

Attachment A
Zoning Commission Action

The City Zoning Commission shall make a recommendation to the City Council to:

1. Deny the application for a special review use.
2. Grant the application for a special review use.
3. Conditionally grant the application for a special review use.
4. Delay action on the application for a period not to exceed thirty (30) days.
5. Give reasons for the recommendation.

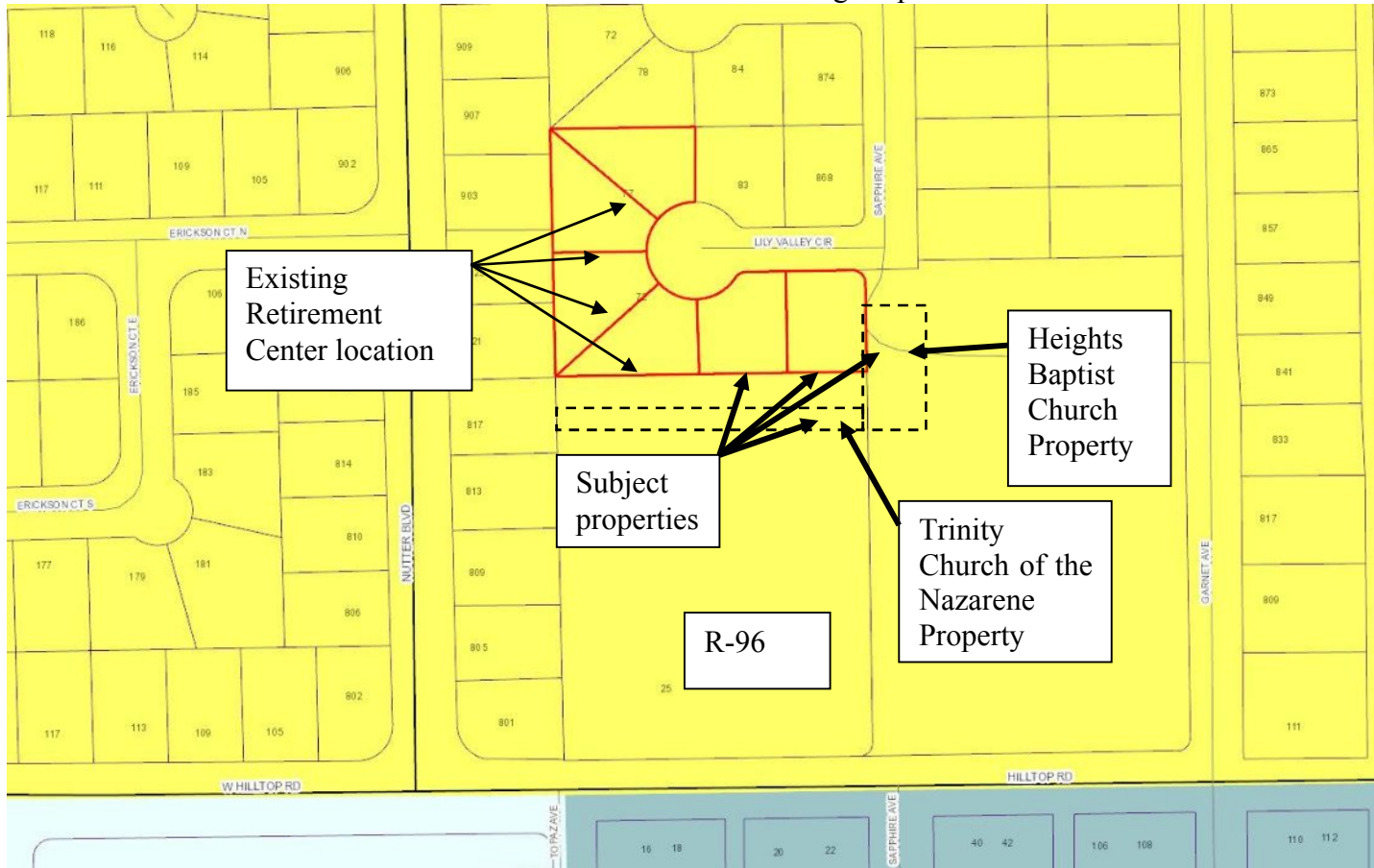
Before approving a special review use, the Zoning Commission shall find that the contemplated use:

1. Complies with all requirements of this Article (27-1500);
2. Is consistent with the objectives and purposes of Chapter 27 and the Comprehensive Plan;
3. Is compatible with surrounding land uses or is otherwise screened and separated from adjacent land in such a way as to minimize adverse effects.

