

Attachment D

Applicant Letter – SR #903

- D. *Written statement addressing what is to be intended to be done with the property, including new construction or change in the use of the property, and why the special review is being sought.*

The proposed Grace Montessori School will consist of an approximately 20,058 square foot educational building, an associated parking lot, a fenced play ground area and plenty of landscaping and green space for a total of 79,860 square feet.

The proposed Grace Montessori School will consist of 7 classrooms, each approximately 1,100 square feet in size. There will be library in the middle of the building approximately 760 square feet in size. The activities room will be located in the back of the building and will be approximately 2,400 square feet in size. Next to the activities room is the planned location for the kitchen. The front entrance of the school building will consist of the staff offices and reception desk. There will be a fenced playground located behind the building consisting of playground equipment and concrete activities pads. Present land use is approved for school in R 9600 zone per Special Review #900. There are currently no existing structures on the property.

There is a future expansion planned for this school which will expand 57.3 feet to the North and 189.12 feet to the east. An 11,400 square foot gym is planned for this expanded area as well as 6,496 square feet of additional classroom area and 43 future parking spaces.

This Special Review is being sought to assure that the proposed use of the property, a private school facility, will be compatible with its location and the surrounding land uses. Per Yellowstone County Unified Zoning Regulations, a Special Review is required to approve the location of a School to be placed on Residential 9600. Special Review #900 has been submitted for this school on this lot and was approved on August 30th, 2012. Since that time, the plan for the school has grown in size beyond 10% and therefore requires another Special Review.