

ATTACHMENT  
Applicant Letter & Site Plan

APPLICATION FORM

CITY SPECIAL REVIEW Billings Special Review# 972 - Project # PZ-18-00171

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: R96

Special Review Requested: Verizon Wireless would like approval to install a 50' faux tree in the southwest corner of the property with equipment cabinets located at the base of the tree. Both the tree and equipment cabinets will be enclosed within a city approved rhinorock fence.

TAX ID# D04830 CITY ELECTION WARD # 4

Legal Description of Property: S36, T01 N, R25 E, C.O.S. 846

Address or General Location (If unknown, contact City Engineering): 2420 13th St W, Billings, MT 59102

Size of Parcel (Area & Dimensions): 1.304 Acres

Present Land-Use: Church

Covenants or Deed Restrictions on Property: Yes  No

If yes, please attach to application

attached

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

Owner(s): Presbyterian Church

(Recorded Owner)  
2420 13th St W, Billings, MT 59102-2428  
(Address)  
Dave Thompson, Pastor (406) 252-3434 pastordave@fpcbillings.org  
(Phone Number) (email)

Agent(s): Kevin Howell, representing Verizon Wireless

(Name)  
C/O Digital Skylines, Inc., 11340 N 105th Place, Scottsdale, AZ 85259  
(Address)  
(480) 425-9353 Khowell@digitalskylines.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: *Ch W Leggett* Date: 10/2/2018

(Recorded Owner)





**City of Billings  
Special Review Application  
Poly Drive / Verizon Wireless site BIL Poly**

Supplemental Information Enclosed:

1. Answer the following questions:

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

The proposed Verizon Wireless facility is consistent with the goals and policies of the adopted Growth Policy in three ways:

- i. Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors – Today over half of homes have only wireless service and no landline. This means that they must rely on their wireless service to call 911 or make other emergency calls. As such, it is more important than ever that cities have strong and reliable wireless service.
- ii. Neighborhoods that are safe and attractive and provide essential services are much desired – Home buyers are actively seeking neighborhoods with dependable and consistent wireless service. The lack of a strong signal can deter them from the area.
- iii. Economic Development – Wireless coverage and capacity is a necessity in today's world. Consumers and businesses expect their phone and internet connection to work everywhere. This site is intended to serve northwest Billings including the residential and residential professional properties on Poly Drive as well as the Rocky Mountain College campus across the street. In order to attract and keep businesses in the area, Billings must have accessible and reliable wireless service.

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

Verizon Wireless has determined that this area along Poly Drive is growing short on wireless capacity on the Verizon Wireless network. A lack of capacity will eventually block calls, delay emergency responses, and slow down wireless data rates. According to the most recent national study, just

over one half of homes rely solely on wireless phones. This means that over two in every four homes are relying on wireless service to reach 911.

Full disclosure: Verizon Wireless is building a 4G LTE site, which means voice calls will be carried over their LTE network. This is a change and will require customers to have a device capable of advanced calling.

What is a 4G LTE site? A Verizon Wireless 4G LTE cell site uses the latest technology to carry both voice and data. Voice service is provided over VOLTE or Voice Over Long Term Evolution technology through a service Verizon Wireless calls Advanced Calling 1.0.

Advanced Calling offers high-definition or HD voice and video calling. To complete calls on this new cell site, customers' phones must be capable of Advanced Calling and that feature must be activated in the phone itself. Both customers on a call must be served by 4G LTE and have the Advanced Calling feature activated to experience HD voice and video service. Customers with older 1X, 3G or 4G devices without Advanced Calling will not experience a change in voice service.

- c. How will the public interest be served if this application is approved?

Verizon Wireless is the largest wireless carrier in the United States. The Verizon Wireless customers, including the City of Billings, rely on Verizon Wireless to continually invest in wireless infrastructure to prevent reduced functionality as the demand for wireless services (smartphones, tablets, etc.) increases. By locating this site on a faux tree, Verizon Wireless is able to install a wireless telecommunications facility with minimal visual impact on the surrounding community.

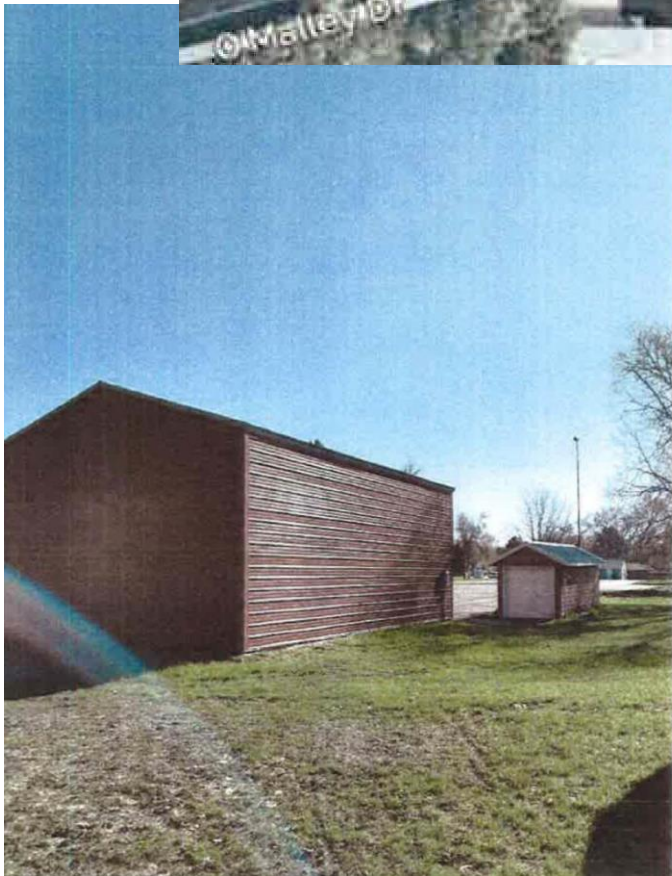
- d. Prepare a written statement addressing what is intended to be done with the property, including new construction or change in the use of the property, and why the special review is being sought.

