

February 15, 2012

Mr. Wayne Ware  
Senior Engineering Technician  
City of Billings – Public Works Department  
2224 Montana Avenue  
Billings, MT 59101

Reference: River Point Homes  
Variance Request for Number of Drive Approaches  
Project No. 75052.72

Dear Mr. Ware:

On behalf of our client, we are requesting a variance for the number of drive approaches for the River Point Homes on Frontier Drive. The development is located on Lot 4, Block 1 of Riverfront Pointe Subdivision. The requested variance is to incorporate 5 drive approaches on Lot 4, Block 1 of Riverfront Pointe Subdivision, which is 2 more than allowed by the municipal code, but less than the number of approaches required for similar single-family residential lots on the south side of Frontier Drive. Attached is a site exhibit and fee of \$60.00 for the variance request.

As stated in the City of Billings Municipal Code (Article 6-1208(5)), not more than two (2) driveways shall be provided to any single property tract or business establishment, except where the property frontage exceeds six-hundred (600) feet, there may be one (1) additional driveway for each additional three hundred (300) feet of frontage.

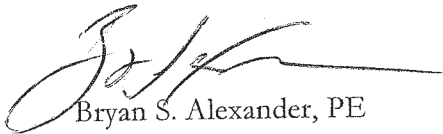
The proposed development has approximately 950 feet of frontage within Lot 4, which by code may contain 3 drive approaches. Because of the dimensions of the lot, the proposed layout was developed in order to maximize the beneficial use of the site by sharing common drive approaches with groups of dwelling units where possible and thereby minimizing the total number of approaches.

A majority of the dwelling units access from 3 approaches; 2 additional approaches are necessary for a proposed 4-plex to access directly from Frontier Drive due to the lot configuration. Based on the curb cut regulations, up to 11 curb cuts could be allowed based on the single-family lots and one multi-family lot directly across Frontier Drive along with the 2 street intersections. Therefore, the number of drive approaches proposed is minimal when compared to similar single-family lots in the area. Additionally, Frontier Drive is a residential street with a low speed limit and traffic flows that will be typical of other residential streets; therefore, impact of the proposed drive approaches should be minimal.

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Please provide a variance application for the number of drive approaches for the River Point Homes to the City Council. Please feel free to contact me if you have any questions concerning this matter.

Sincerely,



Bryan S. Alexander, PE  
Project Engineer

BSA/tsc

Enc.

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