



City of Billings

PUBLIC WORKS DEPARTMENT

Engineering Division

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Memorandum

To: Monica Plecker, Planning Division Manager
From: Chris Hertz, Staff Engineer III
Date: May 19, 2022
Re: City Variance #1310

Our office has reviewed the parking variance request for the proposed multi-family complex located at Meadow View Drive and 30th Street West. Our office recommends denial of the parking variance for the following reasons:

- The applicant is showing 409 parking stalls (which includes 79 garage stalls). The garage stalls themselves do not create issues, however the site plan shows stacked parking in front of the garage. These stacked spaces are considered assigned, as they would not be open to all residents. Section 27-1302.B.7 states parking spaces provided for multiple unit structures shall not be assigned and shall be available to all residents. The parking space fronting the garage is not available to all the residents.
- The stacked, assigned parking spaces in front of the garage require the applicant add 20% to the parking requirements. This equates to 482 stalls being required. With the garage stalls, they are showing 409 stalls with stacked parking and assigned parking. The reason the 20% was put in place is since the right of way cannot bear the overflow parking. If the stalls in front of the garages were not counted, thereby not triggering the 20% requirement, this site would have 330 stalls with 399 parking stalls required. This still leaves a shortfall of approximately 69 stalls.
- The area surrounding this proposed development contains a developed neighborhood, a church, and Will James Middle School. The traffic in this neighborhood has consistently been a challenge for Public Works. Adding overflow on-street parking will exacerbate an already challenging traffic pattern.
- If the site is approved as is, our office feels there would be an abundance of overflow parking on the streets in the nearby neighborhood near Will James Middle School. There would be no way to mitigate the overflow parking in the neighborhood.