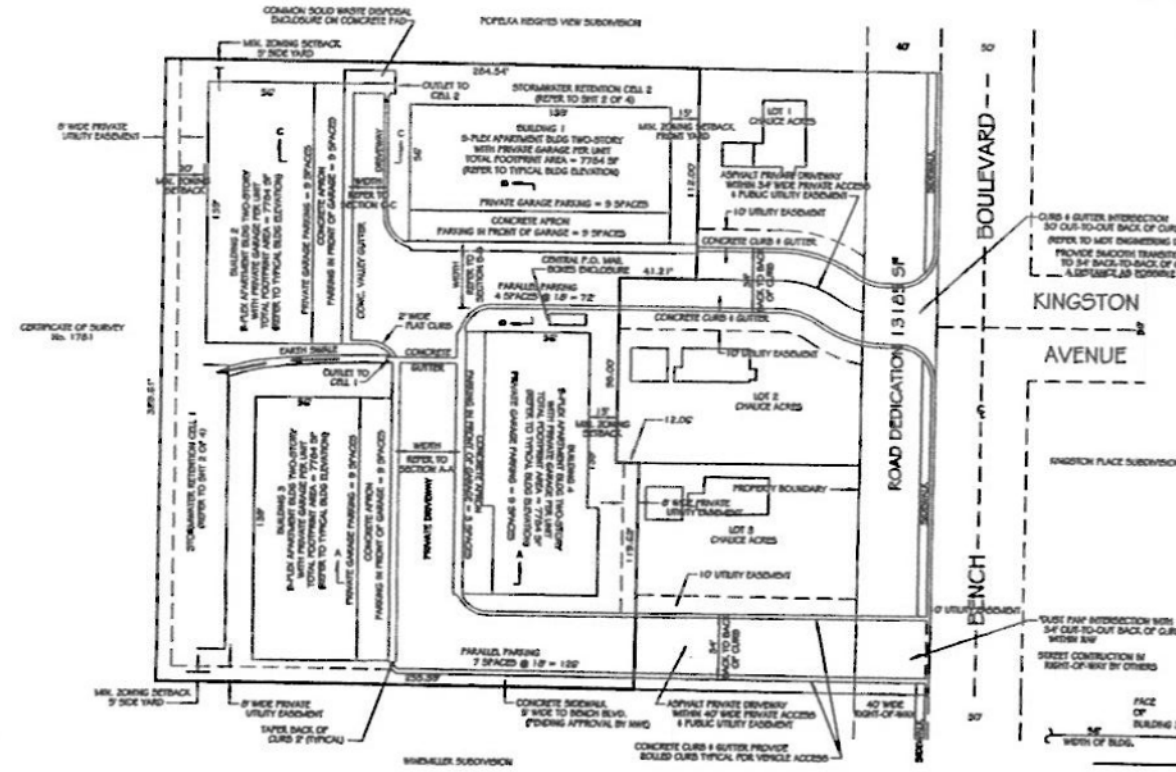
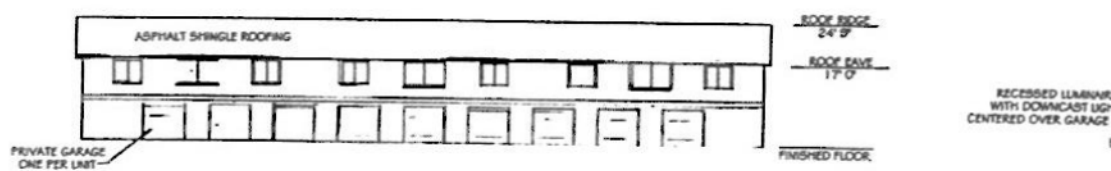