Verizon Wireless is proposing a faux tree installation on the southwest corner of a piece of property owned by First Presbyterian Church located at 2420 13<sup>th</sup> St. W. A Special Review is required because the parcel is zoned RP.

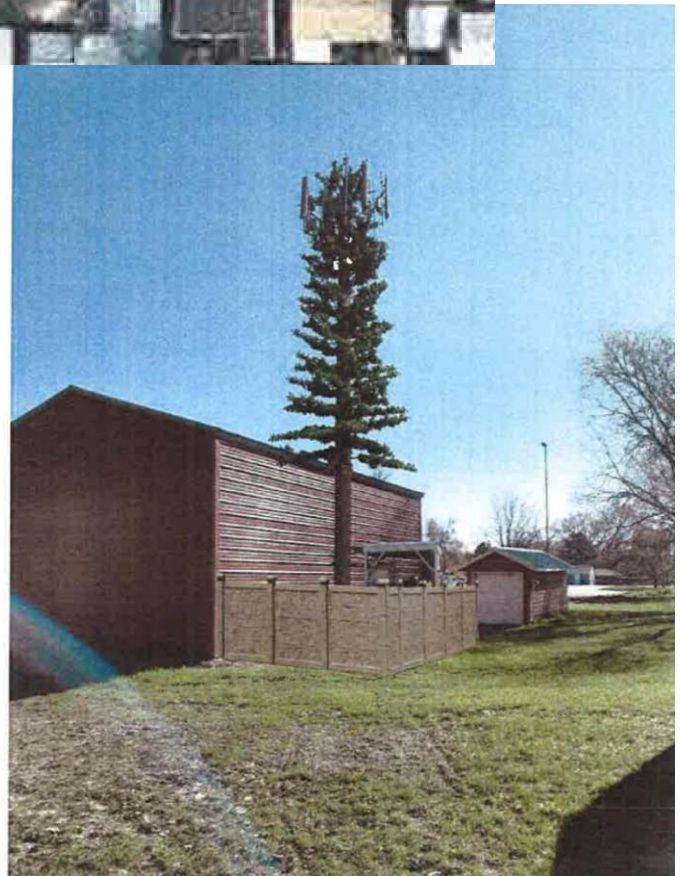
2. Prepare a dimensioned site plan as follows:
  - a. One full sized site plan and one reduced copy of the site plan at 8 ½" x 11" or 11" x 17".  
**Per Nicole Cromwell, attached are two 11" x 17" site plans.**
  - b. Scale of the full sized site plan shall not be less than 1" = 40'.  
**See attached site plans (scale is not less than 1"=40').**
  
3. If applicable, the site plan must also include but not necessarily be limited to the following:
  - a. North arrow.  
**Included on attached site plans.**
  - b. The locations and dimensions of all vehicular points of ingress and egress, drives, alleys, off-street parking spaces and loading spaces.  
**Included on attached site plans.**
  - c. Illustrate lot size showing lot line dimensions.  
**Included on attached site plans.**
  - d. The locations and dimensions of all existing and proposed buildings, structures, and improvements including those which will be removed. Please label all information  
**Included on attached site plans.**
  - e. Show setbacks from all property lines for existing and proposed buildings.  
**Included on attached site plans.**
  - f. Show the centerline of principal and minor arterial streets.  
**Included on attached site plans.**
  - g. Illustrate the square footage of existing and proposed buildings and structures.  
**Included on attached site plans.**
  - h. Names and locations of adjacent streets, alleys, properties, etc.  
**Included on attached site plans.**
  - i. Illustrate the height of any proposed structures.  
**Included on attached site plans.**
  - j. A detailed landscaping plan of the site.  
**There is no landscaping proposed for this site.**
  - k. Location and description of proposed signs.  
**No signs are proposed for this site.**
  - l. Other pertinent features as determined by the Zoning Coordinator.  
**See attached site plans.**



4. Photographs may be submitted and are often helpful. They should be of a size adequate to show the nature of the property.  
**See attached photo simulations showing the existing and the proposed views.**
5. Obtain from the Planning and Community Services Department a three hundred (300) foot radius map showing all property which lies within 300 feet of the exterior boundaries of the subject property.  
**300 foot radius map is attached.**
6. Obtain a certified list of names and addresses of the owners of all property shown within the 300 foot radius on the map as provided by the Planning and Community Services Department.  
**Certified list of names and address and gummed mailing labels are attached.**
7. A filing fee must accompany all applications for Special Review.  
**Check # 6216 in the amount of \$1,337 for the nonrefundable filing fee is attached.**  
A \$50.00 deposit for posting of zoning request signs is required at the time the application is received.  
**Check # 6217 in the amount of \$50 for the refundable zoning request signs is attached.**
8. A public hearing shall be held for all applications submitted for a Special Review.  
**Based on the published schedule, please add the Special Review Hearing for this application to the December 4, 2018 agenda for the Zoning Commission Public Hearing.**
9. Application Form  
**In addition to the above information the Special Review Application Form is attached.**



Existing



Rendering