

Variance 1258 – 5518 Sacagawea
Applicant Letter and Site Plans

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1258 - Project # 17-00032

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings Zoning Regulations.

TAX ID # A31299 CITY ELECTION WARD # 3

Legal Description of Property: Block 10, Lot 26A, Riverfront Pointe Sub

Address or General Location (If unknown, contact City Engineering): 5518 Sacagawea Dr.

Zoning Classification: Highway Commercial

Size of Parcel (Area & Dimensions): 43,310 SF, Approximately 300ft x 225ft

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: See Letter

Facts of Hardship: See Letter



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

Owner(s): McCall Homes, LLC
(Recorded Owner) 1536 Mullowney Lane, Suite 100. Billings, MT 59101
(Address) 406-651-5354 brad@mccallddevelopment.com
(Phone Number) (email)

Agent(s): _____
(Name)

(Address)

(Phone Number) (email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Variance. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 3/6/17
(Recorded Owner)



March 6, 2017

City of Billings Board of Adjustments
Mark Noennig, Chairman
2825 3rd Ave. North
Billings, MT 59101

Dear Mr. Noennig and Board,

Through a purchase in 2016, McCall Homes is the owner of this lot which fronts Mullowney Lane between Sacajawea and Elysian Road, at the entrance to our project, Josephine Crossing. Josephine Crossing is nearing completion with nearly 400 of 450 homes occupied to date. Riverfront Pointe is nearing completion of nearly 300 homes. McCall Homes purchased this lot with the intent of creating a mixed use corner to enhance our neighborhood (the Riverfront Point and Josephine Crossing neighborhoods collectively) by providing space for neighborhood services (the commercial space on the Mullowney/Elysian corner as well as the Live/Work flats) within a walkable distance. We also wanted to provide a wider mix of housing types, which in this case includes high quality, yet attainable, one and two bedroom apartments, and live/work flats. Though we could have built more units by right if we connected the buildings, or built larger buildings, we believe that our plan makes for a more attractive streetscape, and a better designed space for the residents. The setback variance's primary drivers are to provide a better courtyard design, while also enhancing the building's presence to the streetscape and sidewalk. In our PD zone in Josephine Crossing, the front setbacks are 5 ft, so this would feel consistent with the area. For parking, though no variance is needed in this regard, we are planning to widen the street section to provide a parking lane in front of the site on Mullowney Lane, as well as provide onsite garages and surface parking. In short, we believe that our plan will result in an attractive project that will provide much needed services and enhance housing choice.

We are requesting a lot area, and a setback variance. The underlying residential zone for Highway Commercial is Residential Multi-Family -Restricted (RMF-R).

Lot area Variance:

Our site plan includes:

- 2 - Buildings with 4 Attached Units, Requiring 10,000 SF lot area each
- 5 - Buildings with 2 Attached Units, Requiring 7,000 SF lot area each
- 1 - 2,048 SF Corner Store Commercial building, no minimum Lot area in HC zone. ??

55,000 SF Required, 43,310 Available.

Setback Varlance:

For the RMF-R Residential, we would like to request a front setback on 8 ft, vs. 15 ft. For the Highway Commercial Corner Store Building, we would like to request a front setback of 8 ft, vs. 20 ft and a side adjacent to street setback of 5 ft, vs. 10 ft. Our engineer, Sanderson Stewart, has evaluated the clear vision zones to determine that these requested setbacks for this site plan will still meet those requirements. This is noted on the Engineer's site plan.

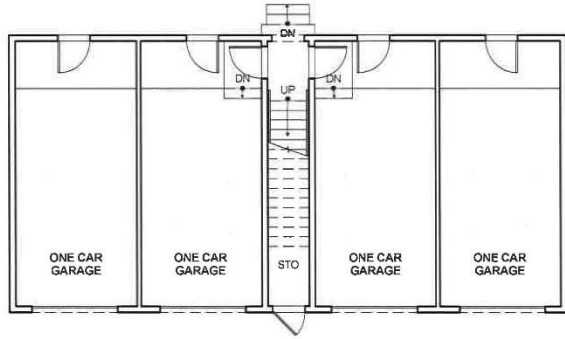
Please review the attached site plans, both Architectural, and Engineering. Also attached, you will find pictures of the site as it exists today, as well as, concepts representative of the 4 unit buildings to the front (Form Follows Finance Fourplex), and the 2 unit buildings to the rear (Tuck Under). The 32x64' commercial space is yet to be designed, but it is intended to be single story, with traditional storefronts, in the character of single story, "Main Street Montana" buildings. Please let us know if you have any questions about our design for this site, as we would be glad to provide any additional information that could help clarify our intentions for this site.

Thank you for your consideration.

