in the conditions of approval. Mulcahy noted that there is existing access to Highway 2 and Hilltop Rd. Mulcahy also reported that the applicant will provide a better site plan showing compliance with the landscaping requirements. Conditions also require sign permits as applicable in CB-2 and the existing sign will be removed. City staff recommends approval with 4 Conditions.

CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 14, 2020

City Manager Nicosia stated that the shipping containers currently on the property do not comply with the Zoning Code, 18.440.020 as they are not shielded; they were used temporarily to house Melby's items after the building fire.

Motion made by Shepard, seconded by Smith to add Condition 5 stating that shipping containers will comply with Zoning Code 18.440.020 or be removed. Voting Yes: Vukonich, Shepard, Byrd-Rinck, Hughes, Singer, Smith.

Public Comment opened and closed at 6:40PM with no one wishing to comment. Mulcahy noted that staff has not received any written or verbal comments.

Motion made by Hughes, seconded by Shepard to approve CCU-20-02 as findings of fact.
Voting Yes: Vukonich, Shepard, Byrd-Rinck, Hughes, Singer, Smith.

Motion made by Shepard, Seconded by Singer to recommend approval of Conditional Use Permit with five with Conditions, as amended, to City Council. Voting Yes: Vukonich, Shepard, Byrd-Rinck, Hughes, Singer, Smith.

ADJOURNMENT: Motion by Hughes to adjourn 6:45 p.m., seconded by Vukonich.

Chairman,

Alex Vissotzky | Public Works Clerk

NOTICE OF PUBLIC HEARING

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, August 11th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Tuesday, September 8, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request to establish a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

Ruis Holdings 540 Nucleus Ave LLC is requesting an Amendment to their Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the former Bank of Columbia Falls site. The owner is amending the PUD to remove the planned three story south building and will instead remodel the former bank building instead of removing and replacing with a new building at this time. In addition, the owner is amending the north building to allow ground floor residential condominiums on the back half of the building but retaining retail/office space on the front half ground floor. The PUD is proposing two options for 48 parking spacing to serve the site. Option A would construct below grade parking under the north building. The second option would be to construct at grade parking where the old bank offices were located along 1st Avenue West. As with the original PUD, the building height for the north building will be 42'-8" to the top of the roof. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 21st day of July, 2020

Susan Nicosia

Susan Nicosia, City Manager/Planning & Zoning Administrator
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake Sunday July 26, 2020

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
RUIS HOLDINGS 540 NUCLEUS AVE LLC - PLANNED UNIT DEVELOPMENT AMENDMENT
CITY OF COLUMBIA FALLS STAFF REPORT # CPUD-20-03
July 28, 2020**

A report to the Columbia Falls City County Planning Board regarding a request for an Amendment to the Planned Unit Development overlay (PUD) on 540 Nucleus Avenue property.

BACKGROUND INFORMATION

A. PETITIONERS

Ruis Holdings 540 Nucleus Ave LLC
P.O. Box 1928
Columbia Falls, MT 59912

B. PETITIONER'S TECHNICAL ASSISTANCE

Aaron Wallace
Montana Creative
158 Railway Street
Whitefish MT 59937
(406) 862-8152

Doug Peppmeier
TD&H
450 Corporate Drive, Suite 101
Kalispell, MT 59901
(406) 751-5246

C. LOCATION/DESCRIPTION

The property is located at 540 Nucleus Avenue in Columbia Falls and was the site of the original Bank of Columbia Falls. After the bank ceased to operate at this location, the building became office space for numerous businesses and offices; it was used by First Best Place, and most recently a gym. However over the years the buildings have deteriorated and are in need of major remodels. The property is described as Lots 1 - 15 of Block 37 of the Columbia Falls Townsite, Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

D. REQUEST

The applicant is requesting to amend the approved PUD for the same property. The PUD approved in April of this year showed two mixed use buildings (commercial and residential) with all of the existing buildings removed to make way for the three story buildings and surface parking. The approved PUD allowed the building to extend up to 37+ feet and the elevator shaft to extend up to 44.5 feet.

With the impact of COVID-19 and new protocols, the applicant no longer wants to incorporate a gym and pool into the same building that provides housing. As a result, the applicant proposes the following two options/amendments to the existing PUD.

Option 1 – Remove the old drive-through bank building on the northwest corner and construct a three story mixed-use building that contains 48 Residential Units (30 two-bedroom units and 18 studio/one-bedroom units) and 7,500 square feet of

commercial/retail space on the main floor along Nucleus Avenue. There are four fewer residential units in this proposal. The PUD would also allow residential units on the west half of the main floor. The two buildings on the south side of the block would remain but be remodeled to support commercial/office/retail space. Building height for the new north building will be the same as approved in the original PUD.

Option 1 also includes underground parking with 48 spaces and storage under the proposed mixed use building. In addition, the applicant would maintain the 22 existing surface parking space off of 1st Ave West for a total off-street parking count of 70 spaces.

Option 2 has the same unit count and retail space in the north building. The difference is the underground parking would be eliminated in this option and instead, the applicants would construct 62 surface parking spaces on the southwest corner of the block. They would do this by removing the old bank office building but retaining the southeast bank building.

The applicant is requesting approval of both options so that they can conduct the geotechnical studies and cost analysis for each scenario.

Note: The PUD standards require that the City Council determine that a parcel has unique character in order to approval a PUD of less than two acres.



Columbia Falls Bank Building to remain with this PUD Amendment but go through an extensive remodel



Zoning Deviations requested with the PUD:

Height – The CB-4 zoning district has a maximum height requirement of 35-feet (Chapter 18.338.040.E). The requested deviation would allow the building to be 37+ feet for the main roof line and 44 .5-feet for the elevator tower. This is the same deviation approved in the original PUD.

First Floor Residential – The CB-4 zoning prohibits residential use on the first floor (18.338.020(H)). The intent of the limitation is to keep ground floor commercial areas active and promote continuity for the retail shopper. The requested deviation only applies to the west half of the building and the structure shows 7,500 sf of commercial/retail space on the Nucleus Avenue frontage.

These deviations will be discussed further in this report.

The PUD overlay¹ is intended as a flexible tool that can be applied to an existing zone in order to encourage a more efficient use of land and public services by allowing, under certain circumstances, a more flexible means of land development than is otherwise generally allowed by the underlying zone. In order for a tract to be eligible for a PUD designation the property has to be two acres in size or the City Council has to recognize the circumstances and approve the smaller PUD size. Downtown PUD's and/or properties rarely exceed two acres in size because a city block is less than two acres. As a result a size deviation is needed to make them work. The PUD overlay allows deviations from the underlying standards of the zone (height, setback, density, parking, etc.) when it can be shown by the applicant that negative impacts have been addressed and the resulting design is equal to or superior to what would have been allowed under the existing zone.

¹ PUD district is defined in Title 18 as: "A district to encourage a more efficient use of land and public services by allowing, under certain circumstances, a more flexible means of land development than is otherwise generally permissible under lot-by-lot restrictions."

E. REASON FOR REQUEST

The proposed PUD complies with the basic land use category of the underlying zoning classification (CB-4) which has no minimum lot area, no minimum lot width, no setbacks from neighboring commercial, no maximum lot coverage, and no minimum parking requirements.

As stated in the application prepared by the Owner's consultants, the COVID-19 pandemic has resulted in providing spaces that can be isolated. The original PUD design had a mixed use building with a gym, pool, and office space sharing lobby space, stairways, elevators, etc. with residential condominium units.

The proposed amendment will move the gym space to one of the existing buildings on the south side of the block. The mixed use building will have 7,500 sf feet of commercial retail space on the ground floor but that space is isolated from the stairwells, and elevators serving the residential units.

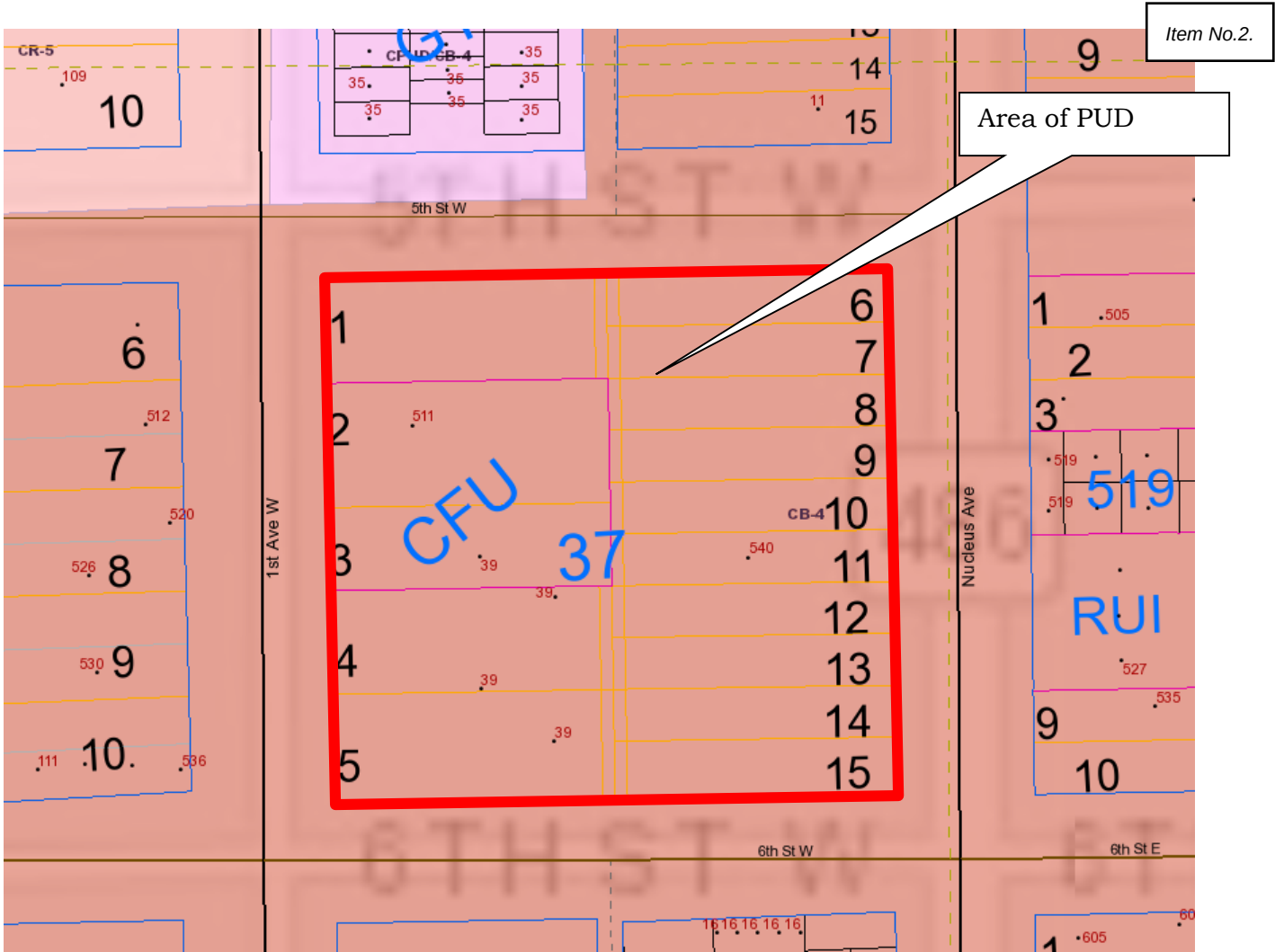
Because the proposed PUD Amendment eliminates the south building proposed in the initial PUD, the current request reduces the footprint of the applicable area by almost half as remodeling of existing commercial structures is a permitted use within the CB-4 zoning and would not require a PUD or CUP unless the remodel structure exceeds 10,000 sf.

