

Attachment D
Applicant Letter – SR #904



3/28/13

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

RE: Request for Special Review For
Plaza Pool Apartments
1802 16th St. West
Billings, MT 59102

1.
 - A. *In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?*

Land Use Element 1

- *Issue: Neighborhoods are experiencing pressures from new development and land use changes.*

- *Goal: Predictable land use decisions that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans.*

The proposed 32 unit development is consistent with the surrounding neighborhood. The proposed project will increase the density from 20 units to 32 units and create additional housing in an area of town that greatly needs it. The new buildings will be a tremendous improvement from the existing units & will create a better quality of life for the entire neighborhood.

Land Use Element 11

- *Issue: Neighborhoods provide the character and strength of the community and the quality of neighborhoods should be preserved.*

- *Goal: Preserve neighborhood character and quality of life.*

The proposed development will be a positive addition to the neighborhood. The new buildings will provide an aesthetic improvement to the existing structures and the landscaping will provide a greater quality of life for the surrounding neighborhood.

Aesthetic Element 1

- *Issue: There are areas in the City and County that are unattractive and present a poor image of the community.*

- *Goal: Visually appealing communities.*

The proposed development will be aesthetically appealing and will improve the image of the community. This property fronts 17th Street West, which is a heavily traveled street. By rebuilding this project, the quality of life is improved for all.



Transportation Element 9

- *Issue: The sidewalk system in the City needs upgrading; many sidewalks are cracked and broken, several critical sections are missing, and important sidewalk routes are not adequately maintained.*

- *Goal: Well maintained network of safe and interconnected sidewalks*

As part of this project, all of the sidewalks on this portion of 16th Street West, 17th Street West and Avenue E will be required to be repaired and maintained to the current city standards. In doing this, public safety will be improved and a healthy lifestyle will be promoted.

B. Why is there a need for the intended use of the property on this location.

There is a need for this special review in order to create more housing in this neighborhood and to create a project that improves the surrounding neighborhood.

C. How will the public interest be served if this application is approved?

The public interest will be served by replacing a blemished existing property with an updated development that will be visually appealing and preserve the existing neighborhood character.

D. Prepare a written statement addressing what is intended to be done with the property, and why the special review is being sought.

The existing Plaza Pool Apartments were built in 1965 and are in poor condition. There are currently 10 duplex units on site, each with a single car attached garage. There is also an existing storage building at the rear of the property. The owner is proposing to demolish all of the existing buildings and develop a new 32 unit project in its place. The proposed new development will consist of 6 new buildings, two four-plexes and four six-plexes. Each unit will be two stories tall and consist of approximately 1,293 s.f. of living space and an attached garage with 312 s.f. The exteriors of the project will be virtually maintenance free, consisting of fibercement siding & thin-cut stone veneer. Landscaped green space & open areas will also be provided on the site. The units will be townhome style, with secure entries & improved site lighting. All of these features combined will greatly enhance the quality of life for the tenants and add value to the neighboring properties. This project will be aesthetically pleasing and will be a great addition to this neighborhood.

The special review is being sought because development of four plexes and six plexes is not allowed in R-6000 zoning without an approved special review.