SITE PLAN

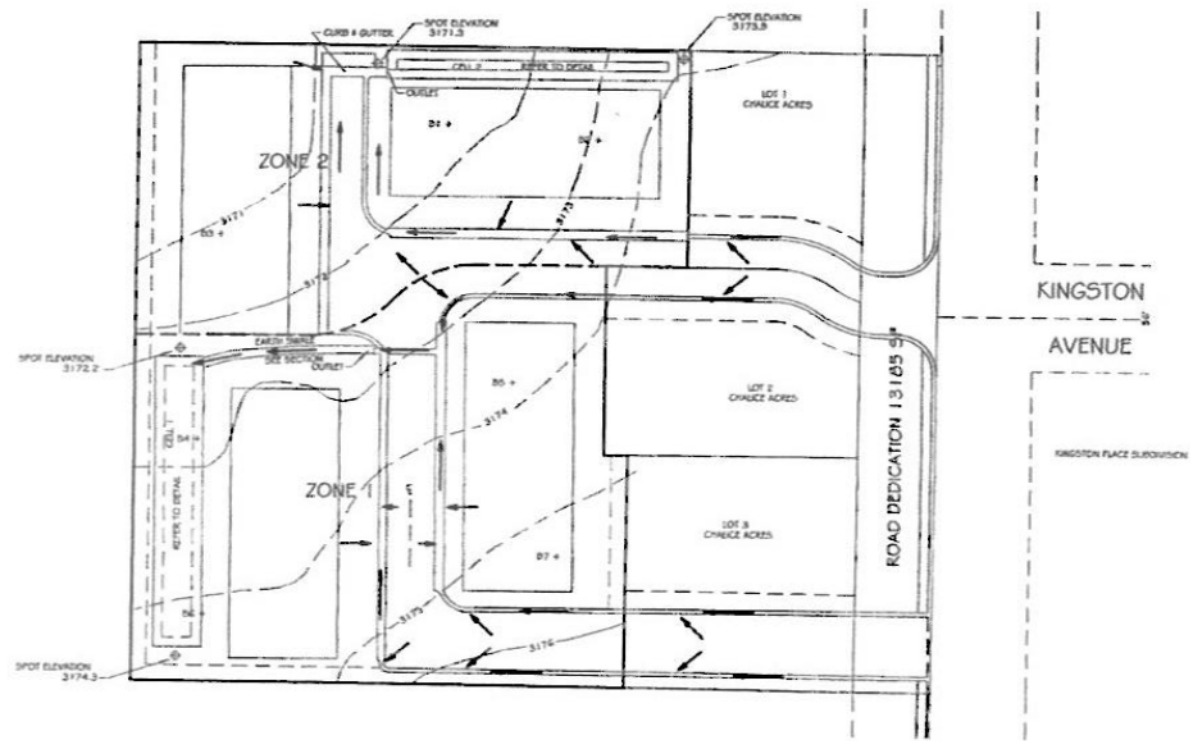
FOR
LOT 4 OF CHALICE ACRES SUBDIVISION (LOT AREA: 86,261 SF)
LOCATED IN THE NE 1/4 OF SECTION 22, T1N, R26E, P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
PREPARED TO SHOW PROPOSED DEVELOPMENT
OF 4-NINE PLEX RESIDENTIAL APARTMENT BUILDINGS,
IBC OCCUPANCY CLASSIFICATION RESIDENTIAL GROUP R-2



SITE PLAN
SCALE: 1" = 40'

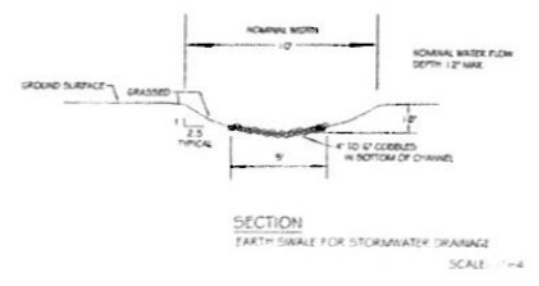


TYPICAL BUILDING FRONT ELEVATION
(SCHEMATIC)



GEOTECHNICAL SOIL INVESTIGATION
BORING LOCATIONS B1-B7 (REFER TO GEOTECH REPORT)

