

Attachment D
Applicant Letter – SR #902

November 28, 2012

SPECIAL REVIEW SUBMITTAL FOR:

LUTHERAN CHURCH OF THE GOOD SHEPHERD

1108 24TH WEST

BILLINGS, MONTANA

PREPARED FOR
CITY OF BILLINGS

PREPARED BY
AT ARCHITECTURE, INC
HIGH TECH CONSTRUCTION

BILLINGS, MONTANA



December 28, 2012

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

RE: Request for Special Review For
The Lutheran Church of the Good Shepherd
1108 24th St. West
Billings, MT 59102

Planning Staff:

The Lutheran Church of the Good Shepherd (LCGS) presently occupies a site at 1108 24th St. West. See attached Location Map – Exhibit I. The following outlines the data requested by your application instructions.

A. Forward:

This land consists of 114,528 SF and is zoned Residential 7000. The LCGS was originally built in 1956 and has had 2 additions and some minor renovations over time. The existing building on the site is approximately 31,774 sf. The proposed addition to the facility will be approx. 23,051 sf including the optional basement space. The original 2-story building and the first addition (1 story with a basement) will be demolished and a parking lot installed in their place. These two buildings are approximately 11,974 SF. These buildings are not very energy efficient, have many code violations, have deteriorating glulams on the exterior and their uses will be incorporated into the new addition to the north. The new addition will include offices, preschool, nursery, Sunday School classrooms, storage, meeting/multi-use room and a choir room. Also an outdoor play area for the preschool children will be relocated to a more secure location. The only other addition to the remaining structure is a new vestibule per the Energy Code as an entry point from the new parking lot to the south.

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 addition will increase the potential for ministry growth. LCGS employs many full time people at this facility, but the real need is

updated, improved and more accessible spaces for all ages from infants to seniors. This facility addition and upgrade will help strengthen the area economy through the creation of a better place for fellowship, worship, prayer, Sunday School, preschool, outreach to the community which in turn will help those who support the Billings job markets and help bring in fine up-standing people to the area.

2. Aesthetics - The area around the existing building and grounds is well landscaped and is kept in good condition. The existing sign is in good condition and no new signs are planned. The new building will improve the appearance of the facility.
3. Natural Resources – The LCGS keeps their site area free of weeds, etc which helps with fire management.
4. Public Services –The new facility will make it much easier for the Church to continue with existing services and implement new services due to the facility design. LCGS is a community minded church.
5. Land Use Element – The LCGS is planning on using their facility to invite future members and preserve existing members to help improve the quality of life in the area with these new facilities that are well lit, well ventilated/conditioned, energy efficient and more accessible.

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

The LCGS in its present location was built in 1956. The proposed portions of the facility that will be replaced are very inefficient for use, accessibility and energy consumption. They are high maintenance facilities. The proposed addition will be an extension of the existing sanctuary already on site, which is the newest portion. The proposed building will be 20,300 square feet and is necessary to accommodate needed upgrades to address the deficiencies. The building will be located towards the center of the site, which will help minimize neighborhood impacts. Parking will now be at both sides of the building and will create closer access to the facility.

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

The LCGS has been in the Billings area since 1956 and has helped create many great citizens for the city and surrounding area. They would like to expand and upgrade the facility so LCGS can serve its members better and in turn make good citizens for the City of Billings and surrounding area. The expansion is for future growth and with Billings' growth, this will help maintain people in the area. As the economy grows, they will continue to have a good presence in their neighborhood and have a nicely landscaped facility on 24th.

- 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)

Request for Special Review
Lutheran Church of the Good Shepherd
Billings, MT

The proposed addition will be an extension of an existing building already on site. The proposed building will be 20,300 square feet and is necessary to accommodate needed upgrades and future growth. The building will be located towards the center of the site. Parking will be increased from 144 existing to 159 spaces, but the capacity of the sanctuary is not increased. The purpose is to make this more convenient for attendees and accommodate overflow conditions.

The proposed alley setback for the new building is 7 ft. The existing is 12 ft at the closest portion of the exterior wall. R-7000 zone requires a 20' rear yard setback.

The existing height of the sanctuary is 39'11" with another 13' for the steeple. The proposed new addition would be 39'6" to the peak versus the 34'0" for the R-7000 zone.

The LCGS has helped to mold many outstanding individuals for the community. They would like to expand and upgrade their facility to meet future growth. The Church has a good presence in their neighborhood and has a nicely landscaped area. The special review is required for churches in residential zones.

2. Attached please find the following support documentation:

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|---|-------------|
| 1. General Location Map (Showing 300' radius) | Exhibit I |
| 2. Site Plan (1" = 30') | Exhibit II |
| 3. Site Plan (11"x 17") | Exhibit III |
| 4. Certified List of Property Ownership Within 300' | Exhibit IV |
| 5. Concept Building Elevations & Section | Exhibit V |
| 6. Photographs | Exhibit VI |
| 7. Check for \$1,071.00, Application form,
\$45.00 deposit for zoning signs. | Exhibit VII |
| 8. Declaration of Restrictions | None known |

Sincerely,



Alex Tommerup, AIA

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848 Main Street Suite 7
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406-245-2724

cc: Planning and Community Services Department w/ enclosures (1)
Kathy Kelker, Representative – Lutheran Church of the Good Shepherd. w/ enclosures (1)
Todd McDonald, Project Manager - High Tech Construction w/ enclosures (1)

**Proposed Addition and Remodel to:
Lutheran Church of the Good Shepherd**
1108 24th Street West
Billings, Mt. 59102

- Main Building, looking to the West



- North Parking Lot, looking to the East



- North Parking Lot, looking to the South



**Proposed Addition and Remodel to:
Lutheran Church of the Good Shepherd**
1108 24th Street West
Billings, Mt. 59102

- Looking South down the alley



- Looking at parking lot to the north of the Church



Respectfully submitted,

AT Architecture, Inc.

11/14/12