

Special Review 943
Applicant Letter and Site Plan



May 2, 2016

City-County Planning Division
Planning & Community Services Department
Attn: Nicole M. Cromwell, Zoning Coordinator
2825 3rd Avenue North, 4th Floor
Billings, Montana 59101

RE: Special Review Application – 741 South 24th Street West, Billings, MT 59102 (“Property”)

Dear Ms. Cromwell:

The purpose of this letter is to provide additional information that is required by the Special Review Application for the Property located at 741 South 24th Street West in Billings.

TerraForm Companies LLC (“TFC”) is a boutique land development firm headquartered in Salt Lake City, UT. TFC specializes in commercial retail development and offers full build to suit development services for retail tenants throughout the western United States.

TFC is a preferred developer for Jiffy Lube, the tenant that is interested in operating a store at the Property. The purpose of this Special Review application is to request approval to demolish the existing dry cleaning structure on the Property and build a new Jiffy Lube. Sample architectural renderings of a prototypical Jiffy Lube are attached hereto as Exhibit ‘A’.

The current zoning designation for the Property is Neighborhood Commercial. Under NIC 5531 and 5541, Jiffy Lube could be permitted as a “service station” in the NC zone with a Special Review.

Section 1 of the Special Review Application requires answers to the following questions:

1. *In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?:*
 - a. *Land Use Element:* The Property is located in an infill, urban area. A quick lube use such as Jiffy Lube is not inconsistent with uses on the surrounding properties.
 - b. *Economic Development Element:* A Jiffy Lube will provide more job opportunities than the existing dry cleaning use as well as generate more retail tax base for the City.
 - c. *Aesthetics Element:* The new Jiffy Lube prototype is aesthetically pleasing. The new Jiffy Lube building and site landscaping will enhance and improve the Property.
 - d. *Natural Resources Element:* Development of the intended use will not have a significant impact on natural resources or wildlife.
 - e. *Open Space and Recreation Element:* Development of the intended use will not have a significant impact on the open space on the Property.

- f. *Transportation Element:* Development of the intended use will not alter the current access points to the Property, nor will it significantly change the number of vehicle trips per day.
 - g. *Public Facilities and Services Element:* Development of the intended use will not require additional public facilities or services than those already servicing the Property.
 - h. *Cultural and Historic Resources Element:* Development of the intended use will not negatively impact any historical landmarks, structural or cultural aspects of the surrounding area.
 - i. *Community Health Element:* Development of the intended use will not negatively impact the health or well-being of the citizens in, or the environment of the surrounding community.
2. *Why is there a need for the intend use of the Property at this location?:*
- a. The proposed development of a new Jiffy Lube will be an aesthetic enhancement to the existing dry cleaning structure on the Property, and increase the useful life of the Property.
3. *How will the public interest be served if this application is approved:*
- a. Development of a Jiffy Lube will provide jobs for the surrounding community, increased tax base to the City and offer a convenient location for the surrounding residents to service and maintain their vehicles in a clean, safe, attractive environment.

Please do not hesitate to contact the undersigned with additional questions about the proposed project or details of this application. We appreciate your time and consideration in reviewing this application.

Sincerely,
TERRAFORM COMPANIES, LLC



Elliott B. Smith
Managing Partner

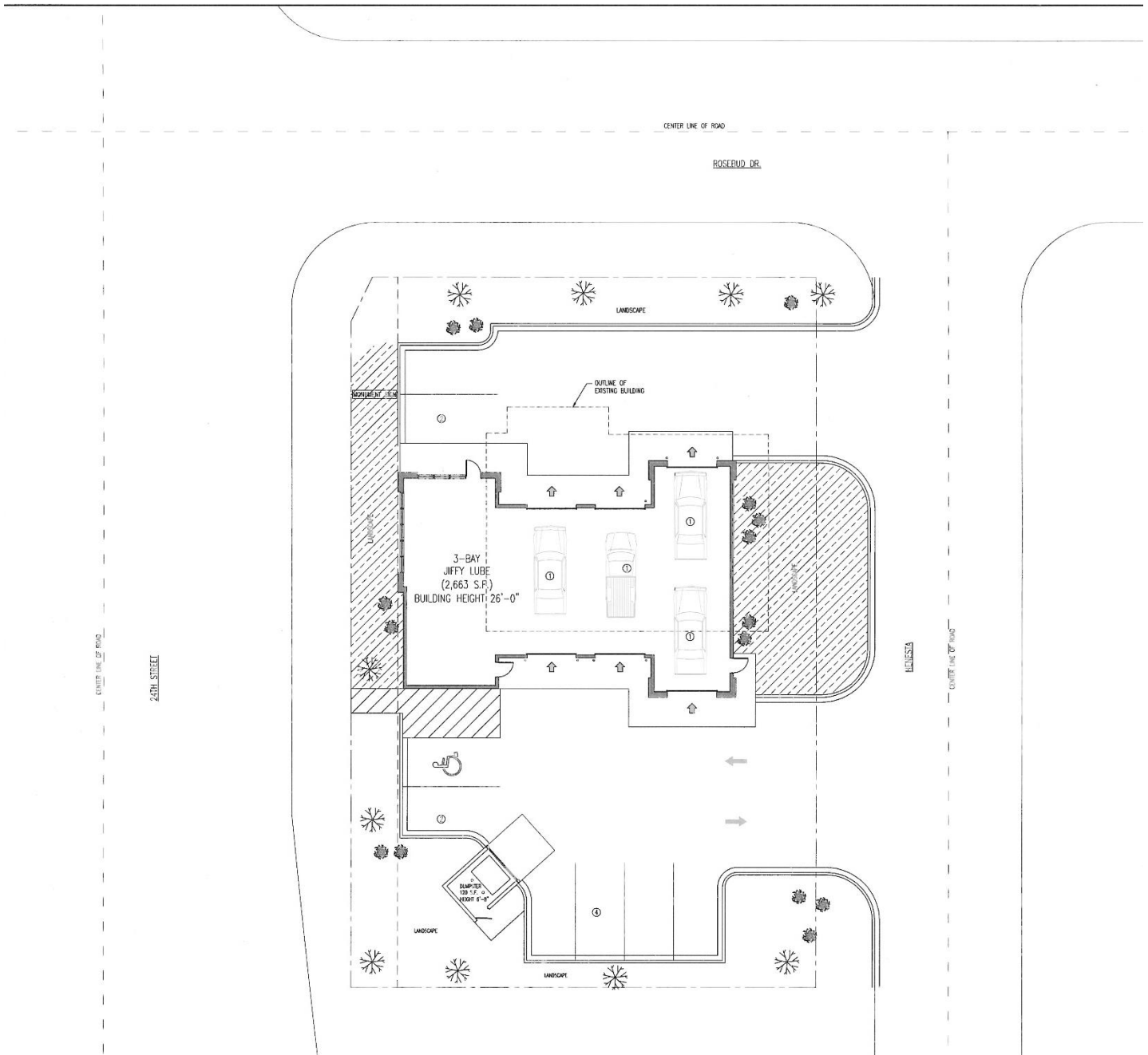


Exhibit 'A'
(sample building elevations**)



**sample elevations of a current Jiffy Lube prototype. Colors and materials will be similar, but number of bays, building footprint and configuration subject to change.