

Attachment C

Applicant's Letter

Zone Change Information

Tract 1, COS No 2537
North 2 AC of the S 10.41 acres, E of lateral in NESE4
Fraction of the South 1/2NESE1/4 (73.42 X 890 FT) of Section 22, T01N, Range 26E,
P.M.M, Yellowstone County, Montana

Statement of Proposal

The applicant and contract purchaser of the properties identified above intends to construct a mini-storage complex within the site. The property is located to the west of Bench Blvd, just east of the recently constructed AutoZone. The site is approximately 4.8 acres. The site will contain approximately 440 units, varying in size from 5x10 up to 10x40. The units will be accessed from one driveway entrance off Bench Blvd. This driveway will serve as access to a small parking lot for an office to be located within the existing residence on the northeast corner of the property. This structure will also serve as the residence for the on-site manager of the storage units.

A security gate will limit access to the storage units to renters, management and emergency personnel, as needed. All the units will be accessed internally within the site. Security fencing will be placed as necessary to secure the site and landscaping will be provided to meet City zoning requirements.

The existing zoning is Residential Manufactured Housing. The applicant is requesting a zone change to Community Commercial. The current zoning does not permit the development of mini storage on this property.

Accompanying Responses to Questions in Zoning Application Form

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

LAND USE GOALS

Goal 1. Predictable land use decisions that are consistent with neighborhood character and land use patterns.

This zone change to Community Commercial is consistent with the Billings Heights Neighborhood Plan, which identifies the area between Main Street and Bench Blvd as a mixed use area. This area is indeed a mix of commercial and residential uses. While the site is currently zoned residential (RMH), it has previously been used as for commercial enterprises. The intent of the zone change is to develop the site for mini storage. While commercial in nature, its low intensity use will be consistent with the neighborhood patterns

Goal 2. New developments that are sensitive to and compatible with the character of adjacent City Neighborhoods and County Townsites.

This area of the City has a variety of uses, and the character is somewhat disjointed. The intent of the zone change request to allow for mini storage rental units will be compatible with the

surrounding uses. Single story buildings will be used on the site, minimizing off site impacts and blending with the adjacent neighborhoods.

Goal 4. Contiguous development focused in and around existing population centers separated by open space.

This zone change will permit an existing vacant lot to be used as infill for commercial development. The site is surrounded by existing development and the requested zone change will allow for use of this site that is currently underutilized.

Goal 6: More housing and business choices with each neighborhood.

The future land use map for the Billings Heights Neighborhood Plan calls for the area between Main Street and Bench Blvd to be mixed uses. The zone change request to Community Commercial continues that variety of choices within the neighborhood.

ECONOMIC DEVELOPMENT GOALS

Goal 9: Business development and rejuvenation in the Heights.

The zone change will permit an existing vacant property to be developed for commercial properties. The mini storage will be a new facility with security and a full time care taker. It will be a business that will benefit the Heights.

1B. Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses in the immediate area.

The applicant desires to develop this property for mini storage rental units. It is an ideal location within the City for such a use and will not conflict with adjacent uses. The current zoning - Residential Manufactured Housing - does not accommodate any type of commercial development.

The site consists of three properties, each with frontage along Bench Blvd of approximately 75 feet, and a length of 890 feet. A 30-foot wide sewer easement runs the length of the site along one of the internal property lines. This creates a unique challenge for the development of residential units. Previous owners have reviewed options and determined it is not financially feasible for residential development.

The long narrow shape of the site lends itself well to development for mini storage. The minimal street frontage will mean that the storage units will not be highly visible from the street and the one-story structures will fit into the existing neighborhood. It is the intent of the applicant to retain the

existing house located on the northeast corner of the site. This will be used as housing for an on-site manager and office for the rental units.

The land uses adjacent to the site include housing to the south and east, an auto salvage yard on the north and commercial development on the west. The proposed use of mini storage can aid as a transitional area between the commercial/salvage yard and the residential area.

CERTIFICATE OF SURVEY NO. 2537
 NEIGHBORHOOD MEETING
 JUNE 25, 2012
 6:00 P.M.

| <u>NAME</u> | <u>ADDRESS</u> | <u>PHONE NUMBER</u> |
|---------------------------|--------------------------------------|---------------------|
| <i>Rudolf A. Klein</i> | <i>Hts Lane</i> | <i>696-5286</i> |
| <i>Stanley Stahl</i> | <i>1111 Main</i> | <i>248-1649</i> |
| <i>Charles P. Baxton</i> | <i>723 Birch Ln.</i> | <i>256-1514</i> |
| <i>Charles D. Jinkins</i> | <i>724 Birch Ln.</i> | <i>534 1337</i> |
| <i>Pam Zurbruggen</i> | <i>1747 Wick</i> | <i>252 3270</i> |
| <i>Prof. Judy Shapley</i> | <i>1020 Bexard</i> | <i>256-0956</i> |
| <i>Lorelyn Taylor</i> | <i>P.O. Box 50875</i> | <i>259-3031</i> |
| <i>Ernie Taylor</i> | <i>' '</i> | <i>' '</i> |
| <i>Patty Dietz</i> | <i>352 Meadowlark Fr 1104 Bexard</i> | <i>248-1124</i> |
| <i>Ken Dietz</i> | <i>1104 Bench Blvd.</i> | <i>697-6540</i> |
| <i>Chris Ann</i> | <i>P.O. Box 31793</i> | <i>697-3762</i> |
| <i>Rox Leipheimer</i> | <i>P.O. Box 269, 5714</i> | <i>570-6414</i> |
| <i>Lee Steffanich</i> | <i>P.O. Box 50777 Bldg 421</i> | <i>855-7051</i> |
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