

CITY APPLICATION FORM
Land Use Contrary to Zoning

(Staff Use Only) City Variance # _____ - Project # _____

FEE: \$563 + 40 cents per mailing label

The undersigned as owner(s) of the following described property hereby request a Public Hearing before the **City Council** on a **Land Use Contrary to Zoning** from the terms of the City of Billings Zoning Regulations.

TAX ID # D00862 **CITY WARD #** 3

Legal Description of Property: Tract 1A1 COS 832

Address or General Location (If unknown, contact City GIS): 6416 Elysian Road
Billings, MT 59101

Zoning Classification: P1

Size of Parcel (Area in square feet or acres): 24.572 acres

Covenants or Deed Restrictions on Property: Yes _____ No

If yes, please attach to application

Brief explanation of the Project and what parts of the project will be contrary to the zoning regulations (e.g. landscaping, signs, off street parking, building siting, allowed uses, etc.) :

The landscaping associated with a proposed parking lot will be contrary to the zoning regulations.

Specific items include no landscape terminal islands and no landscape plan associated with the parking lot design.

South end of parking lot will be remain unpaved for future landscape improvements.

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

Owner(s): School District #23
(Recorded Owner – Managing Agency)

(Address)

6416 Elysian School

lukeshellton@elysianschool.org

(Phone Number)

(email)

Agent(s): Sanbell - Bryan Alexander

(Name)

1300 North Transtech Way, Billings, MT 59102

(Address)

(406) 869-3343

balexander@sanbell.com

(Phone Number)

(email)

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

Signature:  **Date:** 7/18/25

(Recorded Owner/Agency Manager)

Complete this form and load as an attachment to your on-line Project submittal through Citizen Access portal



July 24, 2025

Billings City Council
316 N. 26th Street, 5th Floor
Billings, MT 59101

Reference: Elysian School District #23
Land Use Contrary to Zoning Application

Dear Council Members:

The Elysian School District is seeking to construct a new parking lot in the northwest corner of their campus for an additional 34 vehicles. The proposed parking lot was originally to be completed as part of their track and field project in 2023 but was removed from the project due to budget constraints associated with the school bond. The District is respectfully seeking Land Use Contrary to Zoning for the parking lot landscaping, specifically to remove terminal islands within the parking lot. Removal of the terminal islands simplifies snow removal in the parking lot, which is critical to the District's safety operations to prevent slips and falls. In lieu of terminal islands, the District is providing a consolidated area for landscape for future plantings at the south end of the proposed parking lot that exceeds the area that would be provided in the terminal islands.

In addition to snow removal, the Land Use Contrary to Zoning is being sought to keep the project within an attainable budget for the District. The terminal islands add significant cost for additional curb, gutter, and landscape and irrigation features associated with them. The District is seeking to install landscape plantings and irrigation at a later date using separate funding which may leverage other means such as the PTO.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Alexander".

Bryan Alexander, PE
Associate Principal | Billings Land Development Manager

BSA/vp

P:/_Council_Elysian_LUCZ_Ltr_072425