



01/04/16

Planning & Community Services Department  
2825 3<sup>rd</sup> Avenue North  
4<sup>th</sup> Floor  
Billings, Mt. 59101

RE: Request for Special Review For  
Colton Townhomes  
3104 Boulder Avenue  
Billings, MT 59102

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

Land Use Element 1

- *Issue: Neighborhoods are experiencing pressures from new development and land use changes.*

- *Goal: Predictable land use decisions that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans.*

**The proposed 14 unit development is consistent with the surrounding neighborhood. The proposed project will create additional housing in an area of town that greatly needs it.**

Land Use Element 11

- *Issue: Neighborhoods provide the character and strength of the community and the quality of neighborhoods should be preserved.*

- *Goal: Preserve neighborhood character and quality of life.*

**The proposed development will be a positive addition to the neighborhood. The new buildings will be aesthetically appealing and the landscaping will provide a greater quality of life for the surrounding neighborhood.**

Aesthetic Element 1

- *Issue: There are areas in the City and County that are unattractive and present a poor image of the community.*

- *Goal: Visually appealing communities.*

**The proposed development will be aesthetically appealing and will improve the image of the community.**

Transportation Element 9

- *Issue: 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*

**As part of this project, all of the sidewalks on this portion of Colton Boulevard and Boulder Avenue will be required to be repaired and maintained to the current city standards. In doing this, public safety will be improved and a healthy lifestyle will be promoted.**



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

**There is a need for this special review in order to create more housing in this neighborhood and to create a project that improves the surrounding neighborhood.**

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

**The public interest will be served by creating an infill project with an updated development that will be visually appealing and preserve the existing neighborhood character.**

D. *Prepare a written statement addressing what is intended to be done with the property, and why the special review is being sought.*

**The proposed new development will consist of 4 new buildings, two three-plexes and two four-plexes. Each unit will be two stories tall and consist of either three or four bedroom living units with an attached garage. The exteriors of the project will be virtually maintenance free, consisting of fibercement siding & thin-cut stone veneer. Landscaped green space & open areas will also be provided on the site. The units will be townhome style, with secure entries & improved site lighting. All of these features combined will greatly enhance the quality of life for the tenants and add value to the neighboring properties. This project will be aesthetically pleasing and a will be a great addition to this neighborhood.**

**The special review is being sought because development of three-plexes and four-plexes is not allowed in R-6000 zoning without an approved special review.**