

Zone Change #664
Applicant Letter & Pre-application neighborhood meeting minutes

Lot 2, Block 1, Titan Subdivision
ZONE CHANGE APPLICATION FROM HIGHWAY COMMERCIAL
TO CONTROLLED INDUSTRIAL

Statement of Proposal

The owner, Mike Tvetene is seeking a zone change for the property. The property is located at 5840 Titan Avenue. The site is approximately 1.32 acres.

The existing zoning is Highway Commercial. The applicant is requesting a zone change to Controlled Industrial. The applicant's intent is to open a welding and machine shop repair business, which is allowed under the current zoning. At some future date, there may be some manufacturing of light farm implement equipment. The applicant would like to change the zone so that light manufacturing could be performed on the property at some future date.

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.

The adjacent properties within Titan subdivision are Highway Commercial with some Controlled Industrial zoning in the northwest corner of the subdivision (Billings precast). The proposed zoning and use would be consistent with types of businesses that currently operate in Titan Subdivision.

ECONOMIC DEVELOPMENT GOALS

Goal 4: Coordinated economic development efforts that target business recruitment, retention and expansion.

The zone change will permit a currently underutilized property to be developed for new commercial business. The zone change would give the new welding and machine shop repair business the opportunity to expand in the future to include light a light manufacturing component.

Goal 8: Provide Citizens with greater financial stability.

The business anticipated for the property would provide skilled labor, living wage jobs in a clean industry.

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.

Many potential uses for the property are permitted in the existing Highway Commercial zoning including the proposed welding and machine shop repair business. However, a change to Controlled Industrial would permit the future expansion of the business to include a light manufacturing component. The proposed zone change and anticipated business, will be compatible with the other business within Titan Subdivision.



MEETING MINUTES

PROJECT: Grand Peaks Zone Change			
Project No: 99140.37			
Meeting Location: Tvetene Turf office 6844 S. Frontage Road		Meeting Date: 6/29/15 5:30 PM	
Meeting Subject: Neighborhood meeting		Prepared by: Dennis Randall	
Attending:	See attached sign-in		
Date of Issue: 6/25/15			

Minutes:

Mike Tvetene and Dennis Randall moderated the meeting;

- o Mike gave a summary of property use to date under his ownership, as well as what he intends to do with the property
- o Dennis gave a summary of the Zoning process, including the tentative meeting dates for the Zoning commission and County commissioners
- o Dennis gave a summary of the difference between the existing zoning, Highway Commercial and the requested Controlled Industrial zoning
- o Al Koelzer, a neighbor in attendance, also commented on some of the differences between the two zones, based on his experience as a commercial realtor.

- Questions from the owners were general in nature, regarding the development in the area, timing of applicants new building, timing and impacts of the Elysian sewer and water project.
- There was some discussion on the sewer and water project and how it may impact annexation, specifically if property owners would be required to annex and connect.
- No specific concerns with the proposed Zone change were expressed by the attendees.

Meeting was adjourned at approximately 6:10 P.M.