F. EXISTING LAND USE

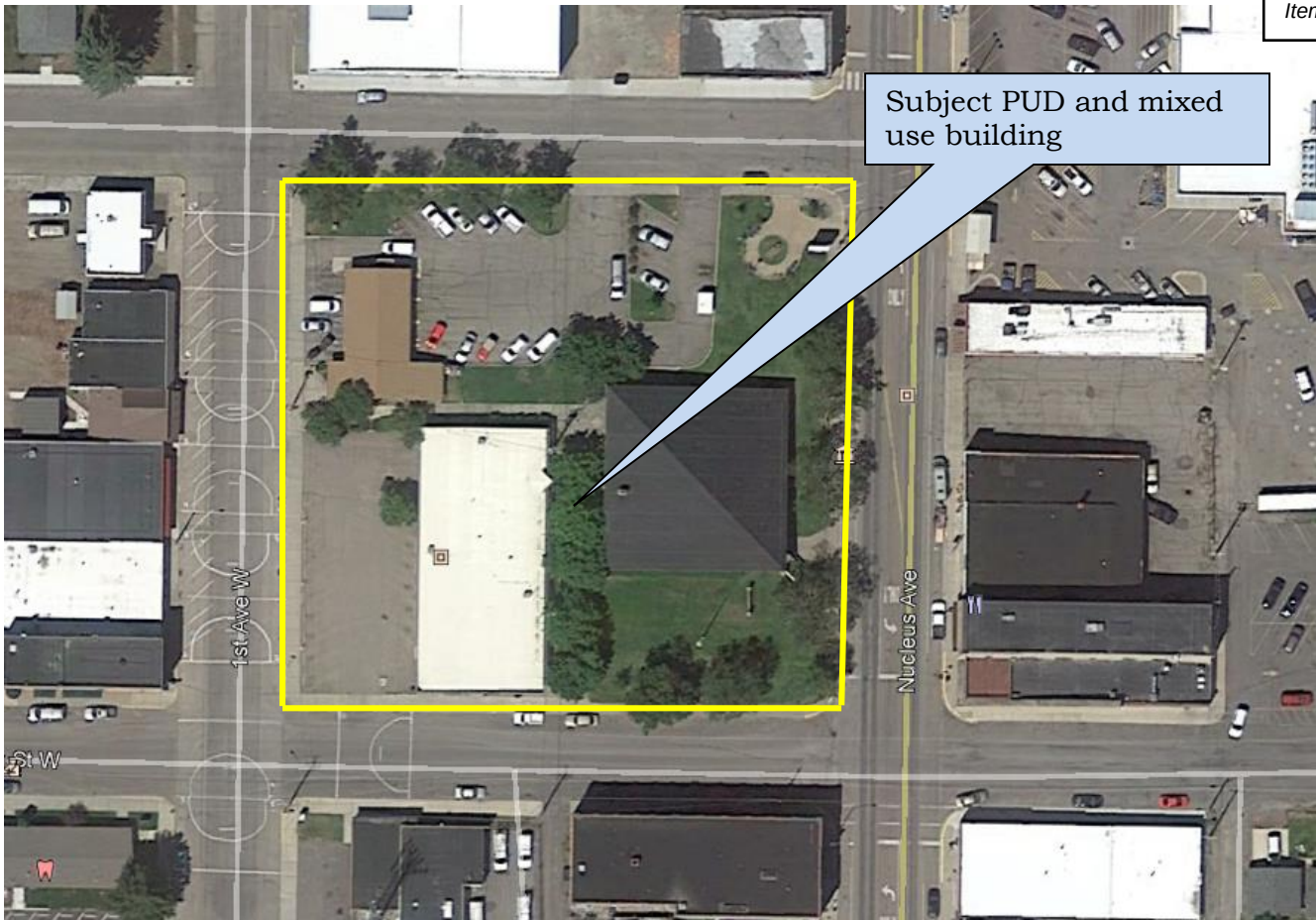
The subject property consists of three structures that made up the original Columbia Falls Bank complex. After the bank left, the buildings on Block 37 have been used for many different businesses and offices over the years.

G. ADJACENT ZONING AND LAND USE:

North	CB-4(PUD)	Multi Family Condominium/Masons Lodge
South	CB-4	Commercial/ Residential
East	CB-4	Commercial/Restaurant
West	CR-4	Office/Commercial



Source – Flathead County GIS



Source: Google Earth - Photo date 7/26/14

H. **GROWTH POLICY DESIGNATION**

The Growth Policy map shows the property is within the Commercial designation.

I. **UTILITIES/SERVICES**

The property is located inside the City limits of Columbia Falls.

<u>Water</u>	Columbia Falls Municipal Water
<u>Sewer</u>	Columbia Falls Municipal Sewer
<u>Fire Protection</u>	Columbia Falls City Fire Department
<u>Police Protection/</u>	Columbia Falls City Police
<u>Electricity</u>	Flathead Electric

J. **LOT SIZE DETAILS**

The site is made up of all of Block 37 of the original Columbia Falls Townsite. The block measures approximately 250 by 262 for total square footage of 65,500 which is 1.50 acres in size. The CB-4 zoning district does not have a minimum lot size, maximum lot coverage, minimum parking requirement and typically does not have setback requirements except when abutting residential zoned properties. As the property is in the downtown where buildings are intended to be built to the lot line, there is usually just a minimal amount landscaping required except when parking is proposed.

EVALUATION BASED ON STATUTORY CRITERIA

This request is reviewed pursuant to the criteria set forth in Section 76-2-304, M.C.A.; and as stated by the Montana Supreme Court; Chapters 18.348, Planned Unit Development Standards, and Chapter 18.428, Large Building Standards of the Columbia Falls Area Zoning Ordinance. The following findings are made:

1. Conformity to the Large Building Criteria as required in Columbia Falls Zoning Ordinance Section 18.428.

1. Facades and Exterior Walls:

- A. The proposed north building is greater than 60-feet in length and the applicants have incorporated numerous recess and projections along the façade of the building on all four sides to comply with these standards.
- B. All four sides of the building have windows and architectural elements such as belly bands, wainscot, and textural changes in siding materials. The Nucleus Avenue and Fifth Street frontages have covered sidewalks.
- C. The proposed building uses a combination of board and battens siding, shake siding and brick. The varied roof structures (Flat, Shed and hipped) provide architectural interest and break up the building facades.

2. Roofs and Parapets:

- A. The applicant chose a traditional, "Small Town Commercial" architectural style with flat roofs and parapets typical of small town commercial buildings. There will be roof top units (RTU) on the building. These will be situated on the building to screen the view.
- B. The parapets appear to meet the minimum standards and the parapets show a three dimensional cornice treatment. These will be reviewed in more detail at the time of building permit.
- C. The cornices have a three dimensional treatment.
- D. The applicant proposes flat roofs with cornices.
- E. The applicant is not proposing sloped roofs.
- F. The roof appears to have three plains/heights.
- G. The applicant is requesting a deviation from the CB-4 height standards of 35-feet. The applicant is requesting the maximum height of the buildings be 37+ feet for the main roof and the elevator shaft will extend up to 44.5 feet. The project went through the Columbia Falls Site Review process with the City departments and Chief Karl Weeks reviewed the height deviation from a health and safety standpoint. The multi-family building will be fully sprinkled as required by the IBC and the City's new ladder truck will provide access to the roof. In addition the applicant is providing roof access. Staff is recommending approval of the height deviation

3. Entrance:

The building has a front and rear entrance. The Nucleus Avenue entrances are located with recessed entry ways, canopy coverings and display windows. The 1st Avenue west entrance only appears to have a small canopy. This entrance will need to incorporate at least two more architectural elements from Section 18.428.050 of the Columbia Falls Zoning Ordinance.

4. Materials and Color:

- A. The proposed plan set shows a mix of exterior siding materials and colors.
- B. The applicant has suggested that the owner plans to use as much local labor and material as possible.
- C. The color of the structure is earth tone browns reflecting that of the wood and brick materials.

- D. The trim compliments the wall colors and is not bright.
- E. The applicant is not proposing any concrete block, tilt-up concrete, or smooth faced steel.

5. *Landscaping:*

- A. The site is in the urban downtown and made up of traditional city lots. Per code section 18.428.020, we may recognize that not all areas of the City fit all elements of the design requirements. In the instance of landscaping and open space, the Columbia Falls Downtown is an area with zero lot line setbacks and on-street parking so that the buildings embrace the pedestrian. The site plan does indicate that areas along the west and north sides of the building will have landscaping. There will also be planter boxes along the north side of the proposed building. The walkway from the parking lot to Nucleus and between the new north buildings and the existing south buildings indicates that there will be a renovated courtyard space. A detailed landscaping plan will need to be submitted with the building plan so that it can be approved as meeting the zoning regulations.



- B. The final landscape plan will insure an appropriate amount of landscaping is devoted to a downtown redevelopment project.

- C. The proposed building is in the downtown commercial district with zoning code that encourages buildings to the lot line. The traditional downtown development encouraged by the code and growth policy does not provide for large expanses of green space or preservation of native vegetation. The downtown is the heart of the urban area and the area that we promote the highest densities and intensities to create a vibrant commercial area
- D. The regulations require that large buildings on sites of less than 30 acres provide a 10-foot landscape buffer around the perimeter of the site. The intent of this standard is to provide some buffering and mitigate some of the shadowing effect on adjacent uses. This contradicts the intent of the downtown business district which wants structures to be up to the sidewalk to encourage pedestrian movement along the street. The proposed setback complies with the CB-4 zoning designation and larger setbacks would not be appropriate.
- E. The applicant is proposing two options which primarily impact parking:

Option 1: Construct 48 underground parking spaces below the proposed north building. The applicant will also utilize the existing 22 parking spaces associated with the existing southwest building. This option creates 70 off-street parking spaces.

Option 2: The applicant will not construct underground parking but instead will remove the southwest commercial building and reconstruct the surface parking lot to create 62 off-street parking spaces.

With Option 1, the applicant is not changing the parking configuration of the surface parking lot or changing the footprint of the existing building. Therefore this parking area would be “grandfathered” from the parking lot landscaping requirements. However in Option 2 where the southwestern building is removed and the parking lot will need to comply with the landscaping requirements. For example, there will need to be planter strips between the sidewalks along 1st Ave West and 6th Street West and the new parking lot.

The applicant may have to rebuild some of the sidewalk should it be destroyed during the construction of the new building. The entrance to the building connects to the sidewalks on the north, south and east sides of the building. A pedestrian alleyway provides pedestrian movement from the parking areas to the north and south buildings as well as Nucleus Avenue.

The applicant does not propose any parking isles greater than 30 spaces in length as required by code.

The parking lot does not exceed 120 spaces so it does not require segmenting into smaller lots.

No traffic calming (such as speed bumps or round-about) is proposed. The driving isle is only 132 feet long.

Grocery or box type stores are not proposed within the project so cart corrals are not proposed within the parking lot.

6. *Snow Storage.*

The applicant provided a site plan that lacks snow storage areas. The drainage plan will be reviewed by public works and a snow storage plan will be reviewed at that time.

7. *Lighting*

- A. At this point in time we do not have a sign package or lighting information for the building use which is typical for projects at this stage. Not many developers would go to the expense to design all of the building details when they don't know if they have approval to construct the building. The City of Columbia Falls requires all applicants to fill out a sign application and receive a sign permit from the City prior to erecting any signage. The City staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign permit.
- B. The lighting package will be reviewed with the building plans for compliance with full shields and/or opaque shields for direct lights to walks, entrances and parking areas.
- C. The maximum height of the parking lot lights will be 18 feet.

8. *Pedestrian Circulation*

- A. There is a wide public sidewalk on all four sides of the property within the City's 5th Street, 1st Ave West, Nucleus Avenue, and Sixth Street right-of-ways. The applicant is proposing sidewalk along the south side of the north building which links First Avenue with Nucleus Avenue and all of the parking and buildings in between.
- B. The main entrances to the north and south buildings are at the sidewalk so pedestrian access is easily accommodated.
- C. As this is a downtown project, the public sidewalks provide the pedestrian access to the building and as the CB-4 zoning district has a zero lot line setback when abutting other commercial property a vegetated boulevard is not required.
- D. The existing/proposed surface parking lot provides access to the sidewalks on 1st Avenue and Sixth Street as well as the walkway connecting 1st Avenue to Nucleus. The proposed underground parking area provides access to stairwells within the building.
- E. There are no bicycle lanes proposed with the project.
- F. A trash receptacle for the public as well as bike racks will need to be a condition of approval.

9. *Community Space*

- A. As this project is in the downtown business district and fronted by four public sidewalks additional public pedestrian amenities are not applicable to this site.

10. *Trash and receiving*

- A. The applicant's site plat is showing a trash enclosure in the parking surface lot in both Options 1 and 2. The applicant will construct a site obscuring fence with gates around the dumpster site as indicated on the site plan. The applicant shall include plans for the refuse enclosure with the building plans.
- B. The developer is not proposing a loading dock.
- C. No outdoor storage is proposed.

2. **Does the requested zone comply with the Growth Policy?**

The mixed use building with commercial use on the ground floor along Nucleus Avenue and residential use in the rear of the main floor and 2nd and third floors promotes the

growth policy by providing a residential component to the downtown. These proposals allow long and short term residents can walk to shops and services which in turn promotes a vibrant downtown area. With the exception of the ground floor residential use, the proposal is in compliance with the zoning and with the Columbia Falls Growth Policy. If the governing body approves the PUD amendment the project will also be in compliance with zoning.

The Columbia Falls Growth Policy provides the following:

Chapter 2 – Growth Management

- Policy 6 Encourage infill development where full public services are available.
- Policy 10 Design and locate development to protect public health and safety; insure adequate provision of service; fit the character of its surroundings; and encourage the most appropriate use of the land. Community character shall represent the following values identified by the community in the public input process: scenic, small town ambience, outdoor lifestyle, western town, historic/cultural assets, national park gateway, wildlife, walkable community, winter sports.

Chapter 3 Land Use – Residential

- Goal 1 An adequate supply and mix of housing options (in terms of cost, location, type and design) to meet the needs of present and future residents.
- Policy 4.b Small high density residential districts are encouraged to be dispersed throughout the urban area. These districts should be located predominately near schools, buffering retail and business areas and adjacent to major streets.
- Policy 4.g High density areas should be fully served by urban infrastructure and service. This includes paved streets, curbs, sidewalks abutting residential lots, boulevards, and public sewer and water.

