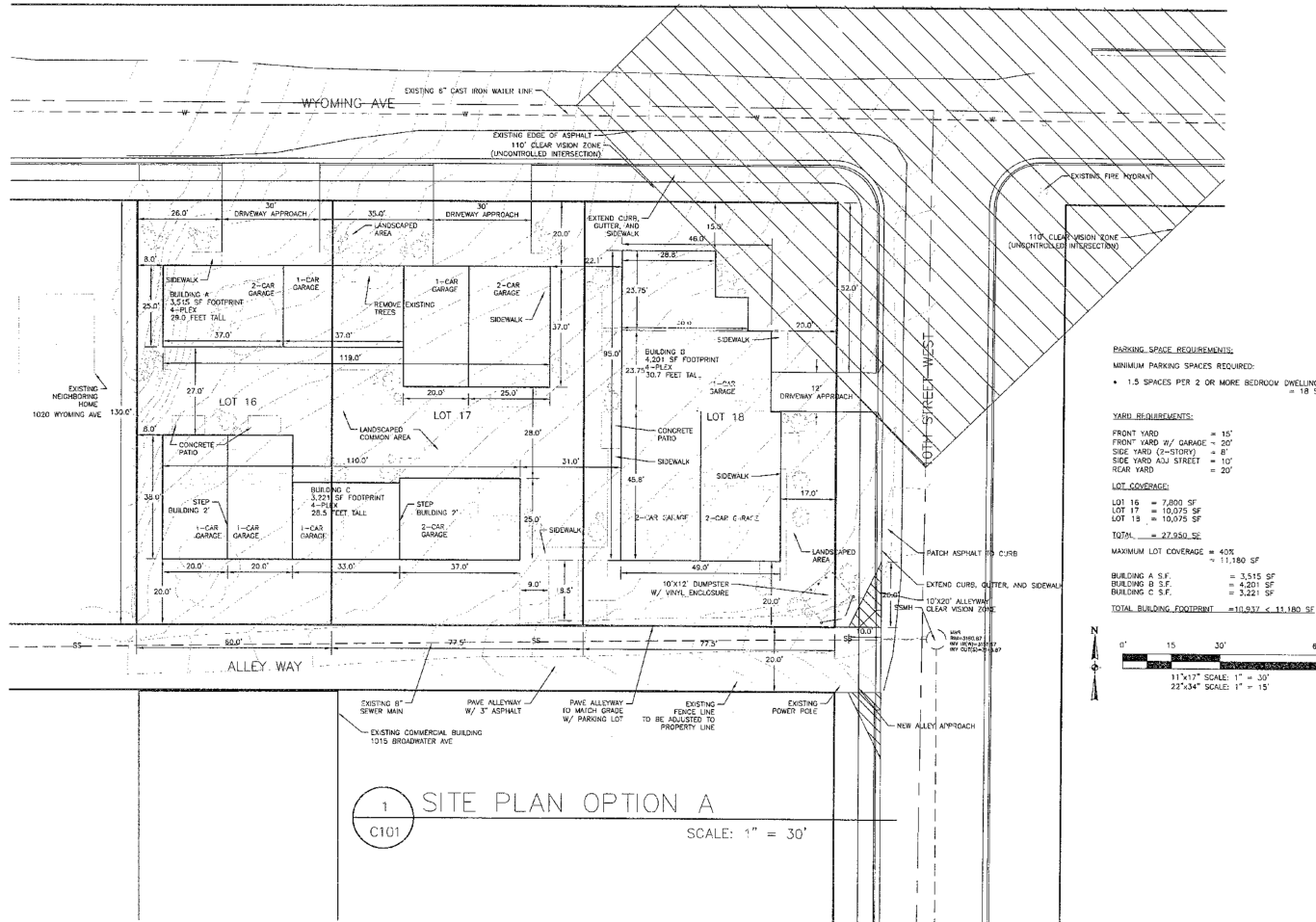


# Attachment C Site Plan – Special Review #910



**PARKING SPACE REQUIREMENTS:**  
MINIMUM PARKING SPACES REQUIRED:  
• 1.5 SPACES PER 2 OR MORE BEDROOM DWELLING UNIT = 18 SPACES

