

Application and Site Plans  
Special Review #956 – 422 Roxy Lane



Billings Branch | 3333 2<sup>nd</sup> Ave N. Suite 230 | Billings, MT 59101

May 08, 2017

Planning & Community Services Department  
Planning Division  
2825 3<sup>rd</sup> Ave. North, 4<sup>th</sup> Floor  
Billings, MT 59101

RE: Special Review Application  
Superior Homes Sub. S15, T01N, R26E, Block 3, Lot 6.

Dear Chairperson:

The owner of the above property, Ann Bustell, wishes to complete a special review for the property. Ann wishes to build two (2) four-plexes on her lot with onsite parking. The property is 0.86 acres in size and is currently undeveloped. Each apartment building will have four (4) rental units. A small boulder pit will be located in the northwest corner of the property.

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

The requested new construction will provide additional housing for the immediate billings area.

***B. Explain your need for the intended use of the property at this location?***

The requested new development will provide additional housing for the immediate area, help promote further growth, as well as provide increased tax revenue and for the city.

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

The requested new construction project will provide additional housing for the billings area as well as help beautify the surrounding area by developing and landscaping a vacant lot.

***D. Prepare a written statement addressing what is intended to be done with the property and why the special review is being sought?***

Ann Bustell wishes to develop the lot using new construction. She wishes to build two (2) four-plex buildings, off street parking for the tenants, and a private entry way running down the middle of the lot. This review is being sought to verify compliance with the city and its growth policy.

Thank you for consideration of our submittal.

Sincerely,  
Territorial-Landworks, Inc.

Neil Thompson, E.I.

Enclosures: Special Review Application Packet (includes attachments)  
Review fees of \$1,215.00  
Site Photos Exhibit

C. Ann Bustell and Tom Reiner  
File and Scan (w/ enclosures)

T:\1\_ACTIVE FILES\2017 Projects\4546 - Ann Bustell 422 Roxy Lane Site Plan\3\_ENG DESIGN\3.7\_Site Plan (Res. or Comm.)\special review\tr.2016-11-16.Zone Change Application Coverletter.doc Wednesday, May 17, 2017, 2:15 PM

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855/875-4102 phone | 406/721-5224 fax | www.TerritorialLandworks.com