Chapter 4 Land Use – Commercial

- Policy 1.b. Utilize Planned Unit Developments as a tool to ensure that commercial areas provide appropriate buffers to adjacent residential areas and that all planned uses are compatible.
Central Business District:
- Policy 2a Work to promote redevelopment, revitalization of commercial buildings in the downtown core.
- Policy 2d Reinforce and take advantage of downtowns strengths, including its higher concentration of people, investment in buildings and infrastructure, intricate mix of land use, historic and architectural character, pedestrian orientation, and visitor attraction.
- Recognize that there are special parking considerations downtown which differ from other areas, encourage innovative parking management, effective regulation of on-street parking, shared parking provisions, parking standards that encourage reuse of upper floors, and provisions of public parking lots and structures.
- Support mixed use projects in this area which blend traditional commercial with office and residential housing opportunities.

- Policy 3 Continue to encourage the design of new commercial and multi-family developments to incorporate pedestrian access, well designed and landscaped off-street parking, integrated signage and the screening of storage areas and refuse collections areas.

The proposed PUD is being reviewed under the City's "Large Building" standards which were adopted right before the 2008 economic downturn. The Large Building standards incorporate many of the goals and policies of the Growth Policy as outlined above. The City has been looking to increase the residential presence in the commercial district as a way to boost growth in downtown area restaurants and retail services. The proposed condominiums also have the possibility of increasing the downtown tourist presence by offering short term rentals.

3. Is the requested zone designed to lessen congestion in the streets?

The parcel is located in the downtown business district where high concentrations of people and traffic are anticipated. Having a mixed use building with residential use within walking distance of grocery, restaurant, office, and dental businesses will reduce automobile congestion while potentially increasing the use of downtown businesses.

4. Will the requested zone secure safety from fire, panic, and other dangers?

The project was reviewed by the Columbia Falls Fire Chief and he is satisfied with the basic site plan. Items such as the required sprinkling and hose connections (FDC) will be reviewed at the time of building plan review. However the Fire Chief would like one FDC on Nucleus for the south building and the second FDC on Fifth Street for the north building. The property has good access to the City streets. The Fire Chief wants the turning radius on the internal parking lot of Option 2 to meet code for a 40-foot ladder truck. As stated previously, the Fire Chief will recommend roof access be provided to the new building.

Although not required the Fire Chief would highly recommend Knox Boxes be incorporated into the buildings at the FDC locations. The applicant has indicated in the application that they will provide Knox Boxes.

The Fire Chief also pointed out that the old bank building had a tunnel that ran from the main building to the drive-through and the old office building. If these tunnels remain, the applicant will need to insure that the parking lot driving isles can support a 70,000 pound ladder truck.

5. Will the requested change promote the health and general welfare?

The site is located well outside of any floodplains, wildland urban interface or other hazards. The subject property is zoned CB-4 which anticipates dense development and the project will connect to municipal sewer and water services.

6. Will the requested zone provide for adequate light and air?

The site is zoned CB-4 which is the downtown business district. In this district, buildings are expected to abut the sidewalk and touch or come close to touching the neighboring building.

7. Will the requested zone prevent the overcrowding of land?

The property is zoned CB-4 (Central Business) and this zoning designation anticipates intensive uses. Given the performance standards of the “Large Building” provisions, the location of the project in the downtown will not overcrowd the property.

8. Will the requested zone avoid undue concentration of people?

As stated previously the existing zoning anticipates large concentrations of people. The infrastructure is available to address the residential use which would be far less impacting than a comparably sized commercial building.

9. Will the requested zone facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

The project will redevelop an entire City block in the downtown although only the north building needs deviations through the proposed PUD Amendment. The project abuts four city streets with a significant commercial presence on three of those sides. There are city sidewalks on all adjacent streets. 5th Street connects to the school three blocks west of the project. A city park is located five blocks northeast of the property. The project will connect to municipal sewer and water services.

10. Does the requested zone give reasonable consideration to the peculiar suitability of the property for particular uses?

The proposed PUD does give consideration to the CB-4 zoning as it proposes all permitted uses. The first floor commercial along Nucleus Avenue compliments the neighboring commercial uses. The first floor residential on the west half of the building faces the first floor residential approved for the Duval site. The land use pattern mimics a traditional downtown business with the retail storefront along the street and storage or office space to the rear of the building. The second and third floor residential use is a recent trend in Columbia Falls but not new to historic downtowns. These residential units will utilize nearby commercial uses and provide a 24 hour presence in the downtown.

11. Does the requested zone give reasonable consideration to the character of the district?

The character of the neighborhood is primarily commercial with nearby restaurants, grocery, services, etc. In the past few years there has been new second/third floor residential added to the downtown as well and there is the existing second floor residential in the Nord Building. In this specific part of Nucleus, the commercial district is two blocks deep. The mixed use PUD and proposed height all fit within the fabric of the downtown and both the new and old construction.

12. Will the new zoning affect property values?

The existing uses consist of the original Bank of Columbia Falls building which is currently used for a gym, the old drive-through teller building which is not currently in a state to be rented out, and the old B & B store which currently has office space. None of these structures have been maintained very well for the last ten or more years and

are at the point they either need serious work or they be redeveloped as propose this application. The new structure and proposed remodeling should improve property values in the downtown area and perpetuate the trend of building owners investing and improving buildings in the historic business district of Columbia Falls.

13. Will the requested zone encourage the most appropriate use of the land throughout the municipality?

The property is zoned CB-4 (Central Business). Mixed use is encouraged in the downtown as the residential uses help support the commercial uses. The mixed use facilitates walkable communities by providing opportunity for people to walk or bike to work. The proposed use is exactly what the Columbia Falls Land Use documents encourage in the municipality.

SUMMARY

The PUD request conforms to the Columbia Falls City Growth Policy, and complies with the “Large Building” standards, and the findings as discussed above. The project will be fully served by Municipal services. The requested PUD allowing up to a 44.5 foot building is supported by staff and has been reviewed for public health and safety by the Columbia Falls Fire Chief.

RECOMMENDATION

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CPUD-20-03 as findings of fact and recommend approval of the PUD subject to the following conditions:

1. The City Council approves a PUD in an area less than two acres.
2. The Ruis Holding 540 Nucleus Ave LLC PUD will allow the following deviations:
 - Building Height – The maximum building height is 37+ feet for the main roof line and 44.5-feet for the elevator tower
 - First Floor Residential – the west half of the ground floor may allow ground floor residential and at a minimum there will be 7,500 sf of commercial/retail space on the Nucleus Avenue frontage.
 - Approval of the PUD will allow the applicant to choose one of the two proposed options for off-street parking.
3. The project shall be built in substantial compliance with the submitted “Nucleus Mix Use” application and all accompanying drawings, as prepared by Montana Creative.
4. Prior to the submittal of plans for the building permit, the applicant shall work with the Columbia Falls Fire Chief for approval of the FDC locations, Knox Box location, roof access, and turning radius within the parking lot should the applicant go with Option 2.
5. The mixed use structures shall be fire sprinkled in accordance with the IBC.
6. Should the old bank tunnels remain, the applicant shall provide a Professional Engineer’s certification that the parking lot driving isles will support a 70,000 pound ladder truck.
7. Landscaping and landscaping features will generally follow the PUD plan with the understanding that the PUD plan is not a detailed Landscaping Plan. The applicants shall provide the City Manager a detailed Landscape plan. The landscape plan shall be

approved and the landscaping installed prior to the issuance of an occupancy permit. If, due to weather, the landscaping cannot be completed prior to occupancy, the applicant may enter into a developer's agreement with the City of Columbia Falls and provide security (bond or letter of credit) in the amount of 125% of the landscape improvements. The security amount will be determined by actual bid or licensed engineer. The developer's agreement will not be for longer than six months.

8. Any sidewalk or public infrastructure damaged by the demolition or reconstruction of the building shall be replaced per the Columbia Falls Public Works Standards.
9. All connections to sewer and water along with any work in the City's right-of-way shall require review and written approval from the Columbia Falls Public Works Director.
10. The City Planning/Zoning staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign.
11. The applicant shall install a bike rack and trash receptacle in the parking lot and one bike rack on the Nucleus Avenue side of the site.
12. Any RTU will be screened or sited on the roof so that they are not visible from the public way.
13. The applicant will construct a site obscuring fence with gates around the dumpster site as indicated on the applicant's site plan. The refuse screening shall be included with the building permit plans.
14. The light details will be reviewed at the building permit stage to insure that they comply with the 18-foot height standards and that all lighting has full cut off and/or opaque shields.
15. The 1st Avenue West entrance will incorporate at least two more architectural elements from Section 18.428.050 of the Columbia Falls Zoning Ordinance
16. All conditions of the PUD shall be complied with prior to the issuance of the occupancy permit or otherwise addressed as provided for in this PUD.



Planning Department

130 6TH STREET WEST
ROOM A
COLUMBIA FALLS, MT 59912

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

PETITION FOR PLANNED UNIT DEVELOPMENT AMENDMENT

NAME OF APPLICANT: Ruis Holdings 540 Nucleus Ave LLC

MAIL ADDRESS: PO Box 1928 _____

CITY/STATE/ZIP: _ Columbia Falls, MT 59912___PHONE: 619-889-7749_

INTEREST IN PROPERTY: _Owner_____

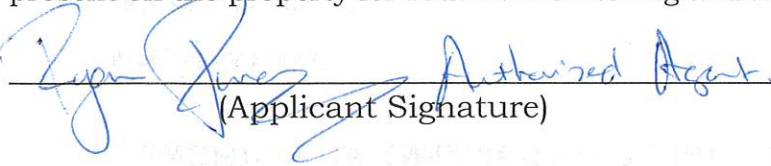
PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 540 Nucleus Ave.
- B. Legal Description: COLUMBIA FALLS, S08, T30 N, R20 W, BLOCK 37, Lot 1-15
- C. On a separate sheet describe the proposed change(s) to the PUD and state specifically any language change and show in detail any drawing or map change.
- D. On a separate sheet describe the changed or changing conditions that make the proposed amendment necessary.
- E. Attach a copy of the original PUD. (Staff will provide this attachment)

HOW WILL THE PROPOSED CHANGE AFFECT THE FOLLOWING: (On a separate sheet provide the following information)

- A. PUD conformance with the Growth Policy.
- B. Effects of street congestion and provisions for safe ingress and egress.
- C. Promotion of safety from fire, panic and other dangers.
- D. Promoting the public interest, health, comfort, convenience, safety and general welfare.
- E. Preventing the overcrowding of land.
- F. Avoiding undue concentration of population.
- G. Facilitating the adequate provision of transportation, water, sewage, schools, parks and other public facilities.
- H. Giving reasonable consideration to the character of the district.
- I. Giving consideration to the peculiar suitability of the property for particular uses.
- J. Protecting and conserving the value of buildings.
- K. Encouraging the most appropriate use of land by assuring orderly growth.

The signing of this application signifies approval for Columbia Falls Planning staff to be present on the property for routine monitoring and inspection during approval process.


(Applicant Signature)

7-6-2020
(Date)

APPLICATION PROCESS

Pre-Application Meeting:

A discussion with the planning director or designated member of staff must precede filing of this application.

Completed application form.

Application fee per schedule, made payable to the Columbia Falls Planning Department.

The application must be accepted as complete by the Columbia Falls Planning staff **thirty-five (35) days prior** to the date of the planning board meeting at which it will be heard in order that requirements of state statutes and the zoning regulations may be fulfilled.

Application Contents:

1. Petition signed by the real property owners.
2. A map showing the location and boundaries of the property.
3. A title report of the subject property or other certified identification of all current owners and lienholders.

On a separate sheet describe the proposed change(s) to the PUD and state specifically any language change and show in detail any drawing or map change.

1. The original PUD application was for (2) buildings that exceeded the zoning height limits and required review of the large building standards and approval for exceeding the 35' allowed height requirement. The PUD was approved per our plans. This amendment to the original PUD would include the following:
2. A request for Residential units of the first floor of the revised North Building which requires City approval.
 - a. We are proposing to modify the originally proposed North building to the following;
 - i. Remove the Gym component of the building.
 - ii. Provide 48 Residential units with (15) two-bedroom units on both the second and third floors and (18) studio or one bedroom units on the West half of the first floor.
 - iii. Provide apx. 7,500 sf of commercial space on the first floor on the east half of the building along Nucleus Ave.
 - iv. The building will be the same height as the originally approved PUD.
 - v. The building will retain a similar exterior look and design as the original PUD with modifications to allow for the revised design. This design does meet the Large building design standards.
 - vi. Parking Options A & B.
Due to unknown costs and structural concerns at the time of this submittal we are proposing (2) options for parking related to the PUD and are asking for approval of either option at this time so the project can move forward in a timely manner with either option.

Option A is to provide 48 under building parking spots with access to the garage through the existing teller building location and tunnel system. The former Bank Building and Blue Building with its surface parking would remain as is with the current parking counts of 22 spots. In this proposal 70 parking spots would be provided. No parking spots are required in this zoning.

Option B is to remove the existing Blue building and provide surface parking on the SE portion of the block. With this revised site lay out we would be able to provide 62 Parking spots. The existing Tunnel system would be reviewed to see if it can meet the required loading to park and drive over it based on the City and Code requirements. If it cannot, it would either

be modified to allow the required loading or removed as required. No parking spots are required in this zoning.