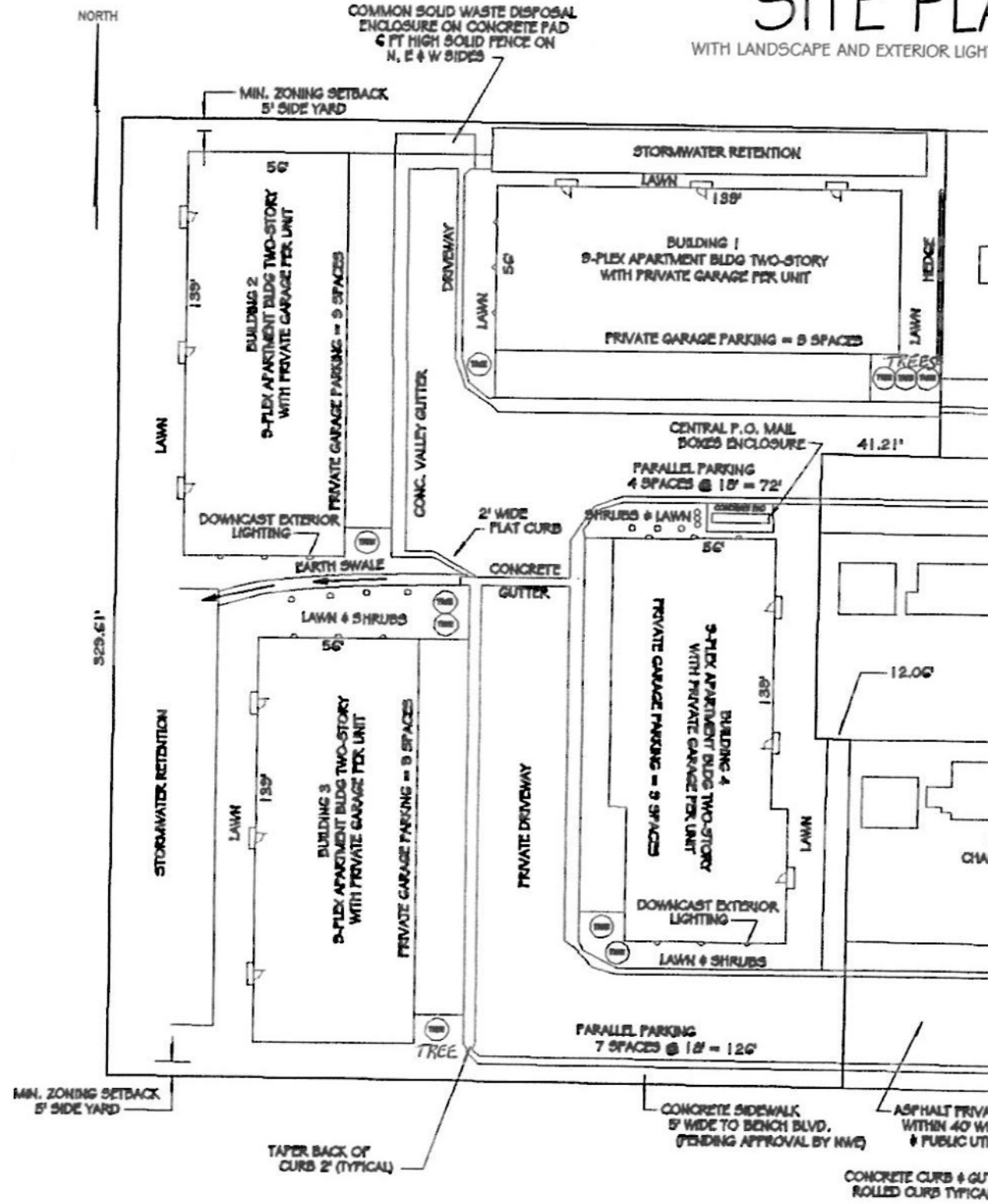
SITE STORMWATER DRAINAGE PLAN
SCALE: 1" = 40'



SECTION
TYPICAL SECTION FOR STORMWATER DRAINAGE
SCALE: 1" = 4'

SITE PLAN

WITH LANDSCAPE AND EXTERIOR LIGHT





OCTAGON

Consulting Engineers, LLC

BIOENERGY • CIVIL • MECHANICAL

April 10, 2015

Nicole Cromwell, AICP
Planning & Community Services Dept.
City of Billings
2825 3rd Ave North, 4th Floor
Billings, MT 59101

Re: City Special Review #924, Project # 15-18:
Submittal of Information for Consideration by Zoning Commission

Dear Nicole:

The following documents are submitted for the Zoning Commission's consideration at their public hearing on Tuesday May 5, 2015:

1. Revised Site Plan and Sections, sheet 1 of 4 (2 copies plotted at 24"x36")
2. Revised Site Plan and Sections, sheet 1 of 4 (2 copies plotted at 11"x17")
3. Revised Stormwater Drainage Plan and Details, sheet 2 of 4 (2 copies plotted at 11"x17")
4. New Site Plan with Landscape and Exterior Lighting Concept, sheet 1-A (2 copies plotted at 11"x17")

(Two full size copies of this enlarged site plan will be provided under separate cover by Monday 4/13 due to technical difficulties with the computer.) *copies included.*

Revisions to the layout previously considered include:

Height of Buildings:

The height of each building will not exceed 24 ft-9inches above the finished first floor slab-on-grade.

Designated Parking Spaces: A total of 77 spaces for residents and guests will be provided as follows: 36 private single car garages plus space for one car in front of 30 garage doors plus 11 parallel parking spaces along the curb of the driveway loop. This averages out to 2.1 vehicle spaces per dwelling.

The parking spaces in front of each garage door were created by moving Buildings 1, 2 and 3, and the south 1/3 of Bldg 4 an additional 6 ft from the curb. The north portion of Bldg 4 could not be moved due to the zoning required setback from west property boundary.

