

Attachment D
Applicant Letter



August 4, 2014
Project No. 98038.11

**POPELKA HEIGHTS VIEW SUBDIVISION
LOT 3, BLOCK 1
SPECIAL REVIEW APPLICATION**

INTRODUCTION

The attached Special Review Application is being submitted on behalf of Best Friends Animal Hospital to allow for an addition to the existing facility. The addition will include expansion of the indoor pet boarding area, which requires a Special Review. An exhibit identifying the subject parcels is attached to this application for reference along with a proposed site plan.

The following information is provided to satisfy the supplemental information requirements for the Special Review Application.

A. In what way is the proposal consistent with the goals and policies of the adopted growth policy?

The proposed special review request is consistent with the land use element goals and objectives as it is consistent with the nature of the existing neighborhood and the type of uses allowed under the proposed zoning are compatible with adjacent uses. The business has been located on the site and was reviewed as a Special Review in 2002 for the existing building and use. The site is large enough to accommodate a building expansion without impacting adjacent properties. This allows for the business to stay within the neighborhood to continue to provide needed services to the community.

B. Why is there a need for the intended use of the property at this location?

The need for veterinary and pet facilities continues to increase and this location has provided a suitable location for such a facility as it is compatible to the adjacent land uses and will complement the neighborhood. The expansion of the building is to meet demand for these services within the neighborhood.



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C. How will the public interest be served if this application is approved?

The approval of this application will serve the public interest by providing a locally owned quality veterinary and pet boarding facility that will serve a growing market demand. Providing services convenient to neighborhoods benefits residents.

D. Prepare a written statement addressing what is intended to be done with the property, including new construction or change in the use of the property, and why this special review is being sought.

The existing facility was originally approved in 2002 for a special review to allow for a veterinary clinic with a boarding facility. Since that time, the business has grown and the applicant would like to expand the building to accommodate for additional services. Because the addition is more than 10 percent of the existing floor area, a special review is again required. In their approval in 2002, the Billings City Council placed the following conditions on the use:

1. No boarding of animals shall be allowed outside the main building.
2. Any building used for animal boarding shall be constructed of permanent building materials that have been approved via a City building permit.
3. Use house for any outdoor exercise area shall be limited to 8:00am to 6:00pm.
4. The exterior fencing of the exercise area shall consist of a six (6) foot high sight obscuring solid wood or vinyl fencing material.

These conditions have been, and will continue to be adhered to. The expanded layout will for accommodate for these conditions and any others that may be placed on the property.