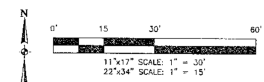
**YARD REQUIREMENTS:**  
FRONT YARD = 15'  
FRONT YARD W/ GARAGE = 20'  
SIDE YARD (2-STORY) = 8'  
SIDE YARD ADJ STREET = 10'  
REAR YARD = 20'

**LOT COVERAGE:**  
LOT 16 = 7,800 SF  
LOT 17 = 10,075 SF  
LOT 18 = 10,075 SF  
TOTAL = 27,950 SF

MAXIMUM LOT COVERAGE = 40%  
= 11,180 SF

BUILDING A S.F. = 3,515 SF  
BUILDING B S.F. = 4,201 SF  
BUILDING C S.F. = 3,221 SF

TOTAL BUILDING FOOTPRINT = 10,937 < 11,180 SF



Drawn By: AS,SS Checked By: L,OWE Date: 7/18/13 Project #: Add file:	SCALE: BONNI WYOMING AVE CONDOS LOT 16, 17, 18 BROADACRE SUBD BILLINGS, MT SHEET#: <b>C101</b>
<b>EGGART ENGINEERING COMPANY</b> 2 SOUTH 7TH STREET WEST BILLINGS, MT 59102 OFFICE: 406-839-9151 FAX: 406-839-9150	

## Applicant Letter – Special Review #910

SPECIAL REVIEW APPLICATION - CITY OF BILLINGS

7/1/13

**Legal Description:** Lot 16, Lot 17 & Lot 18 Broadacre Subdivision situated in Section 05, Township 01S, Range 26E, Block 2, Yellowstone County Montana.

### QUESTIONS:

- A. *In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?*
- B. *Why is there a need for the intended use of the property at this location?*
- C. *How will the public interest be served if this application is approved?*
- D. *Prepare a written statement addressing what is 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.*

### ANSWERS:

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

#### Land Use Element – Issue 2:

*The current zoning ordinances and subdivision regulations do not always prevent incompatible uses in and adjacent to existing City neighborhoods and County Townsites.*

Goal                    *-New developments that are sensitive to and compatible with the character of adjacent City neighborhoods and County townsites.*

Objectives

- *Maintain a high quality of life for new and existing residents.*
- *Reduce conflicts between neighbors.*

These lots in Billings are immediately surrounded by both Residential and Commercial properties. By having multi-family dwelling units on these lots, the quality of life for the existing residents is not compromised. The use of this land for multi-family dwelling units is a compatible use.

#### Land Use Element – Issue 5:

*There is a serious lack of affordable housing for low to moderate income households.*

Goal                    *-Affordable housing for all income levels dispersed throughout the City and County*

Objective

- *Improve the quality of life of low income people. Preserve and rehabilitate the existing supply of affordable housing.*
- *Promote social equity and diversity.*
- *Create more affordable housing and work towards replacing affordable housing lost during redevelopment projects.*
- *Provide rental and ownership housing options for the diverse workforce.*

Having Multi-Family Dwelling Units on these lots will help to further improve the availability for affordable housing. There are twelve units planned for this site that will enable families of different sizes and income levels to live comfortably in a newly constructed home.

Economic Development Element – Issue 1:

*We need to continue a cohesive focus in economic development.*

Goal -Coordinate economic development efforts that target business recruitment, retention, and expansion.

Objectives -Improve the quality of life for residents.  
-Strengthen area economy.  
-Create living-wage jobs.

Multi-Family Dwelling Units that are centrally located in Billings, as these will be, will assist in strengthening area economy by providing housing to employees of businesses within city limits. By providing affordable housing in this area, the quality of life of the residents will improve due to less travel to and from work and being in shorter distance to other local businesses.

