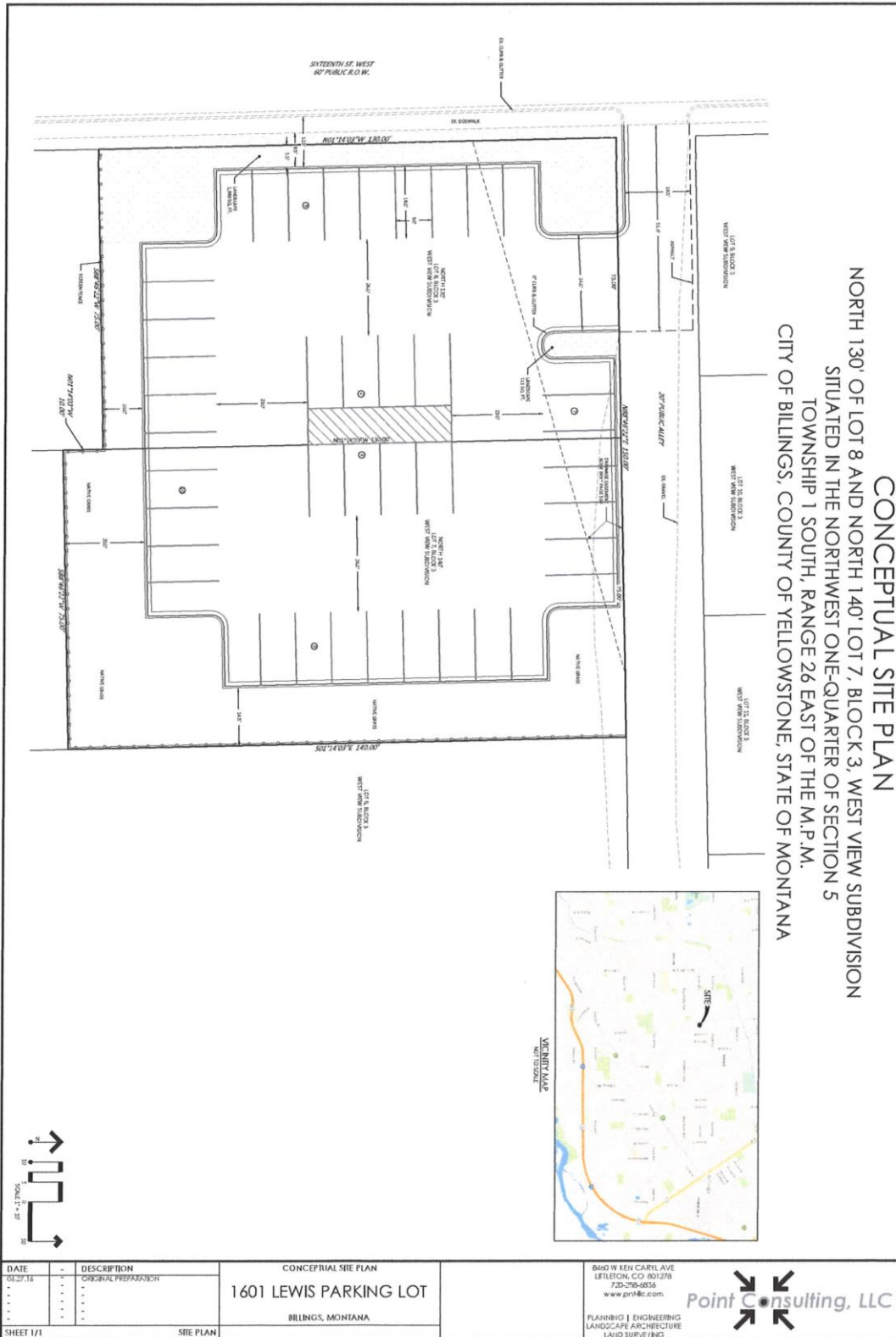
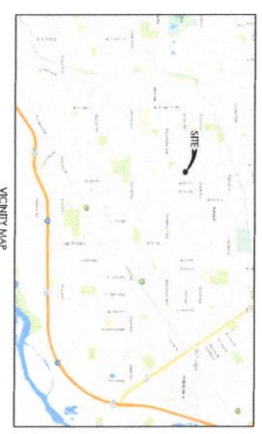


