

Attachment D
Applicant Letter – SR #894



October 20, 2011

Planning & Community Services Department
4th Floor, Parmly Library
510 North Broadway
Billings, Mt. 59102

RE: Request for Special Review
Billings Christian School
4519 Grand Avenue
Billings, MT 59106

Planning Staff:

Billings Christian School presently occupies the existing building at this site. See attached Location Map – Exhibit I. The following outlines the data requested by your application instructions.

A. Forward:

This land consists of 156,960 square feet, and is zoned Residential 9600. The existing school building on the site is approximately 14,695 square feet and will be removed completely. The proposed new facility will be 46,640 square feet on three floors, with approximately 20,880 square feet on the main floor. The two upper floors will consist of 12,880 square feet of classrooms. Approximately 8,000 square feet of the main floor will consist of a gymnasium.

1. Questions:

A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy? (Answer to Instructions 1.A)

1. Economic Development - This new school building will eventually create 8 to 12 new, full time jobs. BCS employs over 20 people at this facility and needs additional space for its increasing classes and athletic activities. This facility will help strengthen the area economy through the creation of new jobs and bolstering the existing jobs at BCS along with the numerous local suppliers and services that support the School's operations.

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2. Aesthetics - The area around the existing building and grounds will be well landscaped and is kept in good condition. The existing modular building will be removed. A new sign is scheduled to be installed and the existing sign will be removed at that time.
3. Natural Resources – BCS keeps their site area free of weeds, etc which helps with fire management. Also the play fields are irrigated.
4. Public Services – The new facility will replace the old run down school so public safety will be increased.
5. Land Use Element – BCS is working to improve the existing school in facility as well as education to help improve the quality of life in the area.

- B. Why is there a need for the intended use of the property on this location.
(Answer to Instructions 1.B)

BCS was started in 1981. The proposed facility will replace the existing modular building. The proposed building will be 46,640 square feet on 3 floors and is necessary to provide for much needed upgrades for the school and provide room for indoor activities. The building will be located towards the center of the site and should not create any noise concerns. The existing school operates there now in a similar manner.

- C. How will the public interest be served if this application is approved.
(Answer to Instructions 1.C)

BCS has been in the Billings area since 1981 and has created many jobs for the community, a place for excellent private Christian education and a facility for the community to use. They would like to expand and modernize their school to meet increased needs for the students and teachers. The expansion will create 8 to 12 new jobs, improve the aesthetics of the property and will help increase the availability for facilities in the area. They have a good reputation in their neighborhood and have a well kept but worn facility.

- D. Prepare a written statement addressing what is intended to be done with the property, and why the special review is being sought. (Answer to Instructions 1.D)

BCS will build a 3-story school building to replace the existing 1-story school and add a much needed gymnasium. The proposed building will be an attractive structure. The proposed building will be 20,880 square feet on the main floor and 46,640 sf total. The front will need to be a parking lot and landscaping as required. The building will be located towards the center of the site. The back of the lot will be a playground and a play field which should not change much from the way that it is now.











