

Special Review 942  
Applicant Letter and Site Plan



04/03/16

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  
St. John's Townhomes  
Billings, MT 59102

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

**The proposed 4-plex is consistent with the surrounding neighborhood. There is currently an apartment complex to the East and South of this property. 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.**

- 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 one four-plex. The two center units will be two stories tall and consist of three bedroom living units with an attached garage. The end units will be single story and consist of one 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 & offstreet parking. 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 will be a great addition to this neighborhood.**

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

**LEGAL DESCRIPTION**

BLOCK 13, LOT 1A  
 SWEET ACRES SUBDIVISION, 4TH FILING  
 13,200 s.f.

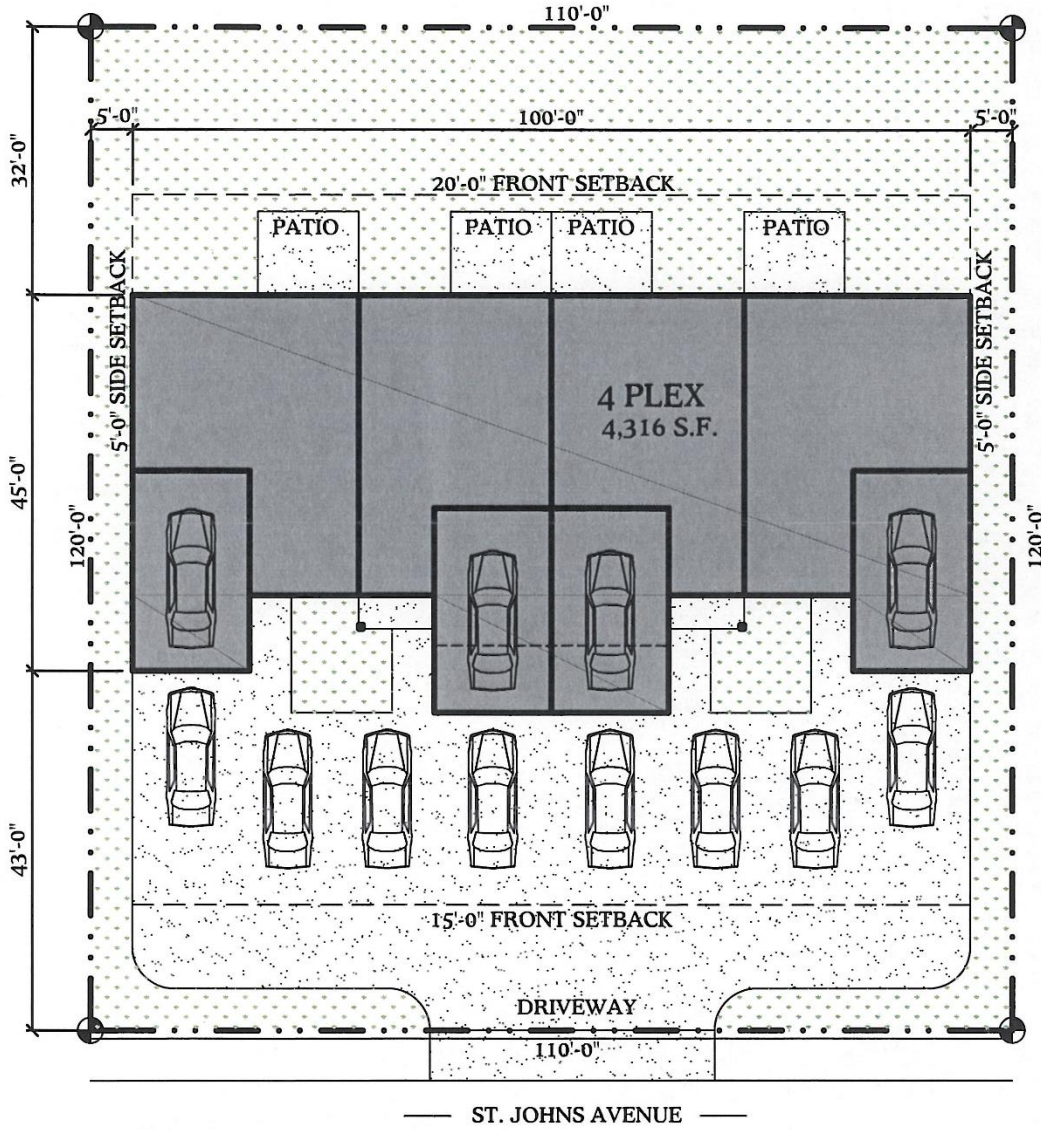
CONSTRUCTION TYPE - VB  
 OCUPANCY CLASSIFICATION - R-3

**LOT COVERAGE**

ZONING = R6000  
 MAX LOT COVERAGE = 40%

MAX COVERAGE  
 13,200 x .40 = 5,280 s.f.

