

Lenhardt Square Tract 2A – Special Review Application Narrative

Special Review Question D. Written statement addressing what is intended to be done with the property.

Tract 2A is part of Lenhardt Square, a mixed-use Planned Development. Tract 2A which was planned as a lot conforming to buildings limited to four units each is proposed to be developed as a mixed residential lot consisting of townhomes, apartments over garages, and apartment buildings in general accordance with the attached concept plan. This development will support and complement the existing and planned Lenhardt Square development helping it to achieve the vision of the Founders and the City of Billings. See the attached Parcel 2A – Townhome & Apartment Concept.

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. A 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. 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 parcels MF-4 designation. The proposed plan contains 237 total units. See table below.

DEVELOPMENT SUMMARY			
Apartments		Apartment Parking	
Units in apt bldgs	172	Garage Spaces under Apt	40
Units above garages	4	Stand-alone garage spaces	132
Total Apartments	176	Surface spaces	102
		Total Apartment Spaces	274: 1.55 spaces per unit
Townhomes	61	Townhome Parking in Garages	122
Total	237	Total	396*

*This parking calculation is in conformance with the parking requirements for Lenhardt Square for the proposed uses under this Special Review.

Although not a specific consideration item for this Special Review, it is important to note that the proposed density of Tract 2A is calculated per Article V.B.6, “...the total number of residential Dwelling Units in the subject Tract of the development shall be divided by the gross acres of the Tract excluding any open space / pathways...” For Tract 2A, that calculation is shown below.

Tract 2A Total Ac	19.13
Tract 2A Open Space / Pathways Ac	1.87
Total Ac for Density Calculation	17.26
Total Units	237
Units Dived by Acres	13.73 Units Per Acre



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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 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, thus allowing the change to be approved by the zoning coordinator per Article IX.A of the PDA.

Special Review Question A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy

The proposed Special Review is consistent with the goals and policies of the adopted Growth Policy by

- Supporting the Goal of Essential Investments by facilitating investment in the West End, where it is within the City limits
- Supporting the Goal of Community Fabric by providing small neighborhood parks where residents can enjoy access to outdoor activities and enjoyment of urban greenspace
- Supporting the Goal of Strong Neighborhoods by creating neighborhood green space that is safe and accessible for people to walk to, providing residential where it is accessible to everyday conveniences, expanding housing choices, creating a network of sidewalks, and providing attractive and safe neighborhood streets with on-street parking.
- Supporting the Goal of Home Base by increasing housing choice in the community for those residents who do not desire a single-family home
- Supporting the Goal of Mobility and Access by placing residents where they are close and accessible to the commercial and essential services at King Ave and Shiloh Rd, and those services are accessible through a variety of means.
- Supporting the Goal of Prosperity by providing housing for an increasingly diverse population that allows them to enjoy a high quality of life and social and economic advancement.

In addition to the overall Growth Policy, the Lenhardt Square PDA contains in Article IV.H a set of Factors to be Considered when reviewing a Special Review application. Those Factors are addressed below.

Factor 1. The proposed use is consistent with the terms, intent, and objectives of this Agreement

The proposed Special Review will allow for the construction of apartment buildings that will further the policy goals of the “West Billings Plan” that are highlighted in the Recitals section of the PDA.

- Recognition that it is not desirable for West Billings to develop with a low density, rural character (p. 14)
The apartments proposed will create urban scale development

- More compact development patterns are desirable because they make full use of urban services, offer cost effective infrastructure, and hold down costs to the taxpayer (p.15)
The apartments represent a more compact development form
- Concentrate multi-family, office, and non-retail uses between commercial nodes along arterial streets (p. 17)
Commercial nodes are being developed in close proximity to this site along King Ave and Shiloh/40th Street. While multi-family, office, and non-retail are being focused in the 44th Street West to 46th Street West area of Lenhardt Square.
- Provide opportunities for a mix of housing types and mixed-use development by encouraging planned unit developments.
The apartments will increase the diversity of housing types in the West Billings Area
- Increase residential densities and promote medium and high-density residential development within walking distance to commercial centers, medical facilities, and recreational amenities (pp 21-23)
Tract 2A is approximately a half mile, and therefore well within walking distance, from the commercial and medical centers at the corner of King Ave West and Shiloh Road.

