

Attachment C
Applicant's Letter and Pre-application Meeting Notes

TRACT 1, CERTIFICATE OF SURVEY 979
ZONE CHANGE APPLICATION FROM RMFR
TO COMMUNITY COMMERCIAL

STATEMENT OF PROPOSAL

Harvey Capital owns Tract 1 of Certificate of Survey No. 979 located on the east side of Lake Elmo Drive, between Kuhlman Drive and Judith Lane. This property is two and one-half acres in size and is currently vacant.

Access to the site is directly from Lake Elmo Drive. Surrounding uses include multifamily residential to the north, single family residential to the west and south, and commercial buildings to the east.

The property owner would like to construct buildings for approximately 300 self-storage units. In order to do so, a zone change from RMFR to Community Commercial is requested. The applicant has several other self-storage facilities in Billings and this facility will be much smaller than the others, but will be similar in nature of design, access and security.

A site plan for this site has not yet been developed. It will be pending approval of this zone change request. The intent is to build three to four buildings that will house approximately 300 self-storage units. The site will have security controlled gates, a perimeter fence and 24-hour video surveillance. The facility will be managed by the staff of Homestead Storage located on Wicks Lane.

RESPONSES TO APPLICATION QUESTIONS

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

The primary goals and objectives of the 2008 Growth Policy are divided into eight primary elements. The goals of the Land Use Element are described below.

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

Lake Elmo Drive has seen a changing development pattern over the years. Recent improvements to the street have been coupled with infrastructure improvements. There is a variety of uses in the area, as demonstrated by the zoning within the Billings Heights area. There are eight different zone designations within ½ mile of this property and three different zone designations directly adjacent to this property. While there are numerous residential uses along Lake Elmo Drive, there are also professional offices, child care, and self-storage facilities. The use of this site as self-storage provides a transition and buffer between residential uses west of Lake Elmo Drive to the commercial uses along Main Street.

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

As Billings Heights grows, redevelops and infills, sensitivity to existing land uses and character of the neighborhoods is important. This zone change application allows for use of the property in a manner that is sensitive to the character of the area.

Goal 3. Growth management tools available to rural townsites.

Areas within the City limits should be evaluated and reviewed for development. This reduces sprawl into the County and places development where City services are available.

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

Development within the Heights will continue. The improvements to the street, existing City services and amenities make places like Lake Elmo Drive logical for development. This zone change to Community Commercial allows for the continued growth in areas already designated for such a mix of uses.

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

The addition of Community Commercial to existing residences can often be viewed as a negative. However, this goal acknowledges the benefits of a mix of development types and uses. The intended use of this site as self-storage will be compatible to existing residential uses and will provide a needed service in the neighborhood.

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 of the immediate area.

This property has sat vacant for several years after the owner had previous residence demolished following a fire. The introduction of Community Commercial zoning along Lake Elmo Drive is not unique. There is property with the same zoning designation located approximately 350 feet to the south. Community Commercial is the most compatible zone district that permits self-storage units.

The development of the self-storage units will comply with all requirements of the zoning regulations.

WICKS LANE, LLC, TRACT 1, CERTIFICATE OF SURVEY NO. 979
 NEIGHBORHOOD ZONE CHANGE MEETING
 JUNE 30, 2014
 5:30 P.M. - COUNTRY INN AND SUITES CONFERENCE ROOM
 231 MAIN STREET, BILLINGS

NAME	ADDRESS	PHONE	EMAIL
Jon Goetz	1136 Lake Elmo		
Joy Hunt	283 Midland Circle S		
Leann + Jim Vogt	396 Windsor Cir S.		
Doreen Macione Brownfield	118 Windsor Cir. North		
Julia Tackett	154 Windsor Cir S.		
Scott Eastlick	1170 Lake Elmo		
Ellen Lewis	354 Windsor Circle North		
Jan Lewis	358 Windsor C. N.		

MEETING MINUTES

PROJECT: C/S 979, Tract 1 – Zone Change			
Project No: 13032.01			
Meeting Location: 231 Main Street, Billings, MT 59105		Meeting Date: 6/30/2014, 5:30 PM	
Meeting Subject: Neighborhood Meeting on Zone Change		Prepared by: Sanderson Stewart	
Attending:	(see attached sign-in sheet)		
Date of Issue: 07/07/2014			

Minutes:

- Lauren Waterton introduced the zone change process, discuss the zoning commission meeting, and the City Council meeting
- Lauren Waterton discussed proposed zone change from RMF-R to CC.
- Discussed Wicks Lane, LLC's intent to constructed self-storage on the property as a second property from the main Wicks Lane property by the fire station.
- Site will be remote to Wicks Lane property, all metal, no wood, about 300 units; when complete, no boats or RV storage.
- In response to a neighbor's question, Mr. Harvey is intending to install a wrought iron fence on Lake Elmo Drive up to eight-feet high if allowed by the City.
- Neighbors had concerns of other uses than self-storage for the property.
- There were questions on storm drain service to the property. Discussed that the site will retain stormwater in accordance to 50-year City design storm requirements for stormwater management at the time of building permit submittal.
- Discussed that Mr. Harvey has about 30 acres of self-storage in Billings.
- Neighbor asked about multi-level storage and Mr. Harvey responded noting this is single-level storage.

End of Meeting 6:05 PM.