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To: The City of Billings, Engineering Department
From: Scott Aspenlieder, PE, Project Manager
Date: September 1, 2016
Subject: 2604 Belknap Ave. – Hi-Mile Tire Variance Request

On behalf of Hi-Mile Tire, Performance Engineering and Consulting (PEC) is respectfully requesting approval of four variances from City Code. The variances are all directly related to Nall Avenue bordering the subject property to the west. Due to the nature of the facility being built and its location, the owner is seeking the following variances:

1. Limits on the number of approaches a commercial facility can have,
2. Width of the commercial approaches,
3. Sidewalks located along public right-of-way, and
4. Ability to back directly into a public street.

The proposed facility will house Hi-Mile Tire which consists of a retail tire store, tire repair facility, commercial tire facility, warehouse, tire recap facility, and storage. Hi-Mile Tire is currently located at 4318 State Ave. and has outgrown its current facilities. The requested variances will assist Hi-Mile Tire in maximizing the use of the available space on the proposed lot.

Nall Avenue is a dead end public street which services one lot south of the Hi-Mile Tire location. Currently the southern lot consist of a private shop used for storage and large vehicle parking. Nall Avenue cannot be extended due to the 27th street bridge exit off of Interstate 94. There is no thru traffic on Nall Avenue as it only services the subject property and private lot to the south.

To maximize the usable space on the lot we are requesting the ability to place one typical access on Nall Avenue in the northwest corner of the property. In addition to that we are proposing to install a second approach of which the width would run from the northwest corner of the proposed building the length of the property to the southern boundary. A ribbon curb or laydown curb will be installed to support stormwater flows and maintain the asphalt edges of Nall Avenue.

Due to the lack of connectivity on Nall Avenue and Belknap Avenue the owner is requesting a variance from installation of sidewalks around the site. Belknap dead ends on the eastern boundary of the property and has no pedestrian connectivity nor the potential for it to the east. Similarly Nall dead ends near the southern boundary of the lot with no opportunity for extension or pedestrian connectivity in the area. Furthermore, Hi-Mile Tire is not a business that sees a large amount of pedestrian “foot” traffic nor do the adjacent businesses. Sidewalk currently ends at the corner of Nall and Belknap.

The final variance request would allow for parked traffic to back into Nall Avenue from the designated parking spots on the western edge of the property. This variance will allow for the construction of a separate covered tire facility for truck and trailer maintenance and repair. Without allowing for vehicles to park against the building and back out into Nall Avenue there is not sufficient space within the existing lot to incorporate the truck and trailer facility as a part of the business plan. Due to the low traffic volumes on Nall Avenue there should be minimal safety concerns with this proposal.

We appreciate your consideration and interest in the Hi-Mile Tire Facility project and would appreciate your favorable review of the requested variances. Hi-Mile Tire is excited about the potential for continued growth and contribution to the Billings community. Feel free to contact Scott Aspenlieder with any questions or concerns at 406-384-0080 or scott@performance-ec.com. Thank you for your consideration and coordination in our project.