Additionally, Whereas Clause 4 of the PDA notes the importance of providing convenient living options near commercial districts, which this SR will promote.

Whereas Clause 7 of the PDA notes that single family housing is becoming increasingly cost prohibitive. This SR will provide additional housing options for working families, young professionals, and retirees.

The following Specific Goals for Tract Development from the PDA will also be particularly achieved through this Special Review:

1. To provide for an appealing architectural arrangement of buildings and spaces through the use of a wide variety of living opportunities, architectural sizing, and residential services.
2. To provide for well-configured squares, plazas, walkways, bikeways, greens / commons, landscaped streets and parks that are woven into the pattern of the entire development and dedicated to collective social activity, recreation, and visual enjoyment.

The Special Review is consistent with the Overall Community Goals included in the PDA, particularly the following:

1. Creating a planned development zone that permits single family, small and large scale multi-family, and residential-commercial mixed-use development uses in proximity to one another, while protecting and respecting the character and quality of adjacent uses.

2. Increasing urban densities to utilize land use efficiencies and economies to slow suburban sprawl.
3. Encouraging flexibility in design and use of mixed-use and residential zones to allow for economy, convenience, variety, and amenity.
4. Reducing traffic congestion and degradation of the existing air quality

Factor 2. The proposed use is compatible with surrounding uses

The proposed apartments are located across Georgina Drive from exiting apartment buildings of the same scale. The transition between the proposed apartments and the proposed townhomes is accomplished by placing garages between the uses. And the townhomes transition to the more suburban types of development to the north.

Factor 3. The proposed use is not detrimental to other property in Lenhardt Square

The proposed use will not cause a detriment to other property in Lenhardt Square, whether it is currently developed or not.

Factor 4. The proposed use complies with other provisions of law and ordinances of the City of Billings

The proposed use will comply with all applicable laws and ordinances of the City of Billings.

Factor 5. Reviewer has given his written consent to the special use

The Reviewers written consent is attached to this application.

Factor 6. The proposed use will not attract large volumes of vehicular traffic or create traffic congestion that cannot be properly managed and regulated with traffic control equipment.

While the apartments proposed in the Special Review will generate more traffic than townhomes, the road infrastructure in the area is sufficient to support the increased density.

Factor 7. The proposed use is of similar architectural scale to existing development in the neighborhood

The proposed apartments are located directly across Georgina Dr. from apartments of the same size and scale.

Factor 8. Minimum visual and functional conflict will be created between the proposed use and nearby uses

Nearby uses are of the same general type as proposed by this Special Review, therefore visual and functional conflict will be minimal.

Factor 9. Anticipated noise and congestion created by the proposed use will be comparable to the levels created by other uses permitted on that unit.

Nearby uses are of the same general type as proposed by this Special Review, therefore noise and congestion levels will be comparable with those created by other permitted uses.

Special Review Question B. Why is there a need for the intended use of the property at this location?

There is a need for the intended use of this property at this location because the Billings community benefits from having a diverse housing stock that provides options for people based on their needs, preferences and budgets. The construction of the apartments proposed in this Special Review would increase the housing stock diversity in Billings. This site is a good location for apartments because of its location within an area, either containing or planned to contain, a mix of housing types, near to the arterial street network, and near to commercial and medical amenities.

Special Review Question C. How will the public interest be served if the application is approved?

If the application is approved the public interest will be served by the placing of a mixture of multi-family and townhome dwelling units, types needed in the Billings Community, in a location that is appropriate for that use and places the future residents where they will easily be able to access needed jobs and services.