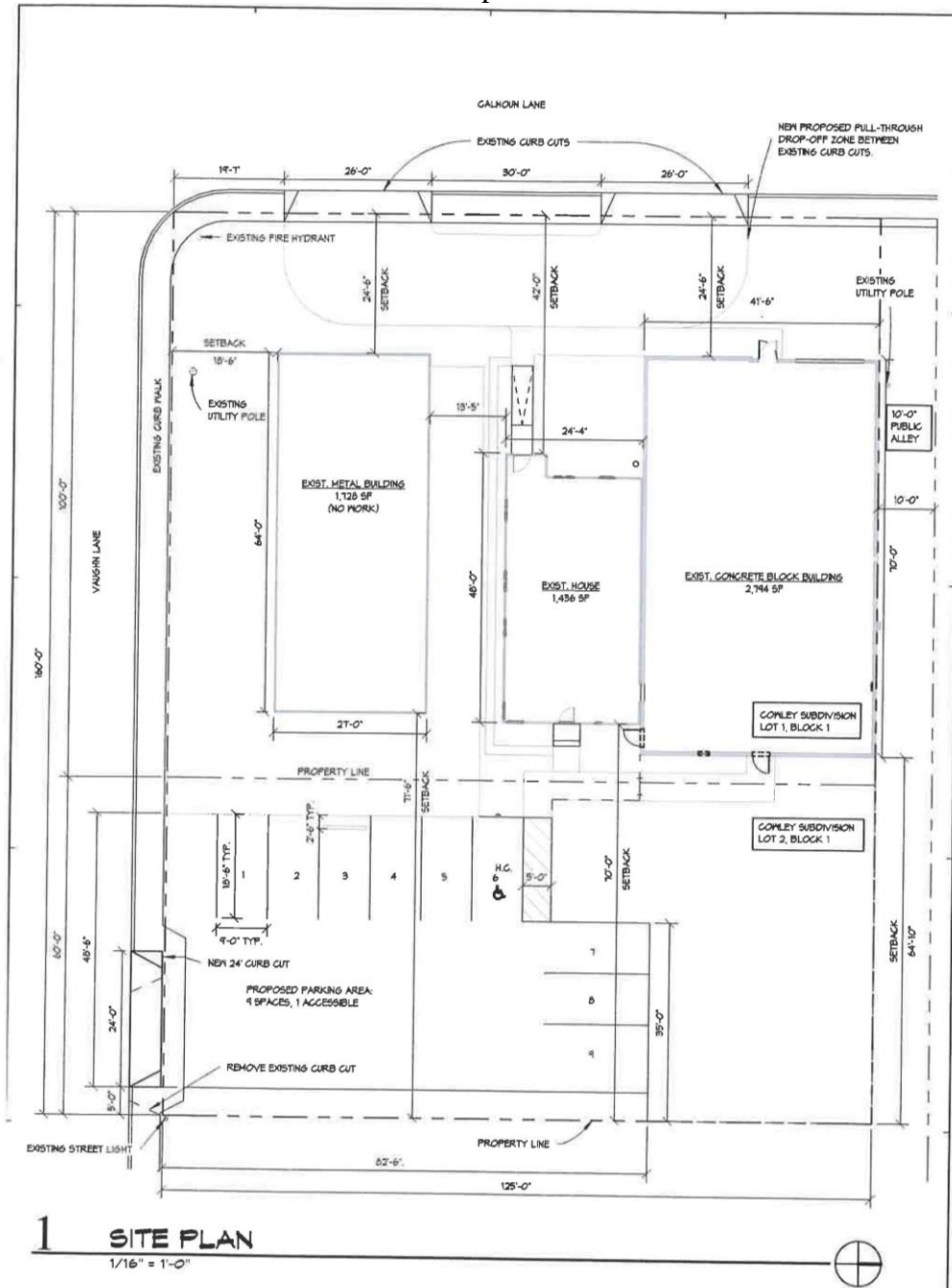



Site plan



DRAWN BY: <u>ESB</u> PROJECT#: <u>21804</u> DATE: _____ REVISION: _____ A	 HIGH PLAINS ARCHITECTS <small>1000 W. 10th Street, Suite 100 Oklahoma City, Oklahoma 73106 Phone: (405) 233-1111 Fax: (405) 233-1112 www.highplainsarchitects.com</small>	DRAWING: <u>SITE PLAN SPECIAL REVIEW</u> PROJECT: <u>351 CALHOUN REMODEL</u> OWNER: <u>NIKO ENTERPRISES</u>
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Applicant Letter



