

Application

APPLICATION FORM

CITY SPECIAL REVIEW Billings Special Review# 973 - Project # P2-19-00005

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: Planned Unit Development - Underlying Residential

Special Review Requested: Expansion of church parking in residentially-zoned property

TAX ID# A-29915 CITY ELECTION WARD # 5

Legal Description of Property: Lot 1C, Block 6 of Parkland West Subdivision, First Filing

Address or General Location (If unknown, contact City Engineering): 3548 Bachel Circle, Billings, MT 59102

Size of Parcel (Area & Dimensions): 3.15 Acres

Present Land -Use: Vacant land

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): The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, A Utah corporation sole (Recorded Owner) 50 E. North Temple St, COB12 Salt Lake City, UT 84150-0012 (Address) (406) 252-0644 OR (208) 557-9079 DonaldsonBA@ldschurch.org OR ChristeanAA@ldschurch.org (Phone Number) (email)

Agent(s): Sanderson Stewart, c/o Bill Morgan (Name) 1300 North Transtech Way, Billings, MT 59102 (Address) (406) 656-5255 bmorgan@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: Alan Christean (Recorded Owner) Date: Jan-07-2019



**LDS CHURCH PARKING EXPANSION  
SPECIAL REVIEW APPLICATION**  
LOT 1C, BLOCK 6, PARKLAND WEST SUBDIVISION, FIRST FILING

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**SECTION 1 – SPECIAL REVIEW RESPONSES**

***1A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?***

The proposed church parking expansion and grass turf improvements on Lot 1C, Block 6 of Parkland West Subdivision, First Filing are consistent with the goals and policies of the 2016 Billings Growth Policy. Because the church is expanding parking on its existing site, it provides a cost-effective infill development in an established neighborhood. The underlying use of this property as a church and religious assembly will support this neighborhood and create an environment that is safe and attractive.

Since the underlying church already exists, there will be no need to extend or expand municipal services. Existing infrastructure and service investments are leveraged, thereby improving community fabric and making strong neighborhoods. As detailed further in the application responses, the church will provide a new sidewalk easement in order to provide pedestrian connectivity to two future cul-de-sac streets (Rachelle Circle and Shenandoah Drive). Neighborhoods that are safe and attractive and provide essential services such as this are much desired and supported by City Growth Guidelines.

This infill development will occur on a lot with existing infrastructure in place, reducing costs of development and increasing the utilization of the property. The proposed development will meet City of Billings site development and landscape requirements, ensuring the property is visually appealing.

***1B. Why is there a need for the intended use of the property at this location?***

Based on current growth and attendance patterns, there is a need to construct additional parking at the existing site, which is owned by The Church of Jesus Christ of Latter-Day Saints. Additional parking is needed to meet the growth demand of this established church in the community. There will be no physical expansion of the church building itself; rather, since the facility is now organized as a Stake Center, additional meetings, services, and church administrative functions require the additional parking.

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

The proposed use aligns with the previous Special Review for the site, which was approved in 1995. Church and religious assembly uses such as this provide valuable support and resources to the public. Approval of this proposed parking expansion will allow an existing, established church to continue serving the public in a neighborhood setting, which will positively impact the property, surrounding properties, and Southwest Billings.

***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 existing church was approved under a Special Review on April 24, 1995, to allow for a church and softball fields with residential to the north of the property. A new Special Review is required in order to expand the church parking lot since the underlying zoning is residential. The parking lot expansion will tie into the existing parking lot and will utilize previously approved and constructed driveways and access points. No new drive approaches or street improvements are required for this parking expansion. Per the Amended Subdivision Improvements Agreement approved by City Council on November 13, 2018, all remaining street and utility improvements to Rachele Circle will be constructed when the residential property (Lot 1A) north of the site is developed.

In addition to the new parking spaces, the remaining portion of Lot 1C will be improved with irrigated grass turf similar to the original approval in 1995 (softball fields). This landscaped area will provide a pleasing buffer between the parking lot expansion and adjoining residential properties. As requested by City staff, the Church will construct a black fence along the eastern property line to buffer future residential properties. A pedestrian access easement will be provided along the south lot line of Lot 1A, connecting future Rachele Circle pedestrian facilities to the westerly end of Shenandoah Drive. A pathway will be constructed by the future developer of Lot 1A in association with their required improvements at the time of development.