

Application & Applicant
Letter

CITY VARIANCE

APPLICATION FORM
ID: Billings Variance # 1337 - Project # P2x-21-00271

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings Zoning Regulations.

A343250, A343300, A343260,
PROPERTY TAX ID # A343270, A343280, A343290 CITY ELECTION WARD # 5

Legal Description of Property: LOTS 2, 3A, 4A, 5, 6A, 7A, BLOCK 2
WITHIN CARDWELL RANCH SUBDIVISION, FIRST FILING.

Address or General Location (If unknown, contact City Engineering): SOUTH EAST OF GRAND AVENUE
AND ZIMMERMAN TRAIL

Zoning Classification: PUD/PD

Size of Parcel (Area & Dimensions): 699,384.21 sf

Covenants or Deed Restrictions on Property: Yes x No _____

If yes, please attach to application Cardwell Ranch Commercial Design Guidelines

Variance(s) Requested: Increase in maximum allowable building height.

Facts of Hardship: See attached written request.

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

Owner(s): Yegen Grand Ave Farm Inc

(Recorded Owner) Charlie Yegen

(Address) PO Box 959, Billings, MT 59103

(Phone Number) 406-252-0163 (email) chas@pyegen.com

Agent(s): Norris Design

(Name)

Kelley Savage

(Address) 244 North College Ave, #130, Fort Collins, CO 80524

(Phone Number) 970-222-5407 (email) ksavage@norris-design.com

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 Variance. Also, I attest that all the information presented herein is factual and correct.

Signature: Charlie Yegen, President Date: 11-01-2021

(Recorded Owner)



November 1st, 2021

Ms. Nicole Cromwell
City of Billings, Zoning Coordinator/Code Enforcement Supervisor
2825 3rd Avenue North
Billings, MT 59101

RE: Building Height Variance Request for Icon at Cardwell Ranch Apartment Homes

Dear Ms. Cromwell:

We are requesting a variance on the allowable maximum building height for the Icon at Cardwell Ranch Apartment Homes, located within the Planned Development for The East 80 at Cardwell Ranch. The Cardwell Ranch Commercial Design Guidelines.

The requested height adjustment is to allow for 3 story buildings with a peaked roof, proposing a maximum height change from 40 feet to 50 feet. All other applicable code related to architecture shall remain unchanged.

Current PUD requirements:

PUD C. 3, Building Design, Building Height Limits

"Structures in the East 80 at Cardwell Ranch shall not exceed a height limit of forty-five (45) feet from ground level. This height limitation applies to the uppermost, enclosed portion of the structure. Antennae, satellite receivers, mechanical equipment and other non-enclosed portions of a structure that otherwise comply with this Agreement shall be appropriately screened and may extend no more than ten (10) feet above the uppermost, enclosed portion of the structure. The enclosed portion of a structure is the portion that is contained on all sides and overhead."

Current Design Guidelines requirements:

"The maximum height for multifamily residential buildings is forty (40) feet."

Reasons for adjustment:

- Provide a roof design that complies with the aesthetic intent of the Cardwell Ranch Commercial Design Guidelines. A lower height requirement would create rooflines that are not in proportion with the overall architectural design and less compatible with surrounding development.

The Cardwell Ranch DRC has reviewed the proposed building designs, including the increased building heights and is in support of the variance for a building height adjustment. (See attached letter of support).

The intent of the Planned Development Agreement for The East 80 at Cardwell Ranch is to establish a "minimum level of quality for the physical settings within the East 80 at Cardwell Ranch and for basic architectural design of the structures while allowing flexibility to adjust and evolve with changes in technology and architectural standards."

This request is consistent with the intent of the PD and will allow flexibility in architectural design. The multi-family housing units being proposed will include higher ceiling levels and increased interior daylight that is expected by today's multi-family residents, filling a need for high-quality and cost-effective housing within the City of Billings.

The Cardwell Ranch Commercial Design Guidelines include the following architectural requirements:

- Cohesive building massing and articulation
- Allowing latitude for unique, individual expressions of the architectural requirements and image of each building development.
- Compatibility with Existing Development in Cardwell Ranch
- All buildings are to be designed, constructed, and maintained so that exterior appearance, including design, color, materials, architectural theme, and elevations, is architecturally and aesthetically compatible with adjacent buildings.
- Long, straight unbroken rooflines are highly discouraged.
- Pitched roofs are encouraged wherever possible
- Roof slopes should be between 4:12 and 9:12.

Compliance with City of Billings growth guidelines:

The variance will be in harmony with the general purpose and intent of the Zoning Code and growth policies for the City of Billings based on the following:

- **Community Fabric**
The height adjustment will allow a roofline that is attractive, aesthetically pleasing, uniquely Billings and compatible with the surrounding neighborhood
- **Strong Neighborhoods**
The layout of the community will continue to provide walkable social gathering spaces, surrounded by aesthetically pleasing architecture. Higher interior ceiling heights in residences will increase the quality of life within each residence. The project will also provide increased pedestrian circulation and connectivity to the surrounding neighborhood.
- **Home Base**
The Icon Apartments at Cardwell Ranch will provide healthy, safe and diverse housing options within this growing part of the City of Billings.
- **Essential Investments**
The project will create a safe and attractive neighborhood that provides essential services to residents. The interior and exterior amenities on the project will contribute to improved property values within the adjacent community.

Sincerely,
Norris Design



Kelley Savage,
Senior Associate

Attachments:
Application Form
Exhibit A: Radius Map
Exhibit B: Dimensioned site plan
Exhibit C: Building Elevations
Exhibit D: Letter of support from the Cardwell Ranch DRC
Certified property owner names and mailing addresses
Cardwell Ranch Commercial Design Guidelines