

Attachment
Letter to Board



PIONEERING ENVIRONMENTS

February 6, 2017

Chairperson of the Board of Adjustment
Planning & Community Services Department
2825 3rd Ave North, 4th Floor
Billings, MT 59101

Dear Chairperson,

The City of Billings is proposing the Development of a new 911 call center for the City of Billings located at 2315 9th Avenue North. The property is zoned residential 7000 and directly adjacent to the City fire station.

The new building is 9,200 sf. Single story, maximum height 24'. The building is located 60' from the north property boundary, 22' from alley on east side of site, 6" from south boundary and 4' from west property boundary. The site contains (2) emergency generators and an approximately 80' communication tower located on the north side of the building. The north property line is secured and screened from the adjacent property with an 8' solid fence/wall. The north end of the site contains a parking lot that is enclosed with a 6' fence for security with controlled access gates. 6% of the site is landscaped. Other site amenities include an enclosed garden space for staff, secure bike parking and restoration of boulevard sidewalk surrounding the site as well as asphalt paving in the ally.

The project is not in compliance with the following zoning items;

- **Property setbacks and buffer yards.** The size of the building does not allow for the required buffer yards. It was determined that a two story building would be more obtrusive to the neighborhood and cost prohibited. To connect to the neighborhood and fit the surroundings the ROW is being landscaped and sidewalks are being restored.
- **Communication tower** The tower is and essential component of the 911 call center
- **Landscape lot coverage.** Due to space constraints from the program and required components the landscape coverage area is not being met. The boulevard and ROW will be landscaped to fit the building into the neighborhood
- **No Special Review Application.** This public project is pursuing Land Use Contrary to zoning

The 911 call center's proposed location is centrally located within the City of Billings and adjacency to other public services such as the City Fire making this site and ideal location for the 911 call center.

The project is an essential service for a safe and health city. In addition to public safety this project meets the needs and goals identified in the 2016 growth policy;

- **Essential Investments** - Important infrastructure for the safety of all of Billings.
- **Place Making** - Establishment of a public building that is integral to a vibrant community.
- **Community Fabric** - Developing an attractive and aesthetically pleasing building on a site that was once a blighted and abandoned.
- **Mobility and Access** - Centrally located within a walkable neighborhood and adjacent to other essential services.

Sincerely,
CTA Architects Engineers

A handwritten signature in black ink that reads "Brad Sperry". The signature is written in a cursive, flowing style.

Brad Sperry

Attachment
Application and Applicant Letter

Z-17-00011

APPLICATION FORM

CITY Land Use Contrary to Zoning ID: City Variance # 1251 - Project # _____

The undersigned as owner(s) of the following described property hereby request a Public Hearing on a Land Use Contrary to Zoning from the terms of the City of Billings Zoning Regulations.

TAX ID # A16423 CITY WARD # 1

Legal Description of Property: SUNNYSIDE SUBD 2ND FILING, S32, T01 N, R26E, BLOCK 9, Lot 3, S2LT3

Address or General Location (If unknown, contact County Public Works): _____

2315 9th Avenue North

Zoning Classification: R70

Size of Parcel (Area & Dimensions): 0.48 Acres 140'x150'

Covenants or Deed Restrictions on Property: Yes _____ No x _____

If yes, please attach to application

Brief explanation of the Project:

Development of a new 911 call center for the City of Billings. New building is 9,200 Sf. Single story. Max height 24'. The building is located 60' from the north property boundary, 22' from alley on east side of site, 6' from south boundary and 4' from west property boundary. Site contains (2) emergency generators and an approximately 80' communication tower located on the north side of the building. The north property line is secured and screened from the adjacent property with an 8' -10' solid wall or fence. The north end of the site contains a parking lot with 17 spaces.

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): City of Billings - 911 Comm Center
(Recorded Owner)

2224 Montana Ave. Billings, MT 59101
(Address)

406-657-8237 robbinsw@ci.billings.mt.us
(Phone Number) (email)



Site Plan