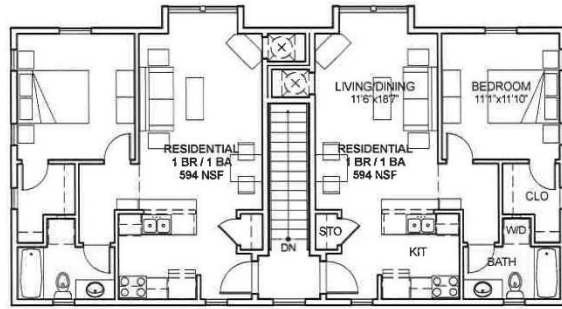
Sincerely,



Brad McCall, Partner
McCall Homes



FIRST FLOOR



SECOND FLOOR

AK
ANDERSON | KIM
234 West Third Street, Suite D
Conroy, California 95928-9424
(530) 892-9197 v/f
info@andersonkim.com
www.andersonkim.com

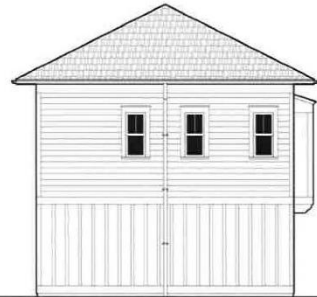
FLOOR PLANS
September 2, 2014



APARTMENTS ABOVE TUCK-UNDER PARKING
THE VILLAGE AT HENDRIX
1600 Washington Avenue
Conway, Arkansas 72032



ALLEY ELEVATION



COURTYARD ELEVATION

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BUILDING ELEVATIONS
September 2, 2014

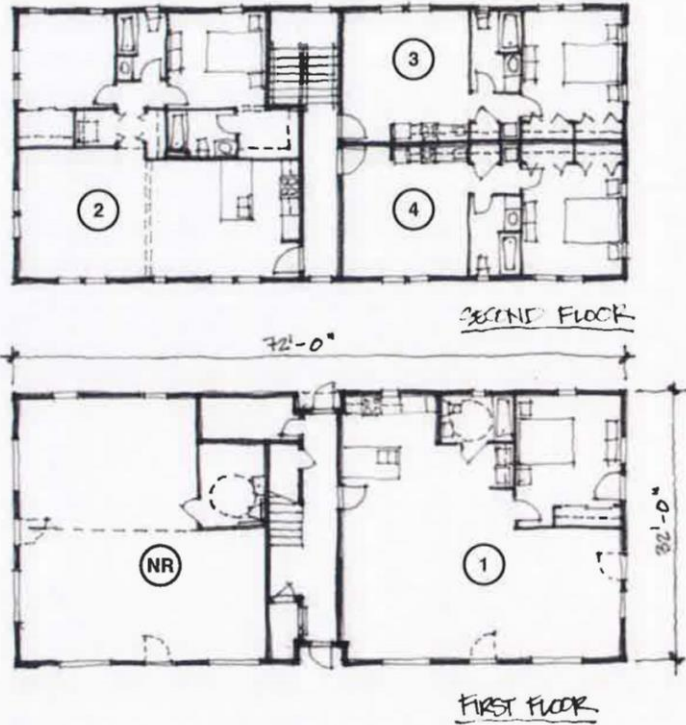


APARTMENTS ABOVE TUCK-UNDER PARKING
THE VILLAGE AT HENDRIX
1600 Washington Avenue
Conway, Arkansas 72032

Unit	Program	Area
1	1BR - First Fl.	1,080 SF
2	2BR - Second Fl.	1,034 SF
3	1BR (#1) - Second Fl.	540 SF
4	1BR (#2) - Second Fl.	540 SF
Common Area		488 SF
Residential Subtotal		3,682 SF
NR	Non-Residential	906 SF
Total		4,588 SF

19.7% of the building is non-residential.

FHA mortgages allow for a maximum of 20% non-residential.