Further the Zoning Commission shall consider and may impose modifications or conditions concerning, but not limited to the following:

1. Street and road capacity;
2. Ingress and egress to adjoining streets;
3. Off-street parking;
4. Fencing, screening and landscaping;
5. Building bulk and location;
6. Usable open space;
7. Signs and lighting; and/or
8. Noise, vibration, air pollution and similar environmental influences.

Subject Property **Attachment B**
Zoning Map



Attachment C
Site Photos



Subject Property



Attachment C, continued
Site Photos



View east looking at Baptist Church Building



View north east along Lily Valley Circle

BUTTERFLY HOMES

BILLINGS, MT



Looking WSW from Lily Circle at Butterfly Homes



Looking ESE from Lily Valley Circle



Looking NW from Hilltop toward Butterfly Homes



Looking SW from Lily Valley Circle



Looking E from Lily Valley Circle



Looking W from Lily Valley Circle

Attachment D, continued

Applicant Letter



February 2, 2015

Planning & Community Services Department
4th Floor
2825 3rd Ave North
Billings, MT 59102

RE: Request for Special Review For
Butterfly Homes
72 & 77 Lily Valley Circle
Billings, MT 59105

Planning Staff:

The Butterfly Homes, which is an Assisted Living Facility presently occupies a site at 72 & 77 Lily Valley Circle. This project would be an addition to the East of the existing south building. See attached Location Map – Exhibit I. The following outlines the data requested by your application instructions.

A. Forward:

This land consists of 74,995 SF and is zoned Residential 9600. The Butterfly Home south building which we are adding to was originally built in 2004 and the north building was built in 2002. The existing south building on the site is approximately 5,794 sf. The proposed addition to the facility will be approximately 10,840 sf on the main floor plus an additional 5,548 sf in the basement space. The existing south building and the addition will be joined with an interior hall system and will operate as one project. The new addition will include living quarters of 1 bedroom and studio units, offices, kitchen, dining, living room, storage rooms & a garage.

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 care for more seniors. Butterfly Homes will also employ additional full time people at this facility to care for those who need living assistance. This facility addition will help strengthen the area economy through the creation of a bigger and a better place for those needing assisted living and those who work there. This will

help support the Billings job markets and help bring in needed leaders and workers for this facility.

2. Aesthetics - The area around the existing building and grounds is well landscaped and is kept in good condition. A new and attractive sign will be added which will be a nice addition for the facility identification for visitors. The new building will improve the appearance of the facility and area.
3. Natural Resources – Butterfly Homes keeps their site area free of weeds, etc which helps with fire management.
4. Public Services –This addition will be a great addition since the Heights lacks rooms for assisted living. A much needed facility.
5. Land Use Element – This addition will carry the same land use as the neighboring Butterfly Buildings.

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

Butterfly Homes in its present location was built in 2004. Since then, this facility has been mostly full. The need for additional assisted living is needed in the Heights since most of the potential residents end up having to go to the West end to find a place to live if this type of care is needed. With this addition many will be able to stay closer to family & friends.

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

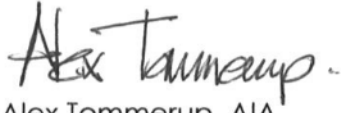
This project will address many issues of public concern including drainage issues through this property. With development of these lots, the neighboring churches will see great neighbors. Also the neighbors in the area will also experience loving workers as well as the residents who have worked hard all their lives and find a nice home to finish their days.

- 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)

The proposed addition will be an addition to serve addition residents with full assisted living services and amenities. These include bathing, exercising, visiting, meals and security. It will also be the home offices for the staff of the assisted living facilities run by Wolf Creek Enterprises and Butterfly Homes.

The current facility is zoned R-9600. An assisted living facility is allowed under a special review approval. Currently the existing 2 Butterfly Homes are located on adjacent lots which are contiguous. The owner is in the process of aggregating the lots to be as few of lots as possible so these facility will be on one lot if possible.

Sincerely,

A handwritten signature in black ink that reads "Alex Tommerup". The signature is written in a cursive, slightly slanted style.

Alex Tommerup, AIA

AT Architecture
848 Main Street Suite 7
Billings, Montana 59105
406-245-2724

cc: Planning and Community Services Department w/ enclosures (1)
Mike White, Owner – Butterfly Homes & Wolf Creek Enterprises (1)