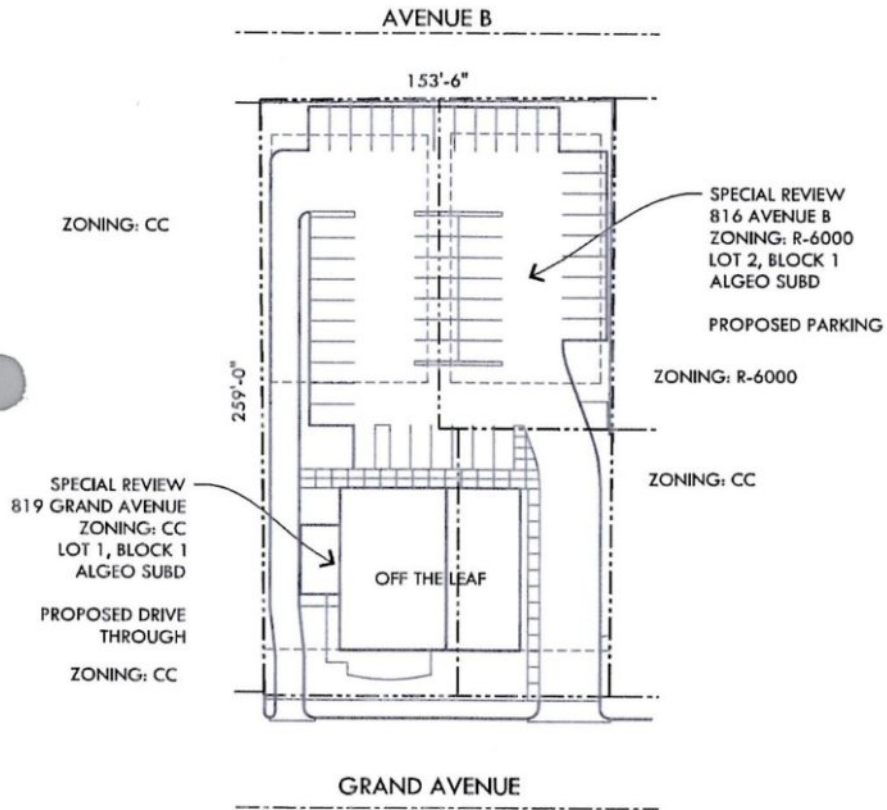


Attachment C
Site Plan – Special Review #920



PARKING CALCULATIONS

OFF THE LEAF	EXISTING	3,150 SQ. FT.	
	NEW	510 SQ. FT.	
	TOTAL	3,660 SQ. FT.	@1/100 = 37 SPACES
OFFICE SPACE	NEW	2,240 SQ. FT.	@1/300 = 8 SPACES
		SPACES REQ'D	45 SPACES
		SPACES PROV'D	52 SPACES

COLLABORATIVE DESIGN
 ARCHITECTS

www.collaborativedesignarchitect.com

406.248.3443

Attachment C
Applicant Letter – Special Review #920

COLLABORATIVE DESIGN

ARCHITECTS

2280 Grant Road Suite C Billings, MT

T. 406.248.3443 F. 406.248.3765

collaborativedesignarchitects.com

November 3, 2014

SPECIAL REVIEW APPLICATION

Off The Leaf
819 Grand Avenue
Billings, MT 59102

1. The proposed Special Review Application is consistent with the goals and policies of the Growth Policy:
 - Predictable land use development building in an existing neighborhood.
 - Redevelopment of an existing site does not contribute to urban sprawl.
 - Builds mixed use development (Coffee shop and Offices) in an existing neighborhood.
 - Expansion of Coffee Shop adds new jobs.
 - Presents improved appearance for appropriate use along Grand Avenue.
 - Redesigned site access provides safer ingress/egress.
 - Replaces worn out sidewalks.
 - Provides bike parking to encourage alternate transportation.
 - Adjacent to established neighborhood that allows opportunity to walk to work and to buy coffee.
2. The Special Review is needed to provide code required parking to support the expansion of the coffee shop and the addition of new office space.
3. The public interest is served by creating a safer ingress/egress plan and eliminating some potential pedestrian/vehicle conflicts.
4. The existing Off the Leaf will be expanded and reconfigured to provide a drive through window, provide new leasable office space and provide the necessary parking to support these activities. The new construction will match existing building materials and finishes for a coherent look. All parking and drives will conform to current city engineering standards.

Jeff Kanning, AIA
Collaborative Design Architects