# Site plan



**CONCEPTUAL SITE PLAN**  
 NORTH 130' OF LOT 8 AND NORTH 140' LOT 7, BLOCK 3, WEST VIEW SUBDIVISION  
 SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 5  
 TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE M.P.M.  
 CITY OF BILLINGS, COUNTY OF YELLOWSTONE, STATE OF MONTANA



DATE	DESCRIPTION	CONCEPTUAL SITE PLAN	1601 LEWIS PARKING LOT BILLINGS, MONTANA	8440 19 <sup>th</sup> KEN CARL AVE BILLINGS, CO 59129 731-298-6836 www.pnc.com PLANNING   ENGINEERING LANDSCAPE ARCHITECTURE LAND SURVEYING	
08.27.14	CONCEPTUAL PREPARATION				
SHEET 1/1		SITE PLAN			

## Applicant Letter

### SPECIAL REVIEW APPLICATION CITY OF BILLINGS

**1. A.** The development of this vacant lot would be a benefit to the city for many reasons.

1. The lot is currently vacant and unmaintained. This proposal will clean up and make an apparently unused property more esthetically appealing and usable.

2. The lot will be asphalted and landscaped, allowing parking for more vehicles thus contributing to the expansion of businesses in this area.

3. It will give businesses the option of producing more jobs and having the availability to expand in an area that has a shortage of parking for their employees and customers.

4. The lot has never been developed because of the underground water structure beneath it. Digging for a foundation, power or sewer is not an option. Installing a parking lot at this location is a logical improvement.

**B.** There is a shortage of parking at 1601 Lewis Avenue. 1601 Lewis Avenue is a 36,000 square foot commercial office building that is located directly across the street from the vacant lot. The building has also recently lost the use of several street parking options due to the new bicycle path implemented on Lewis Avenue.

**C.** 1. It will allow the expansion of business and cause new jobs.

2. It will be more esthetically pleasing.

3. The property will be lighted and can possibly help cut down on crime and vandalism in a dark neighborhood.

4. Having the property paved and landscaped will help control the weed problem that is overtaking the city.

**D.** The purpose of this application is to acquire permission to construct a parking facility on a vacant lot located at Lot 8 of the West View Subdivision, 16<sup>th</sup> Street West Billings Mt. Currently the lot is zoned residential. The lot is being purchased by David Pfohl and Dennis Dodge the owners of 1601 Lewis Ave. Our intent is to make more parking available for the tenants and businesses located in 1601 Lewis Avenue. 1601 Lewis Avenue is a commercial office building that houses approximately 34,000 square feet of rentable office space. We currently have 88 parking spaces on our property. With the new age of computers we find that less space is necessary to facilitate the average employee. This is causing more bodies per square foot of rented space and a need for more parking for these employees.

The vacant lot has sat without improvement for many years. The previous owner and his family had purchased the property in 1956 and were never able to build on it even though he was a developer and had bought it with that intension. He had acquired several lots in this subdivision and later found that there is an underground drainage system under this particular lot that would prohibit him from

building the rental complex that he had imagined. Sixty years later the descendants of this developer still held ownership of this property, have made no improvements on it and had tried to sell it to someone who could find a use for it.

With the need for extended parking at the 1601 Lewis Ave. building, the owners acquired the professional advice of Eggart Engineering Co.. The lot consists of approximately 20,250 square feet. It is Eggart's opinion that a parking facility housing 40-50 spaces can be engineered into the site. A preliminary site plan and budget have been designed. Further investigation has also been acquired from Fisher Construction of Billings. Fisher Construction have also verified that the property is capable of housing a parking facility. Bids and layouts are also in process by Fisher Construction. Both companies agree that the Special Review must be the next step in pursuing the development of the property.

D & P Land Investment the owners of 1601 Lewis Avenue and Donald Lee the owner of Lot 8 have formed a Buy, Sell Agreement with a contingency that the property will pass a Special Review that will allow the development of a parking lot.

Thank you for considering this development.

D & P Land Investments LLC

Dave Pfohl

Owner/Manager