- b. We will no longer be doing a new mixed-use south building as part of the PUD amendment. It is anticipated that the existing two buildings on the site will remain as part of the project and get renovated in future phases or removed as outlined in Option B of the parking request. Those future phases would meet the current zoning requirements but if any future additions pushed either building above the Large building thresholds or other zoning requirements that would require further conditional review, we would come back for a CUP for that project. Otherwise the existing parking and landscaped areas on the site will remain the same except as outlined on the plans to develop the new North Building.

On a separate sheet describe the changed or changing conditions that make the proposed amendment necessary.

3. Due to the recent Covid-19 pandemic and further economic review of the proposed project it has been determined that putting a series of residential units over a gym and pool space and another building with residential units over commercial and open parking spaces became economically unfeasible. The revised project provides a simpler North building to construct with stacked structural and plumbing and simpler mechanical systems by not incorporating a pool as part of the building. It also is more economical to use the one or two of the existing buildings on the site for future commercial and gym space and adding an attached stand-alone pool area in future phases vs. removing the existing buildings which is costly and building all of this space new.

The overall use of the site remains the same with the additional requested element to allow Residential units on a portion of the First Floor. We have located the Residential units on the West half of the building which faces internally to our block on the south and towards Glacier Courtyards on the North side west of the alley that has residences on the First floor. The West façade faces a series of smaller commercial buildings. By providing commercial space on the East Façade along Nucleus and on the North façade ½ way down the block we feel that the design presents a live edge along the active street front. Having the residential units facing other residential units along the west ½ of the block will provide an appropriate street front opposite of each other and should not have an overtly negative affect on the commercial units to the West. The current situation has a former teller building and parking spaces on the west end of the site that are not being used in any significant manner at this time. We anticipate that the design will keep a live commercial face and edge on the Nucleus side of the block and ½ way down the block to the west. The overall building looks as one building broken up in a series of different masses and should continue its commercial active feel on its North and West facades. The original design

had a pool and locker rooms in the spaces we are now proposing as residential and would have limited change in creating a live street face compared to what we are now proposing.

The residential units on the first floor are studio units and it is anticipated they and possibly the rest of the units will act much of the time as VRBO units. Nightly rentals are an allowed use in this district. Hotels, which these units will act in many ways like, are an allowed use in the CB-4 district.

The economic driver in buildings of this type in the Valley are the residential units, which as outlined in the already approved PUD, bring in people to live and visit providing an economic stimulus to the area and especially the downtown core. We are providing apx. 7,500 sf of commercial space at the most visible face as well as the residential units in the revised plan.

PUD conformance with the Growth Policy.

Chapter 2 – Growth Management

The prior design of the project was approved meeting the Growth Policy per the following outline. We feel that the original analysis of the project meeting the Growth Policy still is applicable:

- Policy 6 Encourage infill development where full public services are available
- Policy 10 Design and locate development to protect public health and safety; insure adequate provision of service; fit the character of its surroundings; and encourage the most appropriate use of the land. Community character shall represent the following values identified by the community in the public input process: scenic, small town ambience, outdoor lifestyle, western town, historic/cultural assets, national park gateway, wildlife, walkable community, winter sports.

Chapter 3 Land Use – Residential

- Goal 1 An adequate supply and mix of housing options (in terms of cost, location, type and design) to meet the needs of present and future residents.
- Policy 4.b Small high-density residential districts are encouraged to be dispersed throughout the urban area. These districts should be located predominately near schools, buffering retail and business areas and adjacent to major streets.
- Policy 4.g High density areas should be fully served by urban infrastructure and service. This includes paved streets, curbs, sidewalks abutting residential lots, boulevards, and public sewer and water

Chapter 4 Land Use – Commercial

- Policy 1.b. Utilize Planned Unit Developments as a tool to ensure that commercial areas provide appropriate buffers to adjacent residential areas and that all planned uses are compatible.
- Central Business District:
- Policy 2a Work to promote redevelopment, revitalization of commercial buildings in the downtown core.
- Policy 2d Reinforce and take advantage of downtowns strengths, including its higher concentration of people, investment in buildings and infrastructure, intricate mix of land use, historic and architectural character, pedestrian orientation, and visitor attraction.
- Recognize that there are special parking considerations downtown which differ from other areas, encourage innovative parking management, effective regulation of on-street parking, shared parking provisions, parking standards that encourage reuse of upper floors, and provisions of public parking lots and structures.

- Support mixed use projects in this area which blend traditional commercial with office and residential housing opportunities.

Chapter 7 Urban Design/Historic and Cultural Facilities

- Policy 3 Continue to encourage the design of new commercial and multifamily developments to incorporate pedestrian access, well designed and landscaped off-street parking, integrated signage and the screening of storage areas and refuse collections areas.
- The proposed PUD was reviewed under the City's "Large Building" standards which were adopted right before the 2008 economic downturn. The Large Building standards incorporate many of the goals and policies of the Growth Policy as outlined above. The City has been looking to increase the residential presence in the commercial district as a way to boost growth in downtown area restaurants and retail services. The first, second and third floor condominiums also have the possibility of increasing the downtown tourist presence by offering short term rentals.

Effects of street congestion and provisions for safe ingress and egress.

- The parcel is located in the downtown business district where high concentrations of people and traffic are anticipated. Having a mixed-use building with first, second and third floor residential use within walking distance of grocery, restaurant, office, and dental businesses will reduce automobile congestion while potentially increasing the use of downtown businesses. Access to the buildings parking is at a current teller location that during its operation had a much higher traffic pattern than what this project would anticipate at a similar location. The building is set back from the street face on the west end providing for visibility into and out of the garage access. The main traffic will exit onto a secondary street that people will then be able to disperse and then access primary streets from. Walking access into the building on the residential units will be available on the East and West ends as well as mid building on the south side. The commercial units primary access will be on the East facades along Nucleus.

Promotion of safety from fire, panic and other dangers

- The project will be reviewed by the Columbia Falls Fire Chief and based on the prior review we will incorporate the following aspects: An FDC on the East and West ends of the North Building. Knox boxes at the FDC locations. The building will be sprinkled and meet all fire and building standards. The project is bordered by City streets on (3) and possible (3 ½) sides and has open space around all faces of the building providing good access. There is no attic spaces on the building and will we provide roof top access through a central stairway and the building will be able to be accessed with a 40' ladder truck to the roof.

Preventing the overcrowding of land.

- The property is zoned CB-4 (Central Business) and this zoning designation anticipates intensive uses. Given the performance standards of the "Large Building" provisions, the location of the project in the downtown will not overcrowd the property. The proposed building has a smaller footprint than the original design.

Will the requested zone avoid undue concentration of people?

- The existing zoning anticipates large concentrations of people. The infrastructure is available to address the residential use on the first floor and the overall project which is 4 residential units less than what was originally proposed. The

residential use would be far less impacting than a comparably sized commercial use.

Will the requested zone facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

- The project will redevelop an entire City block in the downtown with the PUD requesting a use for the North 1/3 of the block. As such, the project abuts four city streets with a significant commercial presence on three of those sides. There are city sidewalks on all adjacent streets. 5th Street connects to the school three blocks west of the project. A city park is located five blocks northeast of the property. The project will connect to municipal sewer and water services.

Does the requested design give reasonable consideration to the character of the district?

- The character of the neighborhood is primarily commercial with nearby restaurants, grocery, services, etc. In the past few years there has been new second/third floor residential added to the downtown as well as an apartment building with residential units across from the building on the Northwest side. In this specific part of Nucleus, the commercial district is two blocks deep. The mixed-use PUD and proposed height all fit within the fabric of the downtown and both the new and old construction. The revised plan keeps two existing buildings that are part of the current fabric and will help keep the building elevations lower to provide more light onto the street from the west which was a concern of the original design. To this point, filling commercial spaces in the downtown core has been more difficult than residential tenants. This project provides for a reasonable amount of residential units on the site while still providing commercial space along the more desirable Nucleus street frontage. Placing commercial space on the North and West face would be a much more difficult space to fill based on the current economic dynamics of the downtown.

Giving consideration to the peculiar suitability of the property for particular uses.

- The property is zoned CB-4 (Central Business). Mixed use is encouraged in the downtown as the residential uses help support the commercial uses. The mixed use facilitates walkable communities by providing opportunity for people to walk or bike to work. The proposed use is what the Columbia Falls Land Use documents encourage in the municipality.

Protecting and conserving the value of buildings.

- The new design proposes renovating the existing Blue building and former Bank building and putting on a possible pool addition as part of a separate phase instead of tearing them down. With the upgrades we would anticipate seeing a much more attractive Blue building and a renovated former bank building with an updated façade while keeping more green space along Nucleus helping conserve aspects of the existing downtown. The new North Mixed-use building is proposing a Modern downtown façade with a historical look and built out of high-quality materials which will help bring added value and growth to the downtown core.

Encouraging the most appropriate use of land by assuring orderly growth.

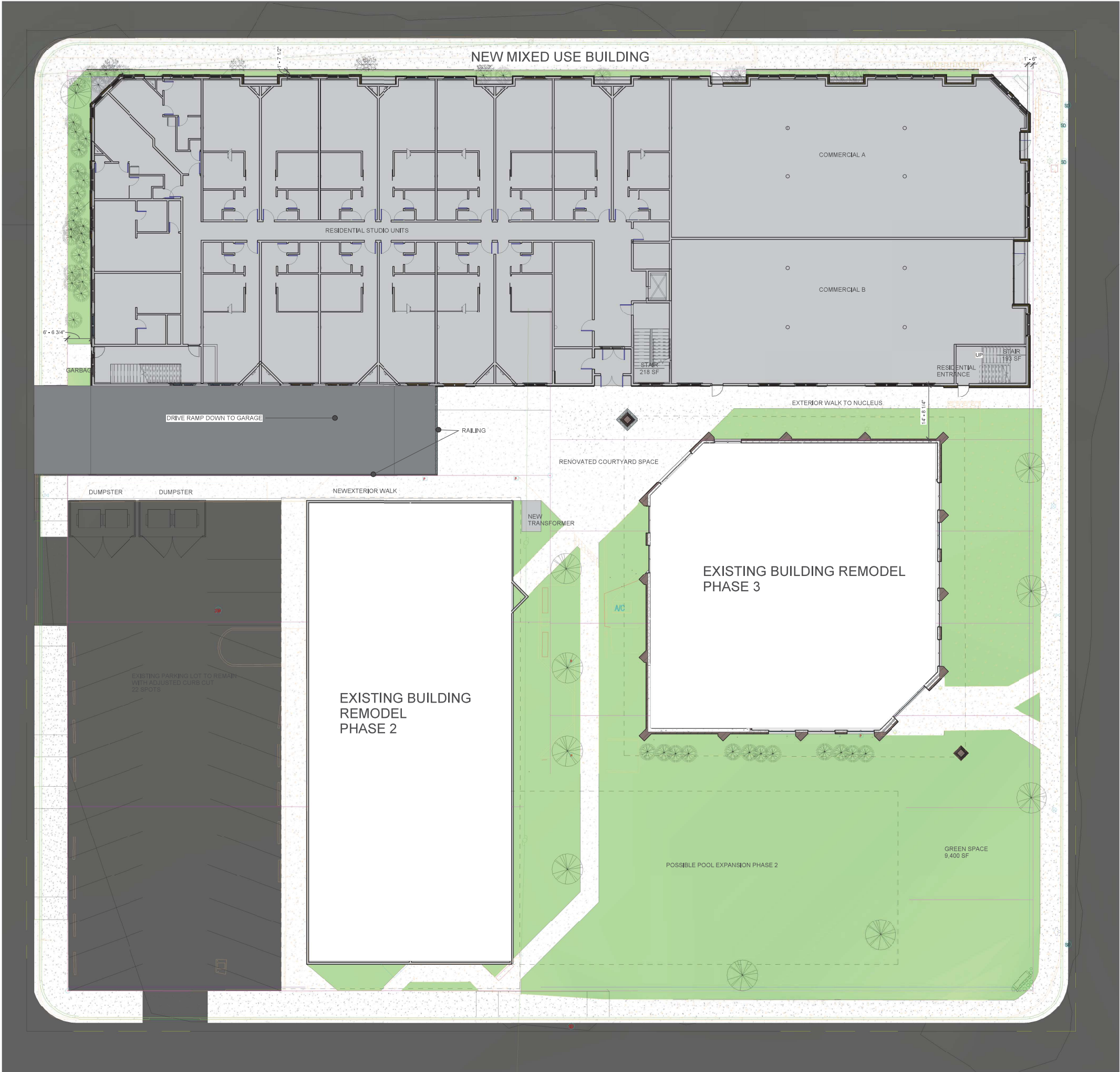
- The project is the same intended uses as the original design but is requesting to allow residential units on the first floor for the west half of the building. By maintaining and renovating the existing two buildings on the block and providing

for new commercial and residential units on the north 1/3 of the block we will be providing for appropriate growth in an underutilized area of the downtown core and be able to provide parking on site in appropriate numbers for the proposed buildings.

Item No.2.