ACTUAL COVERAGE  
 TOWNHOMES = 4,316 S.F. = 33%



|                            |                  |
|----------------------------|------------------|
| Conc. driveway =           | 3,850 s.f.       |
| Conc. patios =             | 480 s.f.         |
| Building =                 | 4,316 s.f.       |
| Total Impervious Surface = | 8,646 s.f. (66%) |
| Landscaping / Grass =      | 4,554 s.f. (33%) |

**PARKING :**

1.5 SPACES PER 2 BED UNIT  
 4 UNITS x 1.5 = 6 spaces required

**PARKING PROVIDED:**

Garage Parking = 4 spaces  
 Driveway Parking = 8 spaces  
 Total Parking = 12 spaces provided



**SITE PLAN**

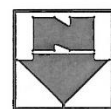
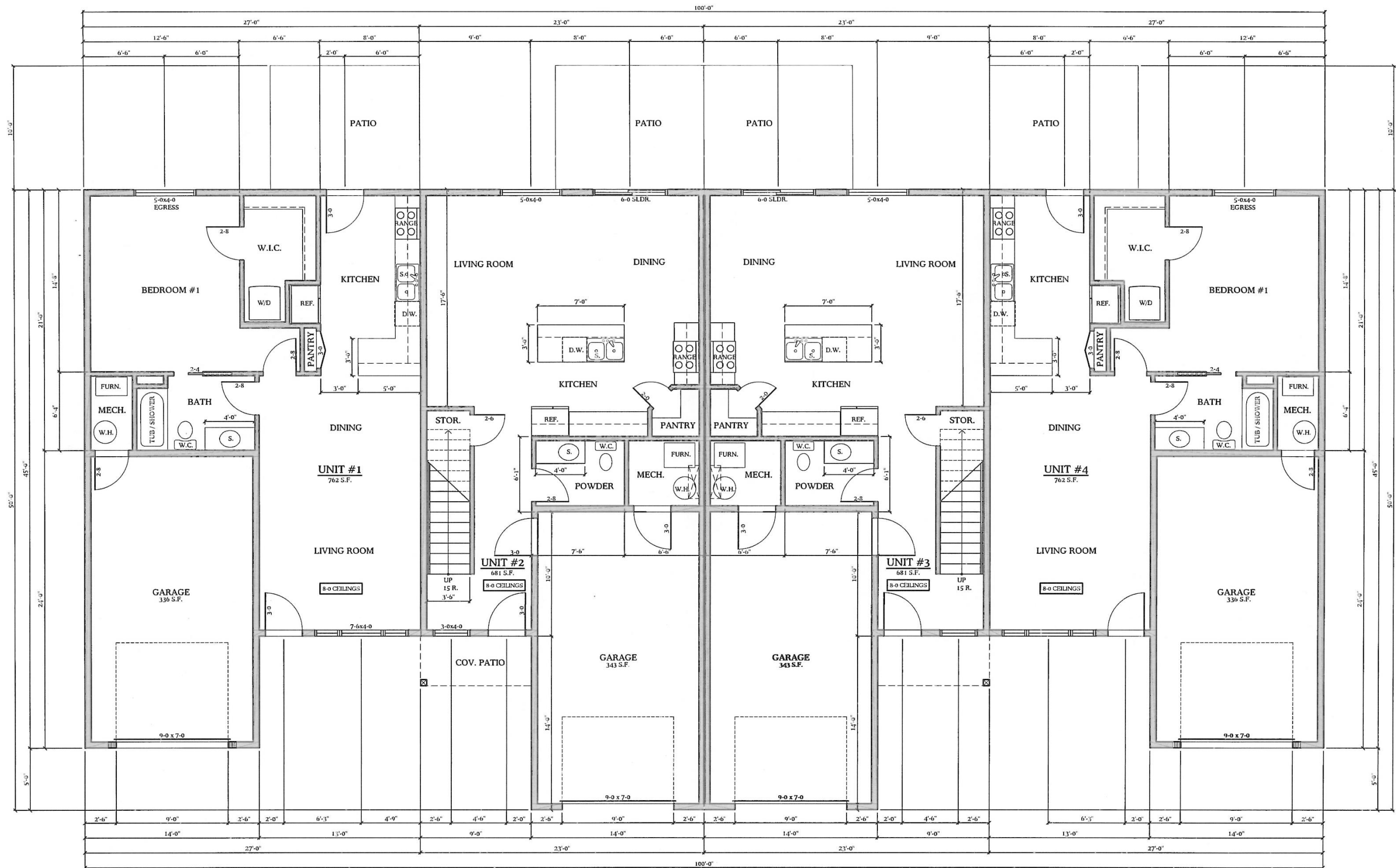
1" = 20'-0"