331 CALHOUN PROPOSED SITE
Legal Description: Cowley Subdivision, S09, T01 S, R26 E, Lot 1
SPECIAL REVIEW APPLICATION

Project Contacts:

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

The Adopted Growth policy prioritizes housing and business options within neighborhoods to promote live-work environments, safety, and neighborhood character. Adaptive reuse of vacant structures is also specifically prioritized. The proposed parking lot will provide the off-street parking required to revitalize two vacant structures on the neighboring, corner lot as a day care center. Safer streets and convenient services will be provided by transforming these lots at the edge of the Cowley Subdivision into a viable small commercial property.

1B. Why is there a need for the intended use of the property at this location?

Cowley Subdivision Block 1, Lot 1 and Lot 2 are owned by the same developer. While Lot 2 is empty, Lot 1 has three existing structures, all of which will be reused for business uses approved within its Neighborhood Commercial zoning status. With three existing buildings on the property, however, there is not enough space for the required off-street parking for these businesses on Lot 1. Providing off-street parking by creating a parking lot on Lot 2 will attract stable businesses to the available buildings on Lot 1 and keep the Vaughn and Calhoun Lane intersection safe by reducing on-street parking at the corner lot.

1C. How will the public interest be served if this application is approved?

The vacant properties at the end of Vaughn Lane in the Cowley subdivision have been an underutilized blight for years (See Site Photos, Brush Removal and Residence Before). Redeveloping both Lot 1 and Lot 2 to accommodate a day care center will erase the blight and introduce a convenient service for working parents to the neighborhood. A parking lot for the business away from Calhoun Lane is particularly important to maintain road safety and promote use of the bike lane that the city recently provided when Calhoun was updated. Redevelopment of Lot 2 will also contribute to the positive image of the community by replacing an uncared-for vacant lot with a well-maintained amenity. See Site Photos, Residence After, for an illustration of the owner's commitment to revitalize the property.

1D. Prepare a written statement addressing what is intended to be done with the property, including new construction or change of use of the property, and why the special review is being sought.

The existing property, Block 1, Lot 1 of the Cowley Subdivision is a 0.3 acre lot zoned Neighborhood Commercial. The redevelopment of all three existing buildings on Lot 1 falls within the allowable uses



for that zoning district. However, Lot 2, which is a portion of the same property, is a 0.15 acre lot zoned R-7,000, and therefore requires a Special Review for the proposed parking lot.

No new construction, other than the parking lot, is proposed for either lot. Permitting is being sought for a change of use for two of the three existing buildings remaining on Lot 1. Change of use for these two buildings to accommodate a daycare, and/or any one of several other allowable uses under Neighborhood Commercial zoning will require off-street parking. Given the owner's intent to redevelop all three buildings on Lot 1, there is not sufficient space remaining on the lot to accommodate the required off-street parking, which is why this special review is sought for Lot 2.

The existing buildings on Lot 1 will not be expanded or change in elevation other than cosmetic updates. Some site work, such as a fenced play yard for the daycare and accessible sidewalks to entries, is planned for Lot 1 and is noted on the attached site plan. A drive-through drop-off loop between existing curb cuts on Calhoun is also proposed. Attached photos of existing conditions show that this area is already fully paved and will actually benefit from proper grading and curbing. Due to the pending change of use and the extent of paving for the proposed new parking area, a Comprehensive Drainage Plan for both lots will be prepared by a licensed civil engineer as required by the City of Billings Stormwater Manual.

A parking lot for 9 vehicles is planned for Lot 2, based on 8 parking stalls plus one staff spot. One of the proposed stalls will be accessible. Should the buildings on Lot 1 undergo change of use again in the future, room has been left on Lot 2 to accommodate parking lot expansion.

The landscaping is to be filled in once parking lot construction is finished. Portions of the site that are not paved will be lawn, with owner-selected, low-maintenance plantings in noted areas.

Please see attached Site Plan and Photographs for additional information on the proposed project.



SPECIAL REVIEW APPLICATION
331 CALHOUN
BILLINGS, MONTANA
AUGUST 2016



SITE PHOTOGRAPHS



BRUSH REMOVAL FROM LOT 1



RESIDENCE BEFORE



RESIDENCE AFTER