2 ARCHITECTURAL SITE PLAN w/BACKGROUND
A2.0 1" = 100'-0"



1 SITE PLAN
A2.0 3/32" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

OPTION A SITE PLAN

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

AARON J. WALLACE

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Project Number: 19-59
Date: 7/6/2020
Drawn By: Drafter
Checked By: Checker
Revision Date:

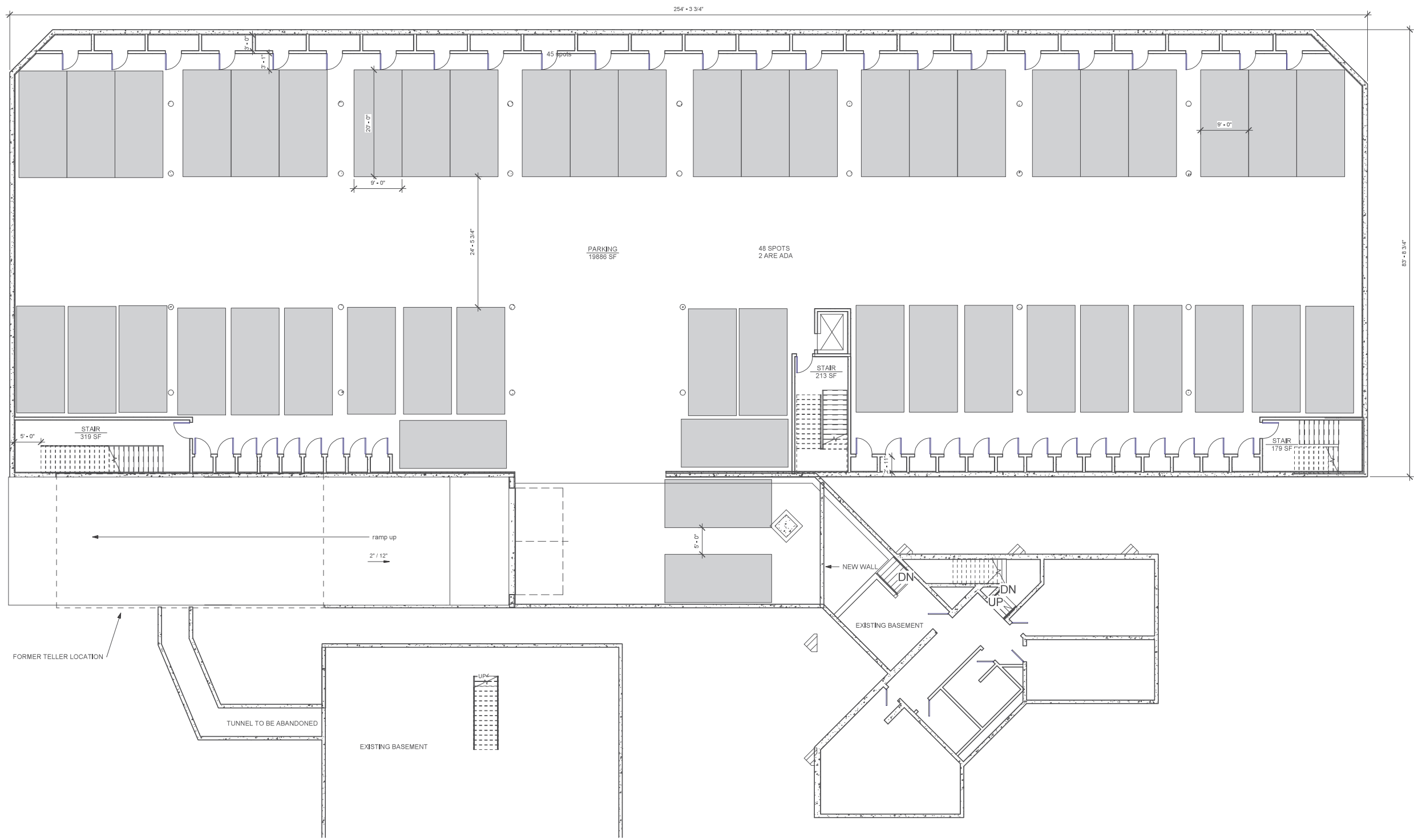
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RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT



1 GARAGE
A2.1 1/8" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

PARKING LEVEL

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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Drawn By: Author
Checked By: Checker
Revision Date: 06/25/20

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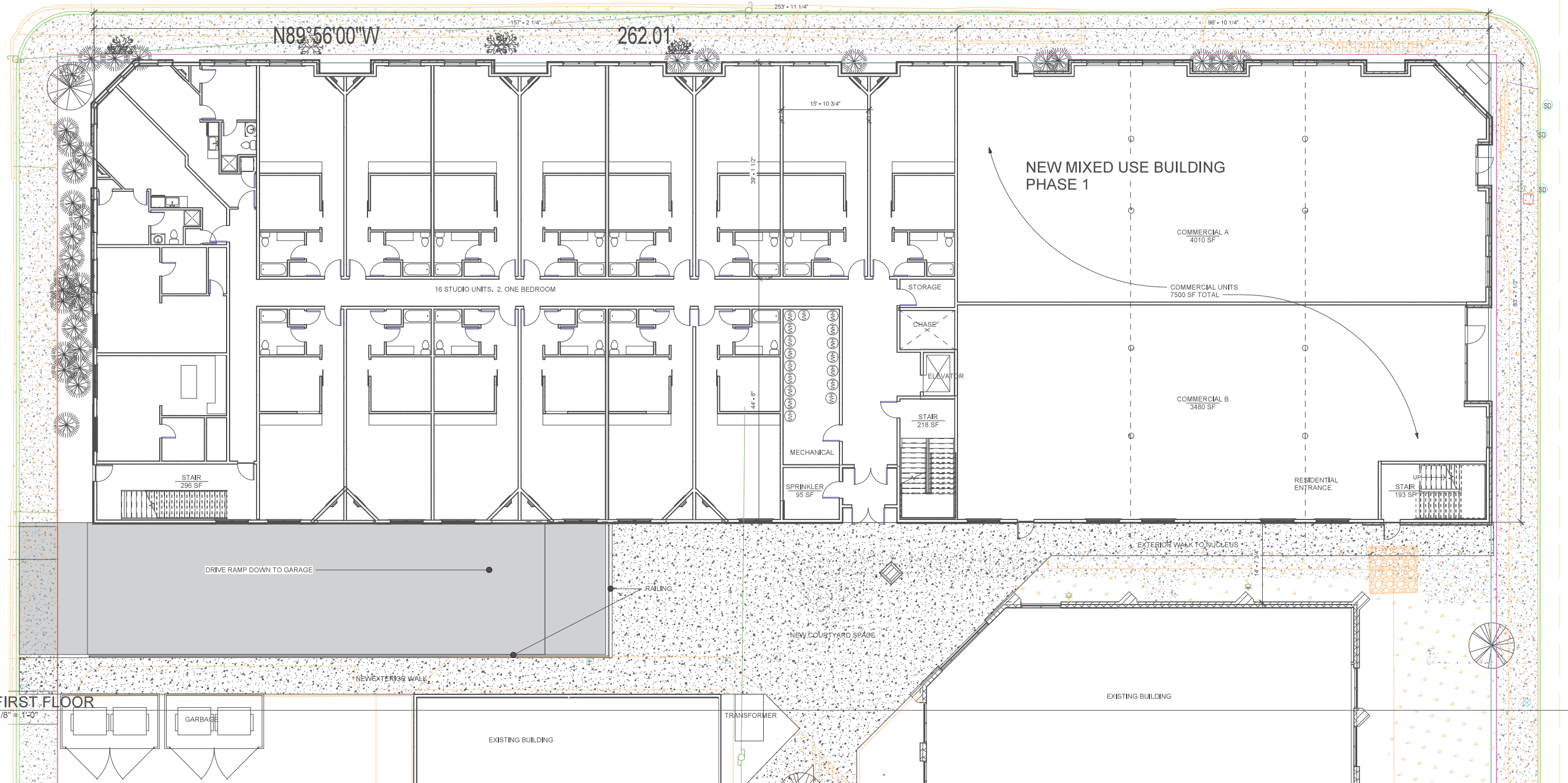
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RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT

1
A2.2
FIRST FLOOR
1/8" = 1'-0"



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION 7/6/2020

RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS

NUCLEUS AVE
BLUMBIA FALLS, MT

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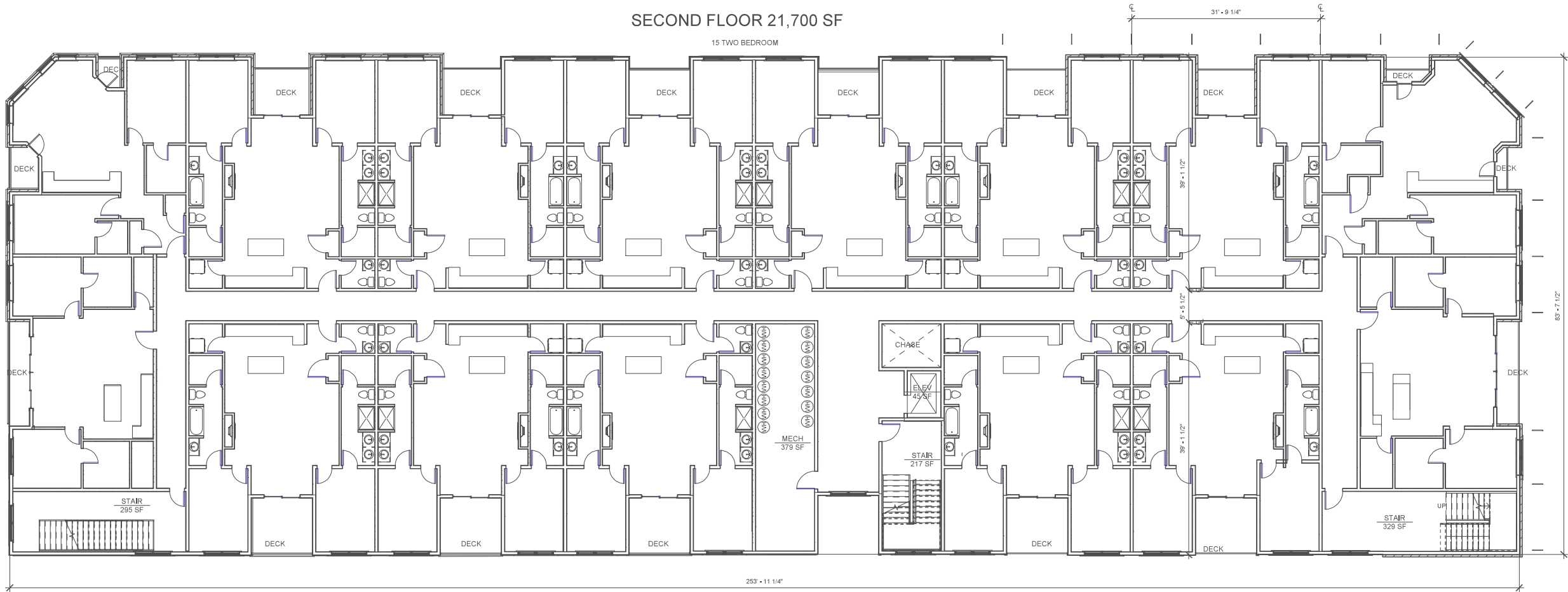
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Item No.2

19-59

Reg. No. 2832 Date: 7/6/2020
AARON L. WALLACE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Montana, practicing in Whitefish, Montana.



1 SECOND FLOOR
A2.3 1/8" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

Item No.2.