**NORTH ELEVATION**  
1/4" = 1'-0"

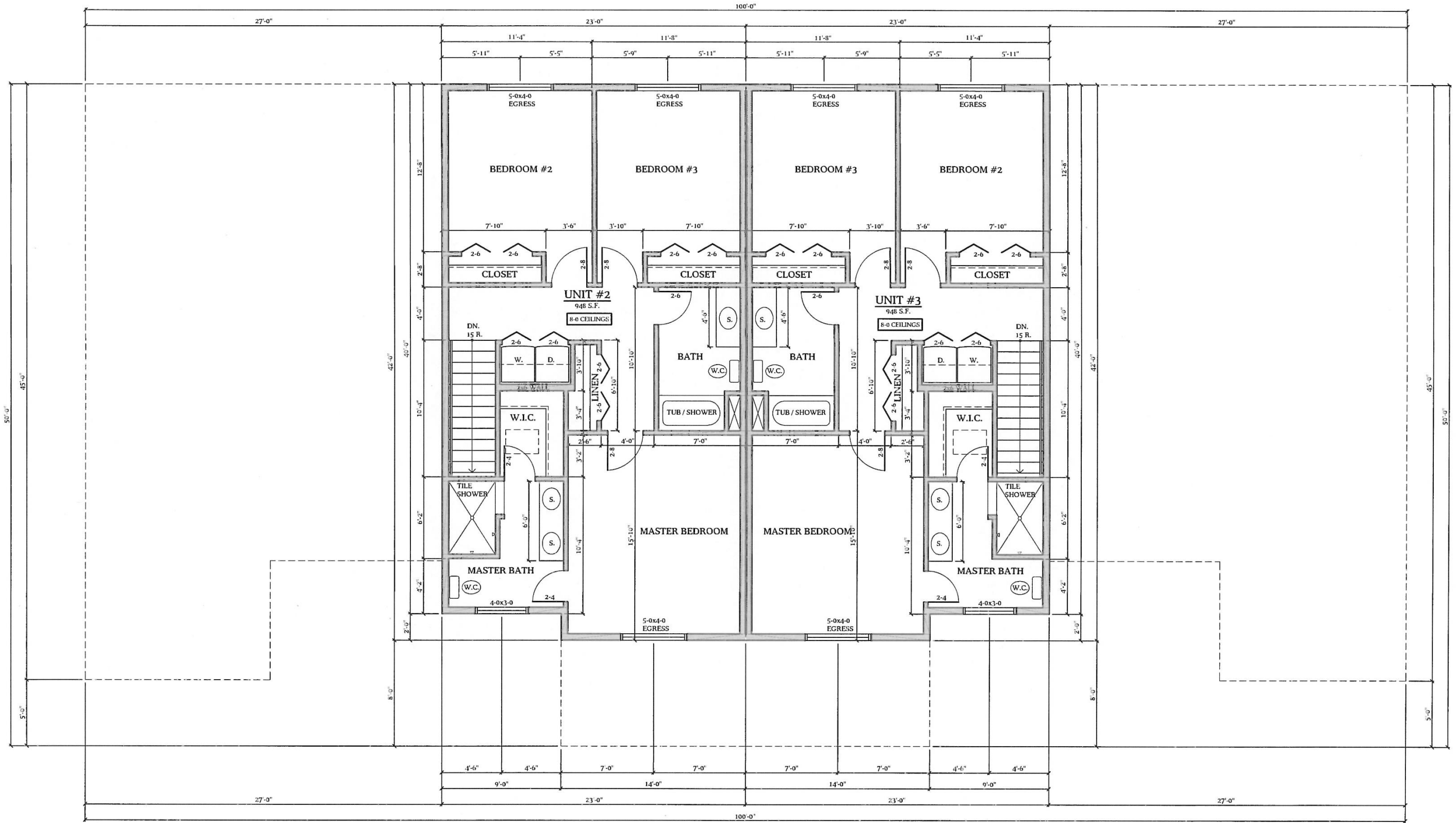




**MAIN FLOOR PLAN**

1/8" = 1'-0"





 **UPPER FLOOR PLAN**  
1/8" = 1'-0"