Aesthetics Element – Issue 1:

*There are areas in the city and county that are unattractive and present a poor image of the community.*

Goal -Visually appealing community.

Objectives -Improve the image of the community.  
-Instill pride in the community.  
-Improve quality of life for residents.  
-Preserve the community assets such as the Rimrocks, the Yellowstone River, the downtown and the major street thoroughfares.

The lots in which the proposed Multi-Family Dwelling Units are to be located are currently undeveloped and the city sidewalk stops before reaching the corner of 10<sup>th</sup> Street West and Wyoming Avenue. The city sidewalk and curb will be extended around the property which will greatly enhance the visual appeal of the area and also create a safer walking area for pedestrians. The alley behind the lot will be paved which will also improve the visual appeal and the usability of this alley.

Natural Resources Element – Not Applicable

Open Space and Recreation Element – Not Applicable

Transportation Element – Issue 1:

*Speeding in City neighborhoods and outlying communities.*

Goal Safe traffic speeds consistent with the surrounding uses.

- Objectives
- Decrease pedestrian-vehicle accidents.
  - Promote non-motorized transportation
  - Promote cooperative speed enforcement.

There is a stop sign planned for the corner of Wyoming Avenue and 10<sup>th</sup> Street West along with the development of this site. This stop sign will help to slow traffic down which will create safer traffic speeds through this area. Also, having centrally located Multi-Family Dwelling Units will help promote non-motorized transportation and will also help keep accidents in the area to a minimum.

Transportation Element – Issue 9:

*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.

- Objectives
- Improved public safety.
  - Promote healthy lifestyle.
  - Reduce traffic.

Along with the development of this lot, city sidewalks will be extended along the North face of the lots along Wyoming Avenue and the East side of the lot along 10<sup>th</sup> Street West. The sidewalk currently ends on these two streets which is a walking hazard to pedestrians. Extending these two sidewalks and interconnecting them at the street corner will create a safer and more effective use of the sidewalks.

Public Facilities and Services Element – Not Applicable

Cultural and Historic Resources Element – Not Applicable

Community Health Element – Issue 2:

*Some roadways are not designed to accommodate pedestrians and therefore create inconvenient and unsafe conditions.*

Goal - Safe roadways supportive of vehicles, bicycles and pedestrians.

- Objectives
- Reduce traffic conflicts among multiple user groups.
  - Support and encourage walking and bicycling for exercise and transportation.
  - Provide safe walking routes to schools.
  - Reduce vehicle carbon emissions.

The proposed Multi-Family Dwelling Units will be located only ten blocks from Billings Senior High School and eleven blocks from Billings Public Schools. This will give students the opportunity to walk or bicycle to school instead of drive. The extended sidewalk along the street sides of the property will also provide a more convenient and safer walking path for both the residents and existing pedestrians.

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

There is a need for the proposed Multi-Family Dwelling Units at this location due to the demand for affordable housing in this area of Billings. The site is currently undeveloped and is not generating any economic development. By having centrally located affordable housing, families will be able to move closer into town and have more convenient means of travel to work, school, and other areas of Billings.

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

The public interest will be served if this application is approved because it will provide new affordable housing to the families in need of such and will also provide a safer, interconnected sidewalk that will result at the corner of Wyoming Avenue and 10<sup>th</sup> Street West.

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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 Multi-Family Dwelling Units will consist of three 4-plex buildings and associated parking. These buildings will total in approximately 11,100 square feet and occupy a combined lot space of 27,950 square feet. The three buildings will have a common space in between them with landscaping. The individual dwellings will vary in size in order to help accommodate different family sizes and needs.

This special review is sought to assure that the proposed use of the property will be compatible with its location and surrounding land uses. Per Yellowstone County Unified Zoning Regulations, a special review is required to approve the location of Multi-Family Dwelling Units in a Residential 6000 zoned area.