19-5

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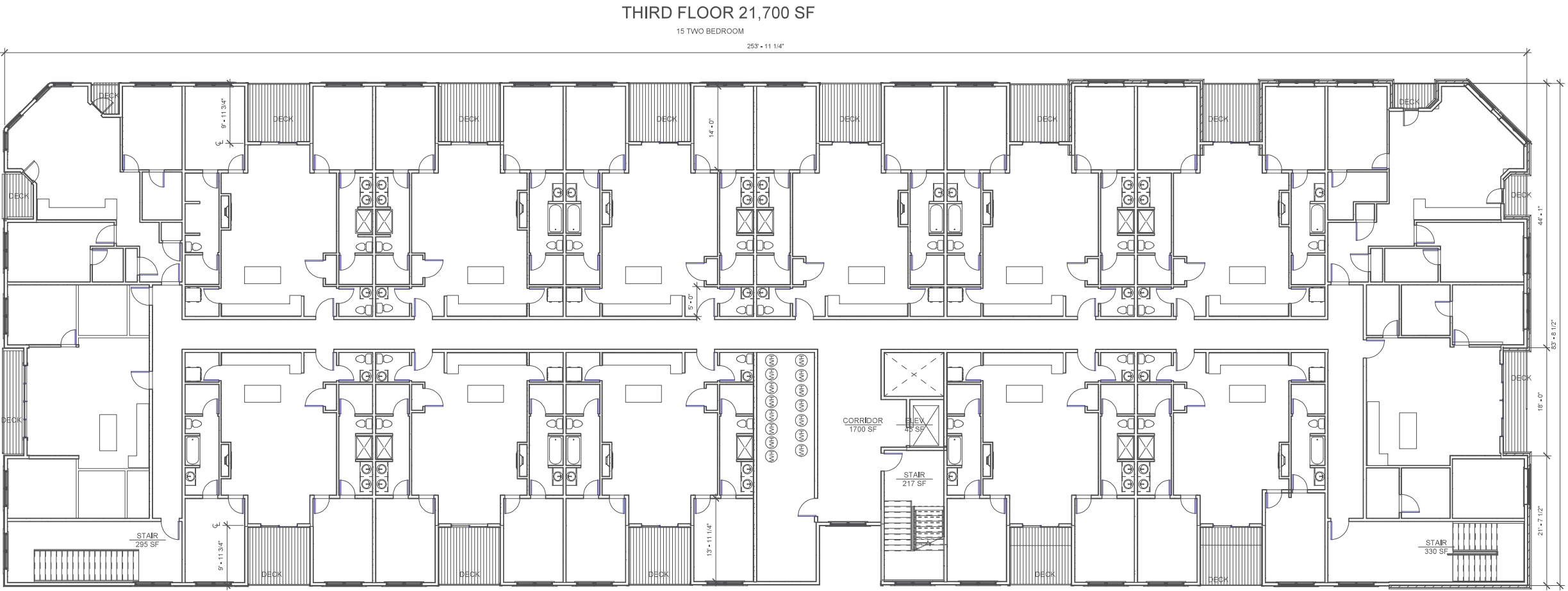


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SECOND FLOOR PLAN

RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS

NUCLEUS AVE
BLUMBIA FALLS, MT



1 THIRD FLOOR
A2.4 1/8" = 1'-0"

THIRD FLOOR 21,700 SF
15 TWO BEDROOM

NOT FOR CONSTRUCTION 7/6/2020

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT



1 EAST BUILDING ELEVATION
A3.1 1/8" = 1'-0"



4 WEST BUILDING ELEVATION
A3.1 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
A3.1 1/8" = 1'-0"



2 NORTH BUILDING ELEVATION
A3.1 1/8" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

BUILDING ELEVATIONS

Item No.2.
19-5
Reg. No. 2832
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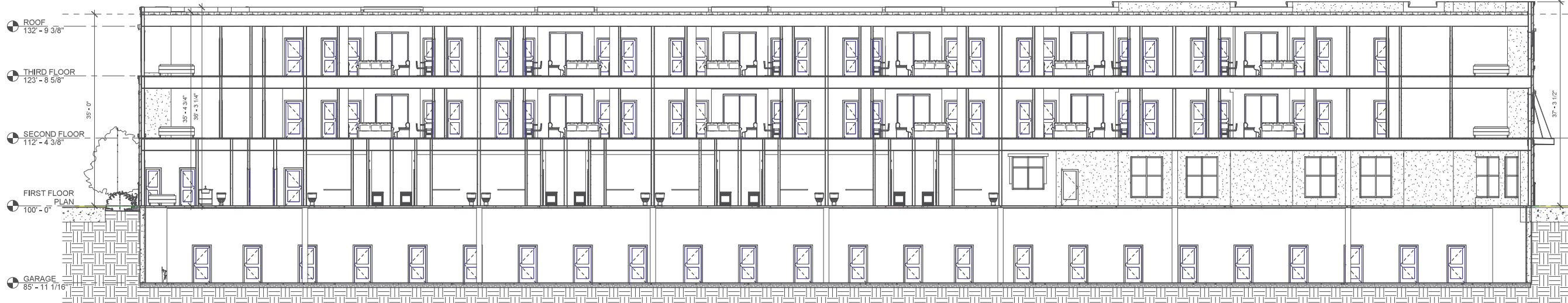
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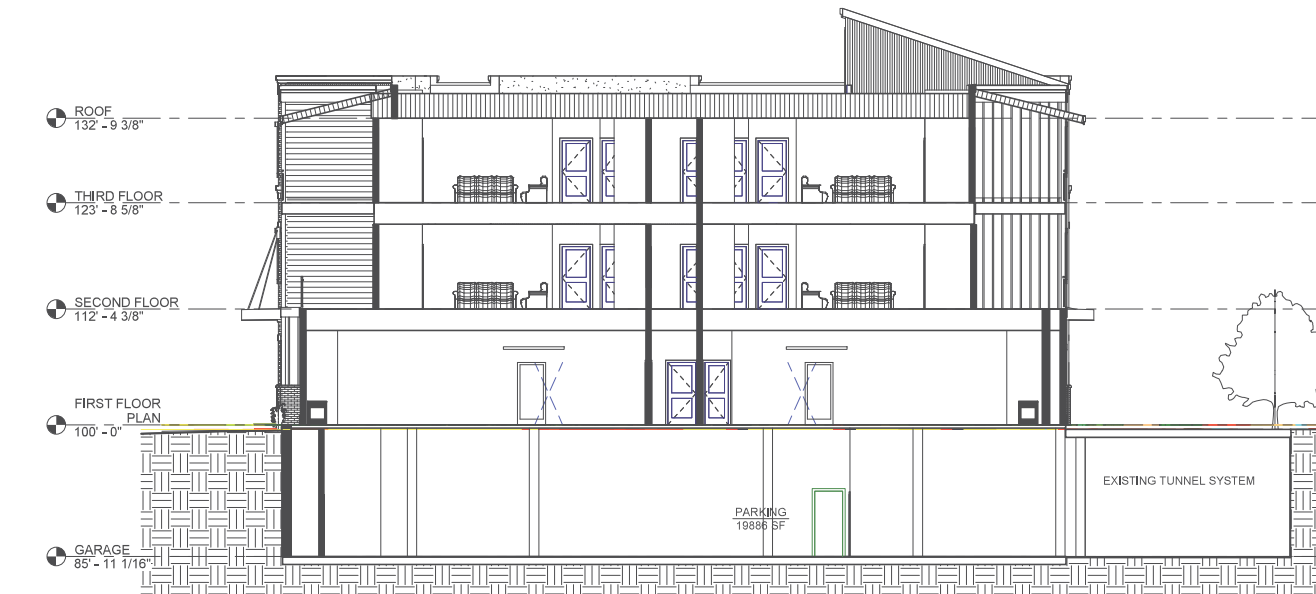
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RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS

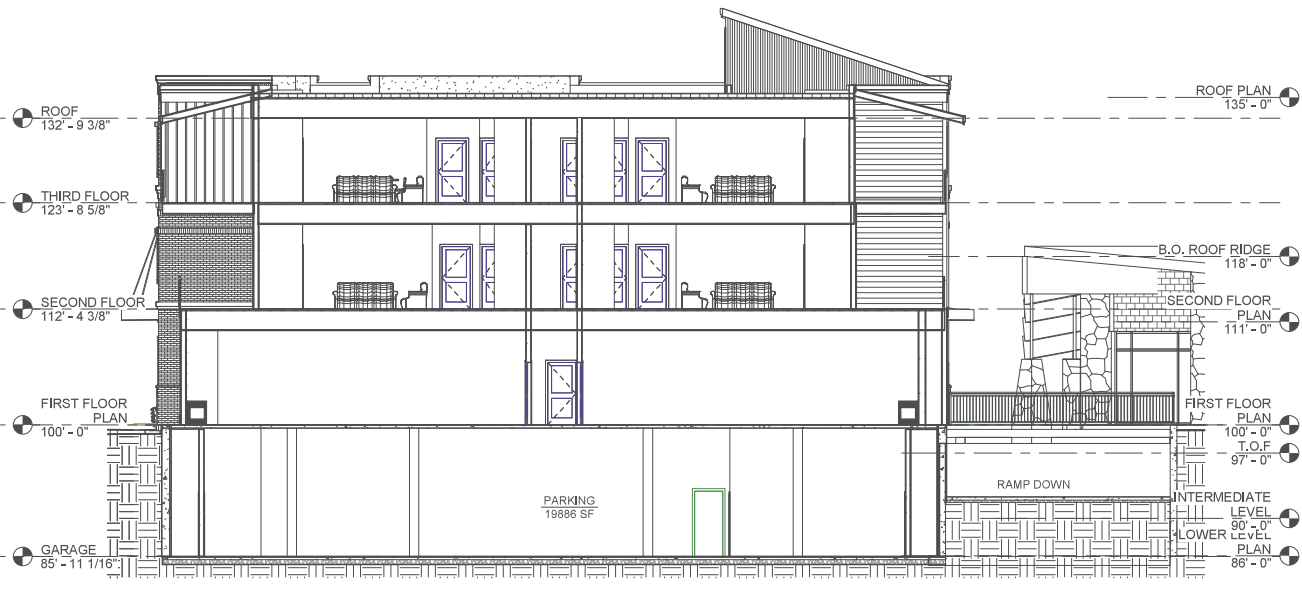
1000 S. JACOB AVE
BLUMFIELT FALLS, MT



1 Section 4
A4.1 1/8" = 1'-0"



2 Section 2
A4.1 1/8" = 1'-0"



4 Section 6
A4.1 1/8" = 1'-0"



3 Section 1
A4.1 1/8" = 1'-0"

BUILDING SECTIONS

NOT FOR CONSTRUCTION 7/6/2020

RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS

1000 N. JULEUS AVE
DULUTH FALLS, MT

Montana Creative
architecture + design



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Item No.2

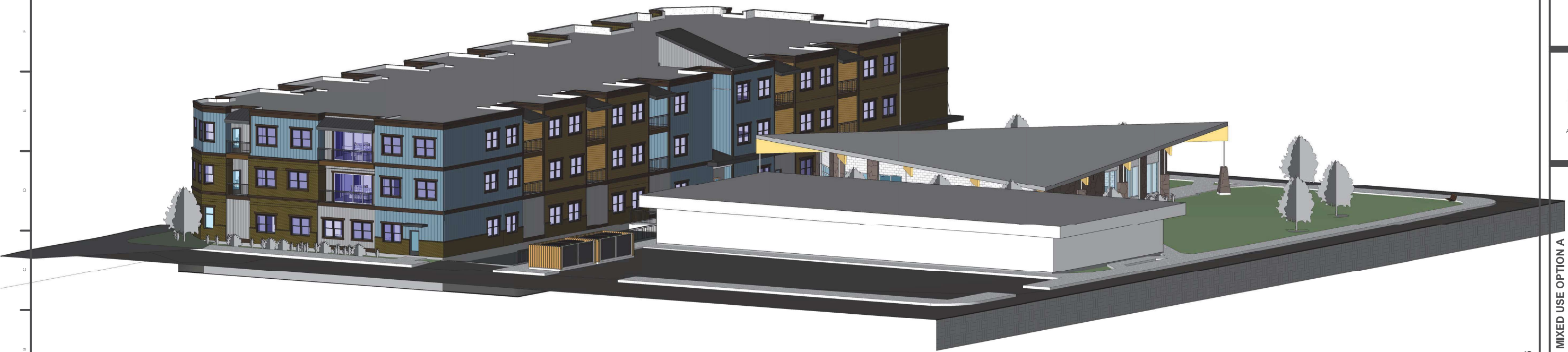
19-59

Reg. No. 2832 Date: 7/6/2020
AARON L. WALLACE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Montana practicing in Whitefish, Montana.



1 FROM NE
A9.2



2 FROM SW
A9.2

NOT FOR CONSTRUCTION 7/6/2020

PERSPECTIVES

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

AARON J. WALLACE

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Project Number: 19-59
Date: 7/6/2020
Drawn By: Drafter
Checked By: Checker
Revision Date: 12/18/17

REVISION SCHEDULE

#	DESCRIPTION	DATE

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158 RAILWAY ST.
WHITEFISH, MT 59937
406.862.2152
FAX# 406.862.2153

RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
CLUMBIA FALLS, MT

- 36 -



1
A9.3 PERSPECTIVE FROM NE



6
A9.3 PERSPECTIVE FROM NW

NOT FOR CONSTRUCTION 7/6/2020

PERSPECTIVES

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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Project Number: 19-59
Date: 7/6/2020
Drawn By: Author
Checked By: Checker
Revision Date: 10/03/18

REVISION SCHEDULE		
#	DESCRIPTION	DATE

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FAX# 406.862.2153

RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT

- 37 -



1
A9.4 PERSPECTIVE FROM SE



2
A9.4 PERSPECTIVE FROM SW

NOT FOR CONSTRUCTION 7/6/2020

PERSPECTIVES

Item No.2.