Additional Improvements: Sight obscuring fencing will be constructed adjacent to residential properties along the east and south boundaries; common solid waste collection enclosure located on north boundary between Bldgs 1 & 2; central post office boxes enclosure on concrete pad installed north of Bldg 4; and concrete sidewalk to access Bench Blvd along south boundary will require approval by Northwestern Energy due to their private utility easement along this boundary.

Landscape Plan and lighting concept: The general layout of lawn, shrubs and trees has been depicted on the enlarged site plan. A total of 10 trees have been shown. Down-cast luminaires will be provided over garage doors and on select ends of buildings to provide ambient light for safety of pedestrians at night while minimizing horizontal spread of light beyond this development.

During the previous Zoning Commission public hearing several references were made to the current special review approval on Lot 4 for 28 duplex units. However no details were made clear and no distinct comparisons could be made. The attached table entitled "Comparison of Four Nine-plex Buildings with Approval to Construct Seven Four-plex Buildings" provides a detailed apples-for-

Nicole Cromwell, AICP

Re: City Special Review #924, Project # 15-18:

Submittal of Information for Consideration by Zoning Commission

April 10, 2015

page 2 of 2

apples comparison of the two multiple family projects. The objective parameters measured show the two projects to result in nearly equal impacts.

During the City of Billings deliberations of the subdivision application for Chalice Acres Subdivision, the owner/developer of the property expressed their intentions to build a high density multiple-family project on Lot 4. As a result, the R-60 zoning classification was put on the property as part of the subdivision approval to provide the higher density alternatives which are not available with other residential zoning classifications. The original owners of Chalice Acres Subdivision Lots 1, 2 and 3 purchased these lots with full disclosure that a high density multiple family development would be constructed. The special review for 28 duplex units was approved by the City of Billings in 2008 shortly after the Chalice Acres subdivision plat was filed of record. This leads me to believe that the present owners of Lots 1, 2 and 3 purchased their property in full knowledge of the high density multiple-family development on the adjacent lot. This fact should be taken into consideration by the Zoning Commission at the upcoming public hearing.

Gene Culver has discussed the proposed development with the owners of Lots 1 and 2. In addition, we have agreed to meet with the owners to consider their input at their convenience. Gene and I expect to meet with them before the upcoming ZC public hearing pending their schedule.

In summary, the revised design addresses the fundamental concerns raised in the Zoning Commission's first public hearing, and the proposed four nine-plex buildings do not result in any greater impacts than the current approval for 28 duplex units. Therefore, we are confident that the result of a second public hearing will be more favorable toward this project.

Sincerely,



William E Smith, P.E.

Consulting Engineer

Attachments



Chalice Acres Lot 4
Special Review of Proposed Multiple Family Development
Comparison of Four Nine-plex Buildings with
Current Approval to Construct Seven Four-plex Buildings

<u>Description of Item:</u>	<u>Current Approval</u>	<u>Proposed Special Review</u>
Number of Buildings	7 duplex buildings	4 nine-plex buildings
Number of residential units	28 dwellings	36 dwellings
Proposed floor plan	3 bdrm apts = 28 full basemnt = 28 (could add a bdrm)	3 bdrm apts = 20 2 bdrm apts = 16 full basemnt = 0
Total number of bdrms	(28x3)+ 6 in basemnt = 90	(20x3)+(16x2) = 92
Footprint Dimensions of bldg:		
with garages	(80' x 35')+(2 x 24' x 20')	139' x 56'
w/out garages	95' x 40'	None
Footprint area of bldg		
with garages	5 bldgs @ 3760 sf	4 bldgs @ 7784 sf
w/out garages	2 bldgs @ 3800 sf	
Cumulative total of fp area	26,400 sf	31,136 sf
% coverage of lot by bldgs (Total bldg area ÷ 86,261 sf)	30.6 %	36.1 %
Visual massing of bldgs:		
Along North boundary (over a visual width of 200 lf)	2 bldgs 170 ft end-to-end with one 10 ft gap in that length	1 bldg 139 ft long in that length
Along West boundary (over a visual width of 330 lf)	3 bldgs 260 ft end-to-end with two 10 ft gaps in that length	2 bldgs 305 ft end-to-end with 1 28 ft wide gap in that length
Max distance btwn adjacent bldgs on N & W boundaries	37 ft	36 ft
Clear distance btwn bldgs:		
Across north loop driveway	75 ft	64 ft
Across west loop driveway	67 ft	68 ft
Bldg height	25 ft	25 ft
Parking spaces		
Private garage	20 spaces	36 spaces
In front of unit	36 spaces	30 spaces
Parallel in driveway	9 spaces	11 spaces
Total parking spaces	65 spaces	77 spaces
Average spaces per unit	2.3 per unit	2.1 per unit