

APPLICATION FORM

CITY SPECIAL REVIEW

Billings Special Review# 955 - Project # P2-17-00035

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the City of Billings Zoning Regulations.

Present Zoning: Residential - 7000

Special Review Requested: 1.36 acres will be converted from Residential - 7000 to Residential - 6000

The properties would be re-developed with three 10-plex apartment buildings.

TAX ID# C00404A, C00404B, C00404C CITY ELECTION WARD # 2 (Billings)

Legal Description of Property: Happy Hollow Subdivision, Lots 5-8, Block 7, Billings, Montana

Address or General Location (If unknown, contact City Engineering): 301 through 317 Covert Ln and 1739 through 1747 Cody Dr, Billings, Montana

Size of Parcel (Area & Dimensions): Lot 5 - 0.34 ac, Lot 6 - 0.34 ac, Lot 7 - 0.34 ac, Lot 8 - 0.34 ac
Lots 5, 6 and 7 - 229'x65', Lot 8 - 229'x64'

Present Land-Use: Residential

Covenants or Deed Restrictions on Property: Yes No X

If yes, please attach to application



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

Owner(s): McDonald Land Holdings, LLC

(Recorded Owner) 1349 Galleria Drive, Suite 200 Henderson, Nevada 89014-8624

(Address) (406) 690-6394 harbourtownemt@gmail.com

(Phone Number) (email)

Agent(s): Bryan Alexander

(Name) 1300 N Transtech Way Billings, Montana 59102

(Address) (406) 869-3343 balexander@sandersonstewart.com

(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 Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 03/03/17

(Recorded Owner)

## *SPECIAL REVIEW ONLY BEYOND THIS POINT*

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

The existing property is in very poor condition; re-development would improve the appearance and safety for tenants of the property. The proposed development will create more living space and provide rental housing for all age groups, individuals and families. The property will be landscaped and will add to the aesthetic value of the community. The property will also be elevated from its current state, which will significantly reduce the risk of flooding. The existing buildings sit very near the street elevation and, in large runoff events, are prone to flooding.

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

The four lots, Lots 5-8, will remain residential, however, they are proposed to have the zoning changed from Residential-7000 to Residential-6000 to allow for the construction of 10-plex apartment buildings. The four lots will have lot line adjustments to create three lots out of the four. All of the existing structures and hardscape is proposed to be demolished. The existing public utility services will be abandoned. New sanitary sewer and water services will be installed to serve the individual buildings. Surface and/or underground storm water conveyances will be installed as well. These utilities will be tied into the public utilities in the public right of way. The underground piping for the Holling Drain that runs through the site will be re-routed, as approved by the district, to skirt the edge of the property as to not cause any interference with installation of new buildings and utilities for the site. The south portion of the site is to be elevated from its current position, as its current elevation on the southwest corner is prone to flooding in large runoff events.

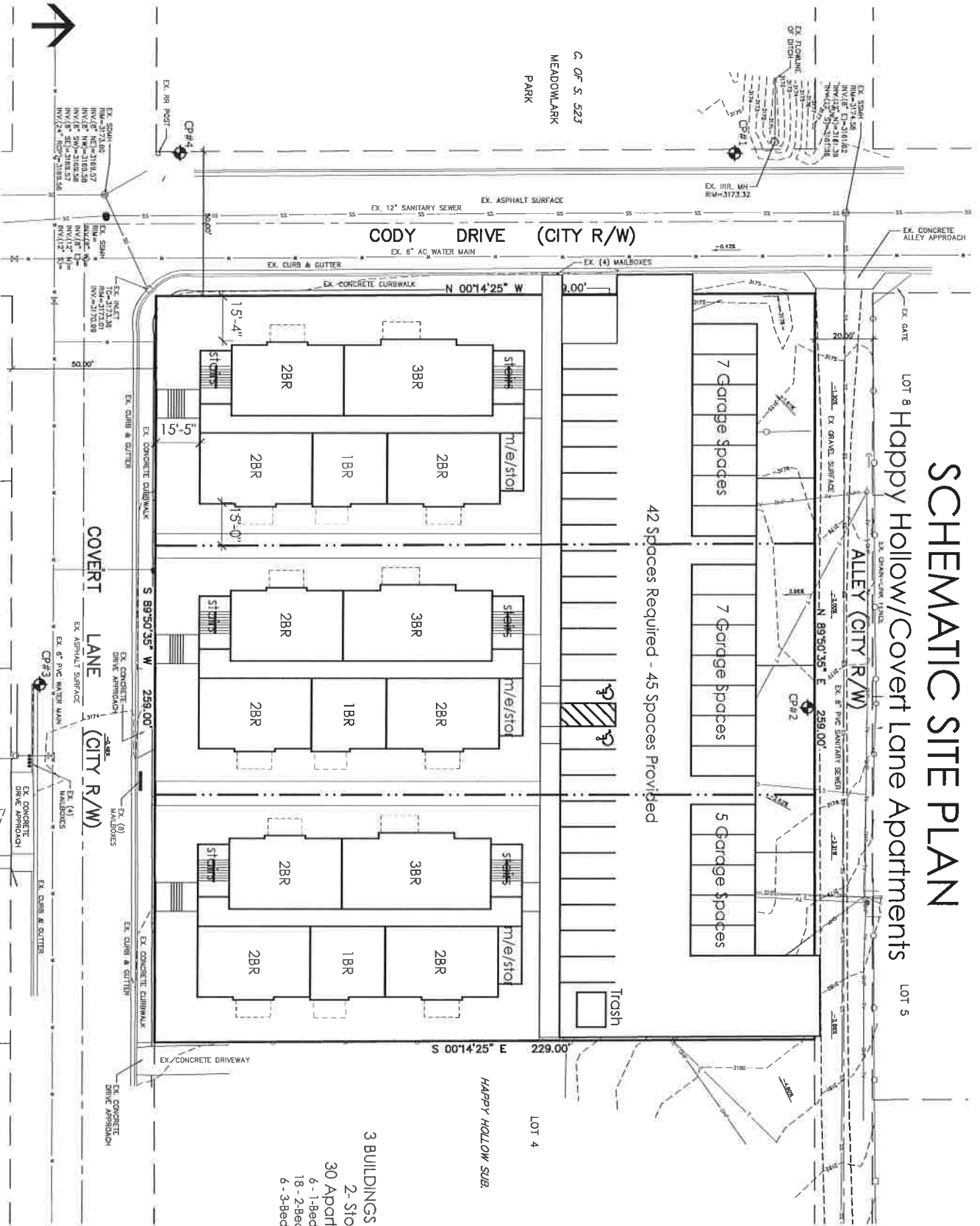
Each of the three, newly created lots are proposed to have a 10-plex constructed on them. The current entrance on the south side of the properties, on Covert Lane, is to be demolished and a new entrance is to be constructed on the west side of the properties on Cody Drive. A new parking lot on site will be constructed with access to Cody Drive as well as the alley to the north.



# SCHEMATIC SITE PLAN

LOT 8 Happy Hollow/Coverl Lane Apartments

LOT 5



3 BUILDINGS @ 10 Units  
 2- Stories  
 30 Apartments  
 6 - 1-Bedroom  
 18 - 2-Bedroom  
 6 - 3-Bedroom

- WATER VAL
- FIRE HYDR
- CURB STOP
- SANITARY :
- STORNG DRJ
- CATCH BAS
- ROOF DRAIL
- TV PEDEST
- GAS METER
- GAS VALVE
- POWER POL
- ELECTRIC J
- ELECTRIC F
- GYMWARE



1/6/17