19-5

Reg. No. 2832

Date: 7/6/2020

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Project Number:	19-59
Date:	7/6/2020
Drawn By:	Author
Checked By:	Checker
Revision Date:	01/24/20

REVISION SCHEDULE		
#	DESCRIPTION	DATE

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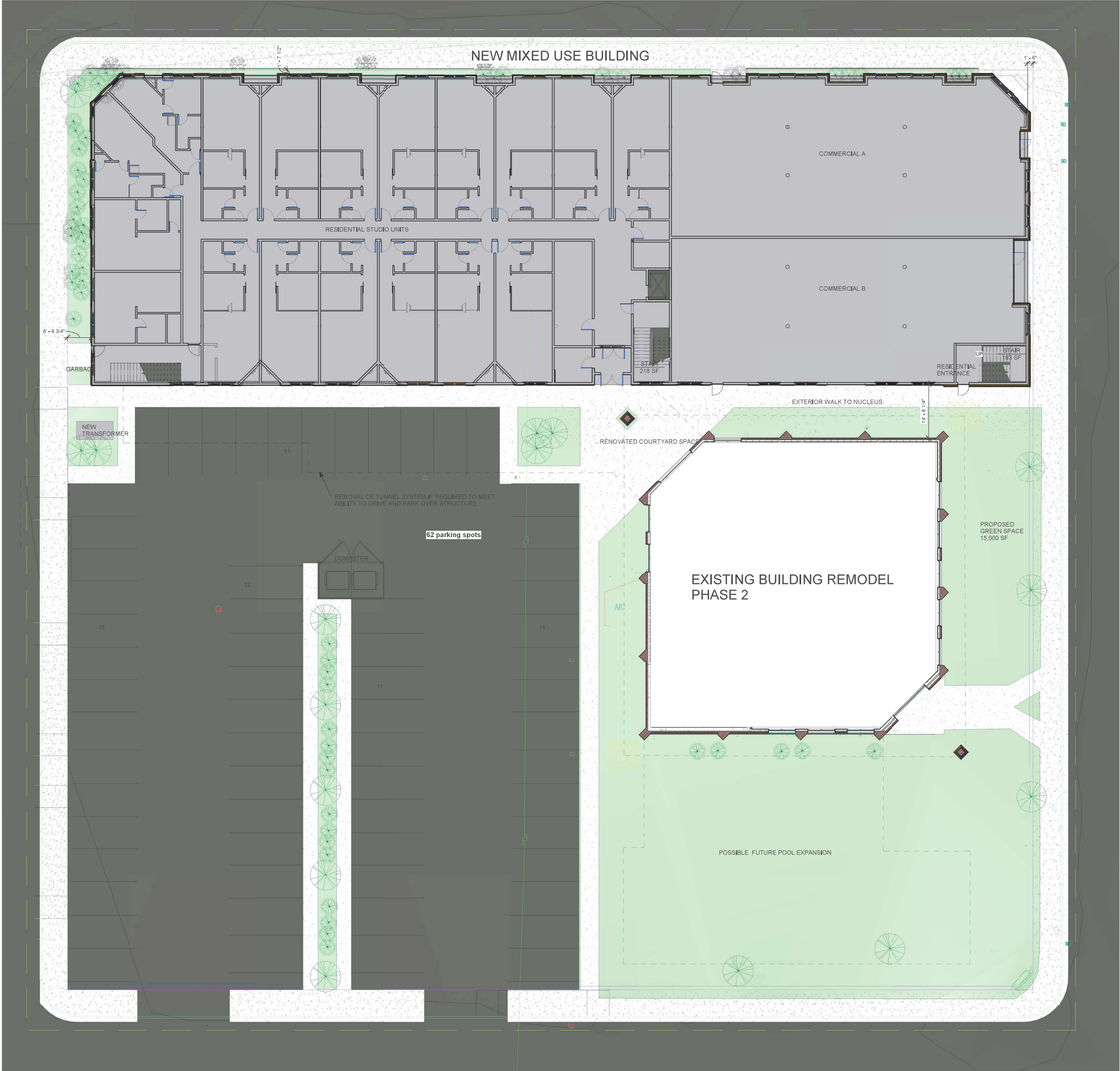


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RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
CLUMBIA FALLS, MT



2 ARCHITECTURAL SITE PLAN w/BACKGROUND
1" = 100'-0"



1 SITE PLAN NO UNDER BUILDING PARKING
3/32" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

SITE PLAN, NO UNDER BUILDING PARKING

Item No.2

19-5

Reg. No. 2832 Date: 7/6/2020

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Revision Date:

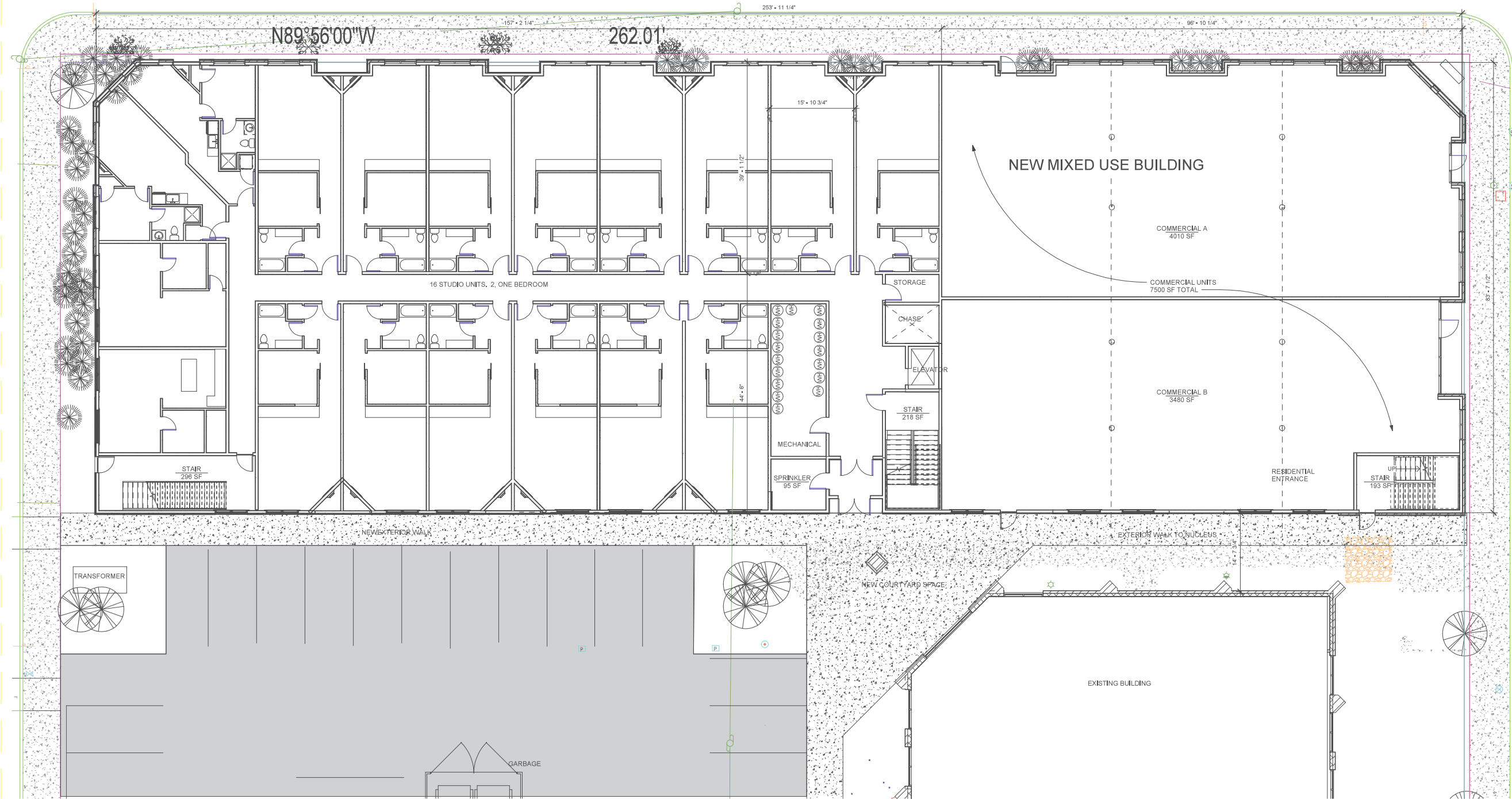
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RUIS NUCLEUS MIXED USE OPTION B
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT



1 FIRST FLOOR
A2.2 1/8" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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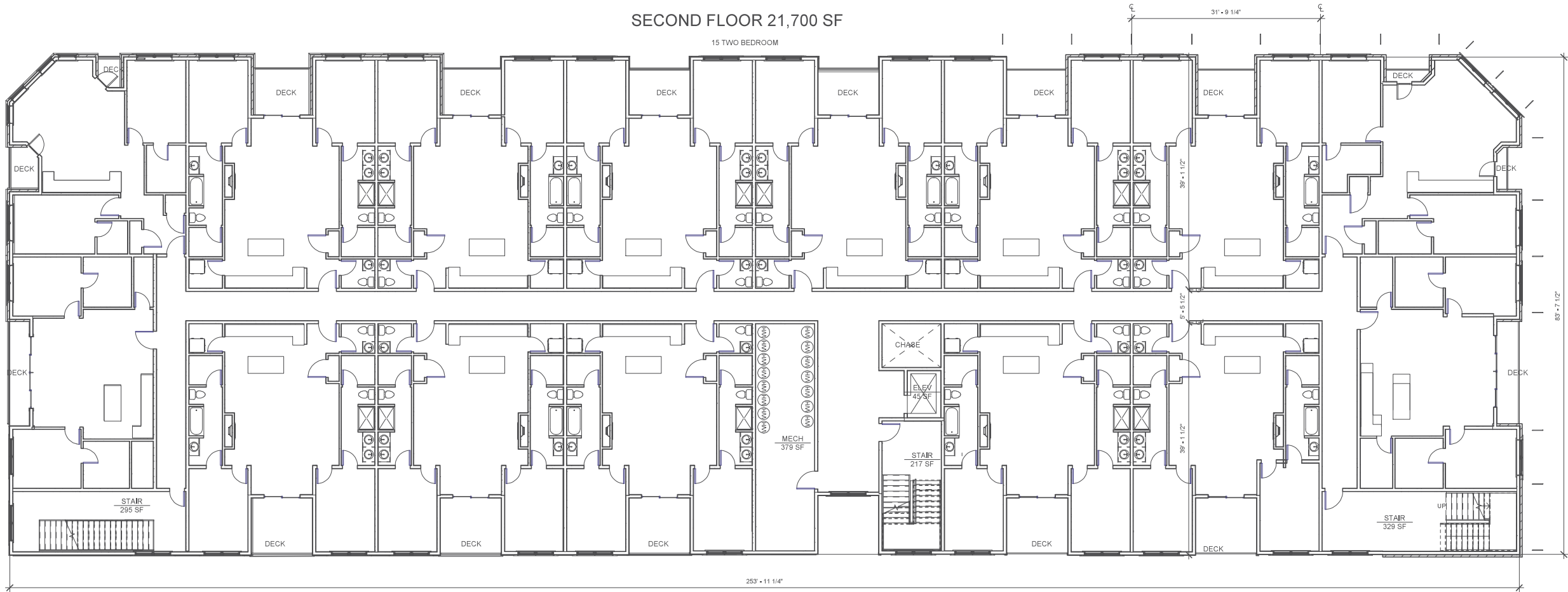
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RUIS NUCLEUS MIXED USE OPTION B
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT



1 SECOND FLOOR
1/8" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

Item No.2

19-5

Reg. No. 2832 Date: 7/6/2020

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Project Number: 19-59
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Revision Date:

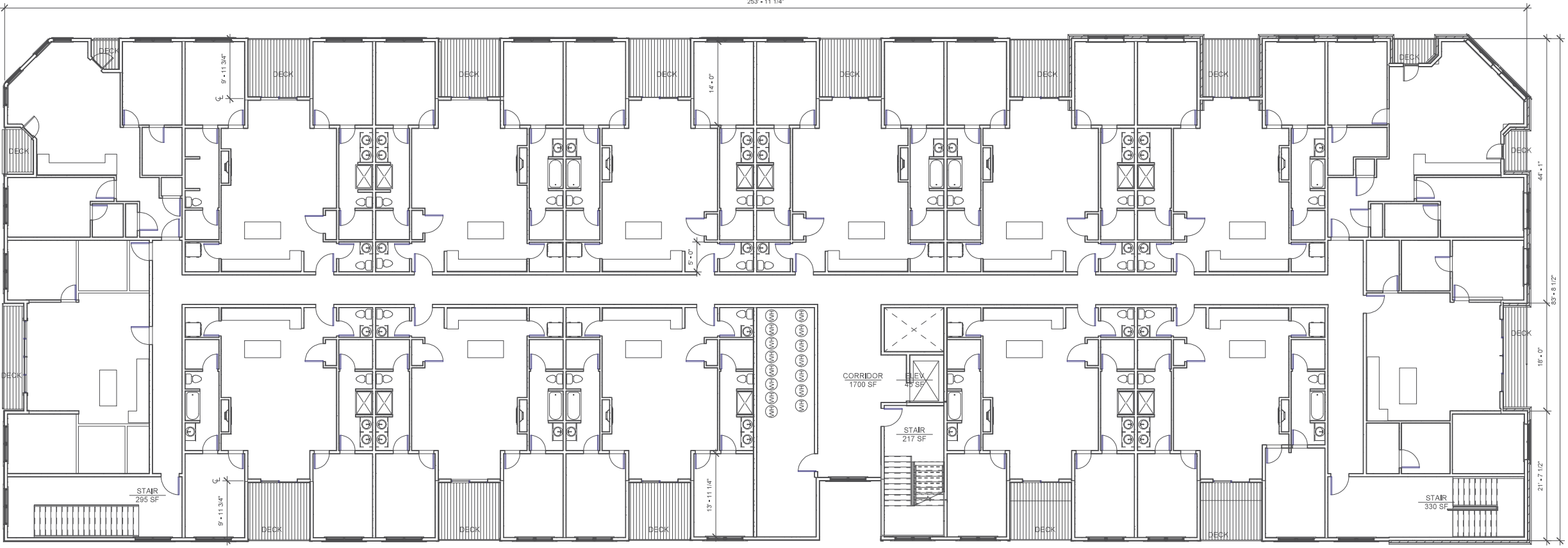
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RUIS NUCLEUS MIXED USE OPTION B
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT



1 THIRD FLOOR
A2.4 1/8" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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RUIS NUCLEUS MIXED USE OPTION B
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
CLUMBIA FALLS, MT



1 EAST BUILDING ELEVATION
A3.1 1/8" = 1'-0"



4 WEST BUILDING ELEVATION
A3.1 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
A3.1 1/8" = 1'-0"



2 NORTH BUILDING ELEVATION
A3.1 1/8" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

BUILDING ELEVATIONS

Item No.2.

