

**Lenhardt Square Master Association
Design Review**



5 March 2018

Nicole Cromwell, Zoning Coordinator
City of Billings Planning Division
2825 3rd Avenue North, 4th Floor
Billings, Montana 59101

Dear Ms. Cromwell,

The applicant has requested a special review for Tract 2A regarding density and number of units per building in a proposed planned development project within Lenhardt Square.

This Special Review is being sought to allow the construction of two apartment buildings consisting of eighty-six units each, as well as five townhome clusters of five units each. The Planned Development Agreement (PDA) for Lenhardt Square indicates in Article IV.G that "Residential multi-family housing consisting of more than four (4) Dwelling Units" are a use allowed by Special Review in Tract 2A. These buildings are to be located along Monad Road and Georgina Drive; the remaining buildings are four units or less and are in compliance with the parcel's MF-4 designation.

The proposed plan contains 237 total units; according to Exhibit B of the PDA, the maximum average density in Tract 2A (zoned MF-4) is 10 dwelling units/acre. While the proposed density of 13.73 units/acre is greater than allowed per Exhibit B, the residential density of the overall Lenhardt Square development will remain within the density originally allowed per the PDA.

Per the applicant's proposed plan and documentation, the request is approved. We understand the proposed project will support and complement the existing and planned Lenhardt Square development, helping us achieve the vision of the Founders and the City of Billings.

Please keep in mind this consent by the Reviewer does not convey blanket approval for all other requirements for the development; all Lenhardt Square design standards and procedures must be adhered to and submitted by the applicant in the required drawing formats for review and approval.

Please let me know if you have any questions or need additional information.

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Daniel McElmurray
821 Baronne Street
New Orleans, Louisiana 70113
504.644.8294
danny@mcelmurray.co