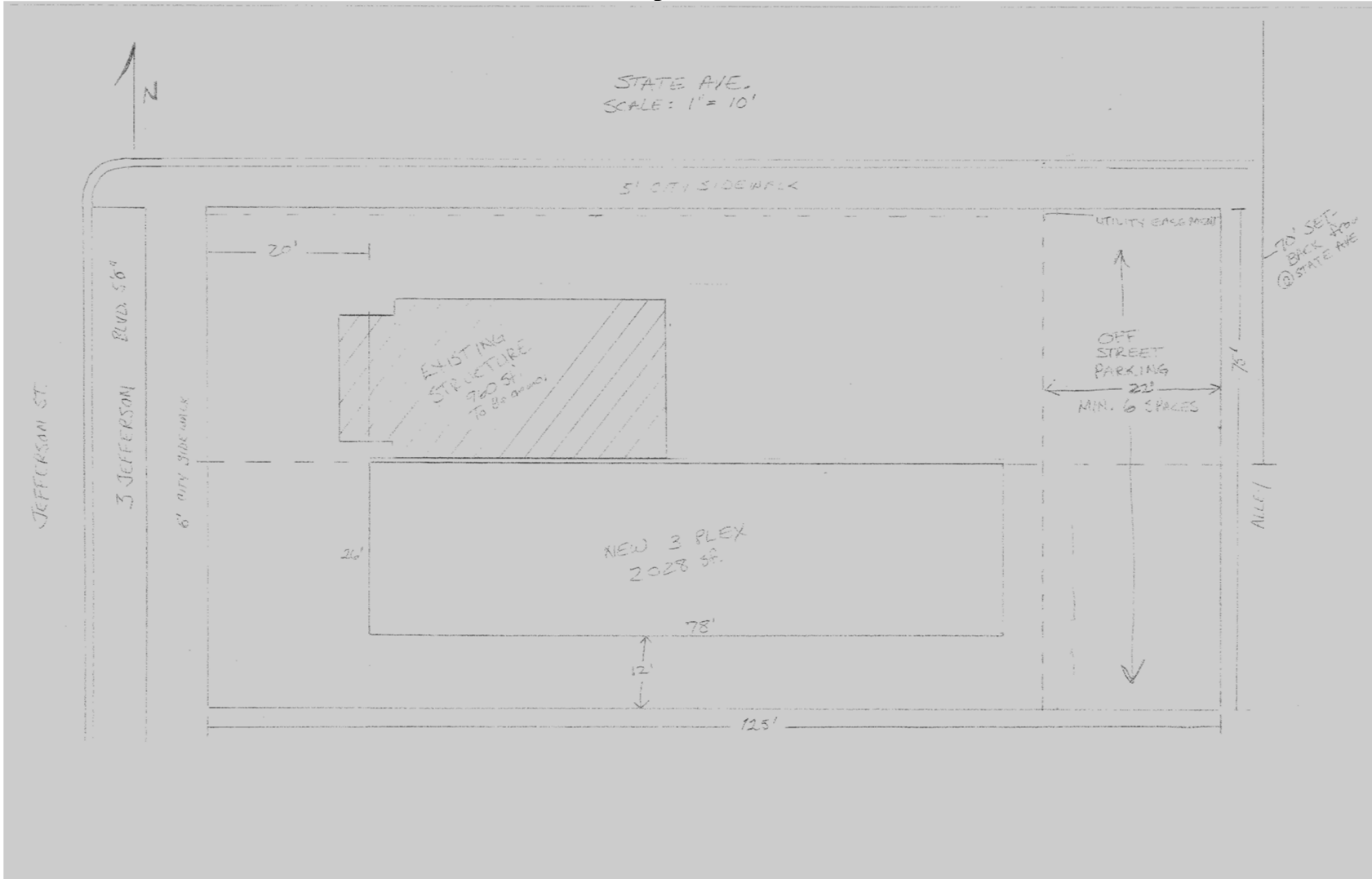


**Attachment C**  
**Site Plan – Special Review #909**



## Applicant Letter – Special Review #909

Special Review Application Narrative for 3 Jefferson

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

This new residential 3-plex in an existing R-6000 neighborhood is consistent with goal #1. This new project will be designed to fit into this older, generally low-income neighborhood. The architecture will be modest, to keep costs low, but attractive, utilizing a 6/12 roof pitch and covered front porch for each unit. As a residential project in a neighborhood striving to maintain its residential identity, this project is in keeping with the objectives of this issue.

This new 3-plex is consistent with the objectives of issue #2 in that it will be consistent, sensitive and compatible with the character of the adjacent residential neighborhoods. It will only improve quality of property for the surrounding neighbors and 3 tenant families.

This project, speaks to issue #4 and urban sprawl in that it removes a blighted, abandoned, 2 bedroom house in this R-6000 neighborhood and utilizes the 9375 sf lot to its potential. This property is already serviced by city water and sewer services and this makes good use of existing infrastructure.

This project addresses issue #5 as it will be rented to low-income tenants with rents and utility payments held at levels affordable to people earning less than 60% of area Medium income as determined by the Department of Housing and Urban Development.

**B. Why is there a need for the intended use of the property at this location?**

Billings is experiencing population growth, but not all new rental units are within an affordable range for low-income folks. This project will remove 1 abandoned 2-bedroom unit and better use the land zoned for 3, 3 bedroom units. It is located close to many jobs, and along a public transportation route. The property is within minutes of I-90, a large food store and the Billings downtown.

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

This project will provide quality, low-cost housing for 3 Billings families while bringing needed and attractive development to Billings' South side.

**D.** The special review is being sought only because as a 3-plex, it will be considered a commercial project and all commercial projects must go through Special Review. The project is simply the removal of a blighted, 2 bedroom house and construction of a 3-plex consisting of a total of 9 bedrooms.