19-5

Reg. No. 2832

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Project Number: 19-59
Date: 7/6/2020
Drawn By: AJW
Checked By: Checker
Revision Date:

REVISION SCHEDULE		
#	DESCRIPTION	DATE

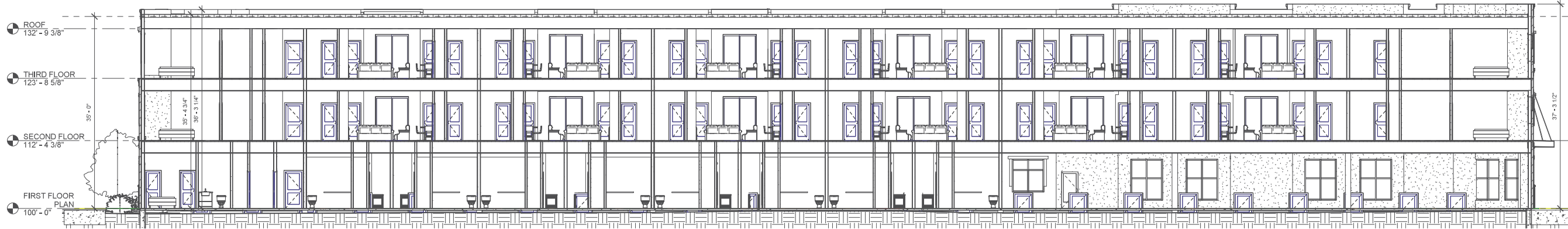
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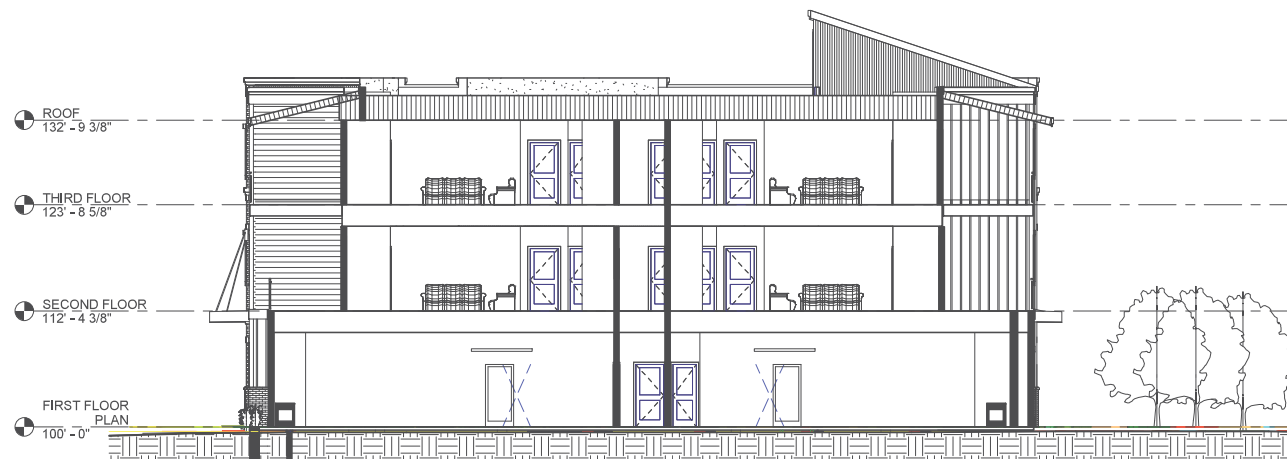
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RUIS NUCLEUS MIXED USE OPTION B
COMMERCIAL AND CONDO UNITS

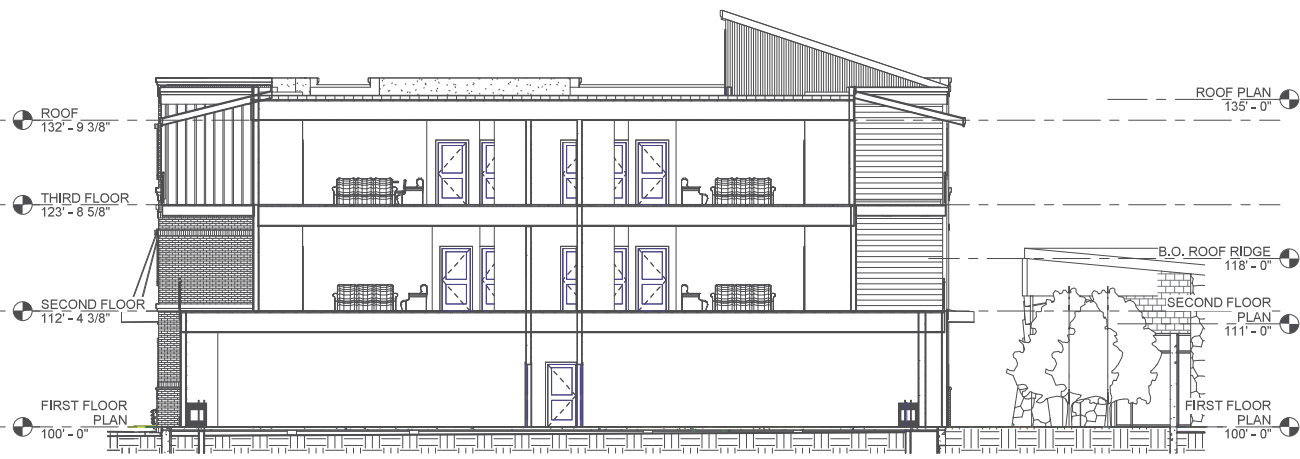
1000 S. JACOB AVE
BLUMFIELLS FALLS, MT



1 Section 4
A4.1 1/8" = 1'-0"



2 Section 2
A4.1 1/8" = 1'-0"



4 Section 6
A4.1 1/8" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

Item No.2

19-5

Reg. No. 2832 Date: 7/6/2020

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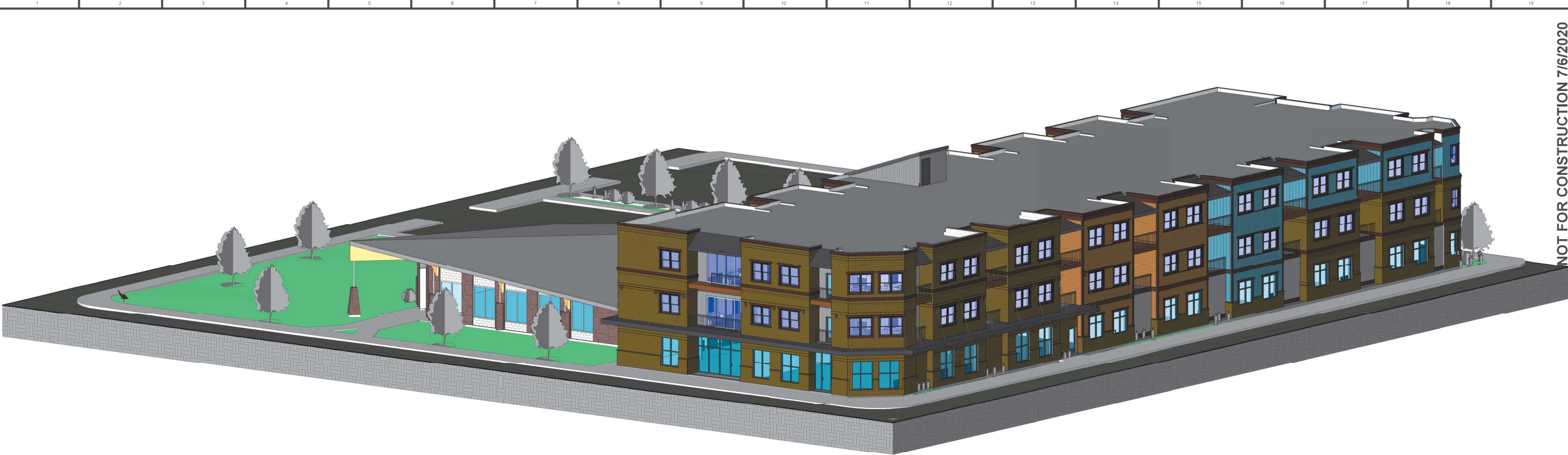
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RUIS NUCLEUS MIXED USE OPTION B
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT



1 FROM NE
A9.2



2 FROM SW
A9.2

NOT FOR CONSTRUCTION 7/6/2020

PERSPECTIVES

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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Project Number: 19-59
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Revision Date: 12/18/17

REVISION SCHEDULE

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RUIS NUCLEUS MIXED USE OPTION B
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
CLUMBIA FALLS, MT



1
A9.3 PERSPECTIVE FROM NE



6
A9.3 PERSPECTIVE FROM NW

NOT FOR CONSTRUCTION 7/6/2020

PERSPECTIVES

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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Project Number: 19-59
Date: 7/6/2020
Drawn By: Author
Checked By: Checker
Revision Date: 10/03/18

REVISION SCHEDULE		
#	DESCRIPTION	DATE

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RUIS NUCLEUS MIXED USE OPTION B
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT

- 46 -



1
A9.4 PERSPECTIVE FROM SE



2
A9.4 PERSPECTIVE FROM SW

NOT FOR CONSTRUCTION 7/6/2020

PERSPECTIVES

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

AARON J. WALLACE

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Project Number:	19-59
Date:	7/6/2020
Drawn By:	Author
Checked By:	Checker
Revision Date:	01/24/20

REVISION SCHEDULE		
#	DESCRIPTION	DATE

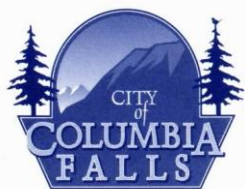
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FAX# 406.862.2153

RUIS NUCLEUS MIXED USE OPTION B
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
CLUMBIA FALLS, MT

- 47 -



130 6TH STREET WEST
ROOM A
COLUMBIA FALLS, MT 59912

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

July 21, 2020

Re: Public hearing notice for an Amended PUD for Ruis 540 Nucleus Avenue, LLC

Dear Adjacent Property Owner:

Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing for an amended Planned Unit Development overlay at 540 Nucleus Avenue in Columbia Falls. The owner is amending the PUD to remove the planned three story south building and will instead remodel the former bank building instead of removing and replacing with a new building at this time. In addition, the owner is amending the north building to allow ground floor residential condominiums on the back half of the building but retaining retail/office space on the front half ground floor. The PUD is proposing two options for 48 parking spacing to serve the site. Option A would construct below grade parking under the north building. The second option would be to construct at grade parking where the old bank offices were located along 1st Avenue West. As with the original PUD, the building height for the north building will be 42'-8" to the top of the roof. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

If you have question or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday August 6, 2020 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comment may be provided up to 5:00 pm on the day of the hearing, it will just be passed out at the hearing. You are also invited to present verbal or written testimony during the public hearing on August 11, 2020.

Sincerely,

Eric H. Mulcahy, City Planner

NOTICE OF PUBLIC HEARINGS

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, August 11th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Tuesday, September 8, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request to establish a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

Ruis Holdings 540 Nucleus Ave LLC is requesting an Amendment to their Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the former Bank of Columbia Falls site. The owner is amending the PUD to remove the planned three story south building and will instead remodel the former bank building instead of removing and replacing with a new building at this time. In addition, the owner is amending the north building to allow ground floor residential condominiums on the back half of the building but retaining retail/office space on the front half ground floor. The PUD is proposing two options for 48 parking spacing to serve the site. Option A would construct below grade parking under the north building. The second option would be to construct at grade parking where the old bank offices were located along 1st Avenue West. As with the original PUD, the building height for the north building will be 42'-8" to the top of the roof. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staalnd, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalndb@cityofcolumbiafalls.com. For more information on the proposed conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

LEGALS

time of the hearing. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 21st day of July 2020

Susan Nicosia
Susan Nicosia,
City Manager/Planning & Zoning
Administrator
COLUMBIA FALLS CITY-
COUNTY PLANNING BOARD

July 26, 2020
MNAXLP

No. 27176

CITY OF COLUMBIA FALLS NOTICE OF PUBLIC HEARING

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, August 11th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Tuesday, September 8, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

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