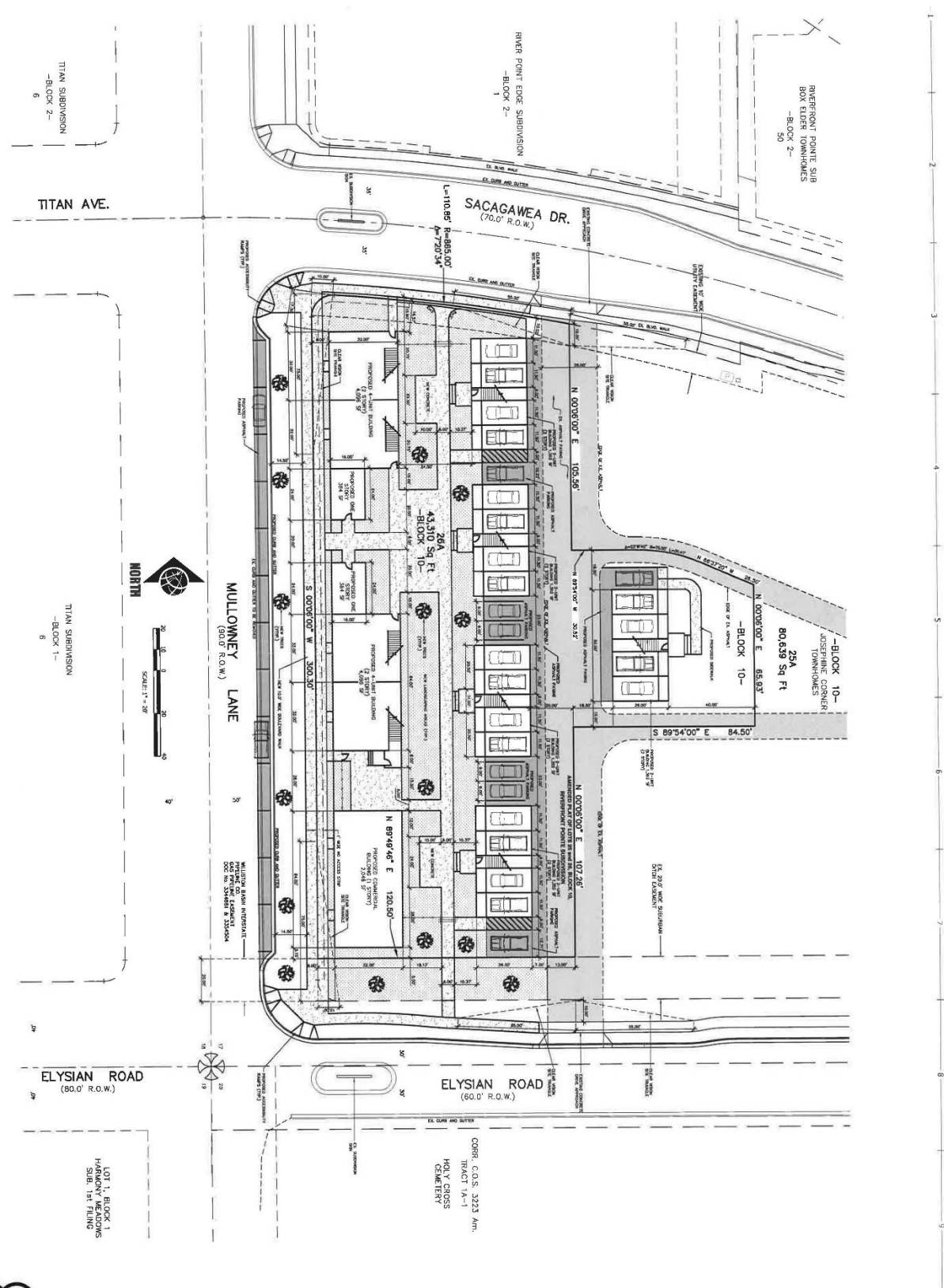
AK

ANDERSON | KIM
architecture - urban design

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"Form Follows Finance" Fourplex
Multifamily Housing for the New Economy



TO PLAN AND DESIGN INCLUDING COMMUNITIE...

	1.0 <small>© 2014 ALL RIGHTS RESERVED</small>	JOSEPHINE CORNER TOWN HOMES AMENDED LOT 26, BLOCK 10, RIVERFRONT POINTE SUBDIVISION 5518 SACAGAWEA DRIVE BILLINGS, MT SITE PLAN	<table border="1"> <tr> <td>DATE:</td> <td>6/26/2017</td> </tr> <tr> <td>FILE:</td> <td>150111_SJ_CORNER_TOWNHOMES</td> </tr> <tr> <td>PROJECT NO.:</td> <td>P-12066</td> </tr> <tr> <td>DATE:</td> <td>8/19/15</td> </tr> <tr> <td>QUALITY ASSURANCE:</td> <td></td> </tr> <tr> <td>DESIGNER:</td> <td></td> </tr> <tr> <td>DATE:</td> <td></td> </tr> <tr> <td>PROJECT:</td> <td></td> </tr> <tr> <td>DATE:</td> <td></td> </tr> <tr> <td>PROJECT:</td> <td></td> </tr> <tr> <td>DATE:</td> <td></td> </tr> <tr> <td>PROJECT:</td> <td></td> </tr> </table>	DATE:	6/26/2017	FILE:	150111_SJ_CORNER_TOWNHOMES	PROJECT NO.:	P-12066	DATE:	8/19/15	QUALITY ASSURANCE:		DESIGNER:		DATE:		PROJECT:		DATE:		PROJECT:		DATE:		PROJECT:		<p>SANDERSON STEWART <small>www.sandersonstewart.com</small></p>
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