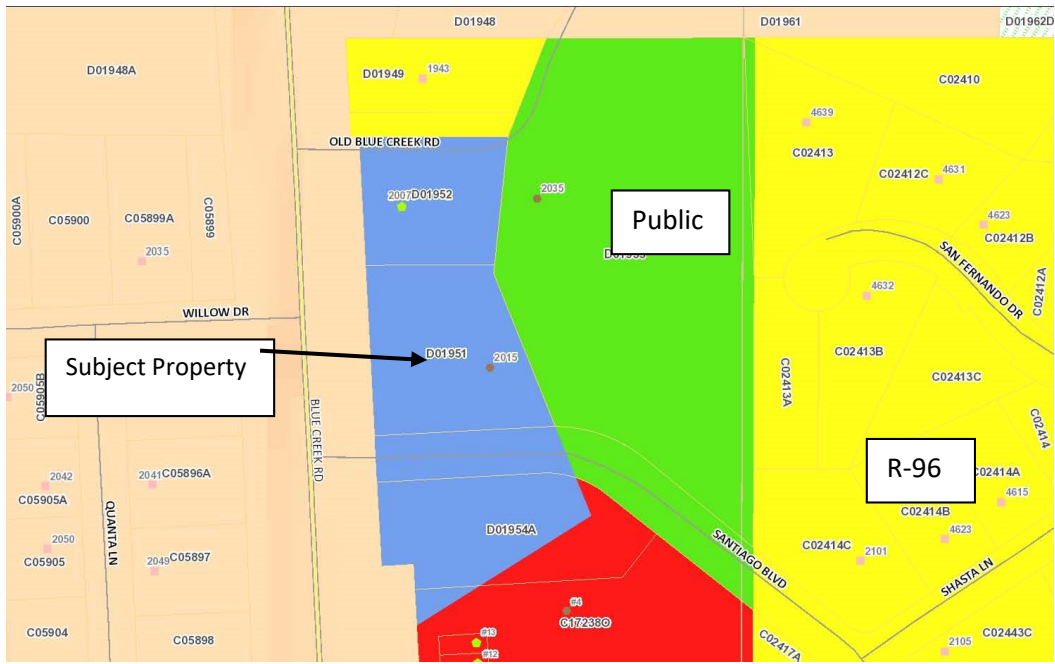
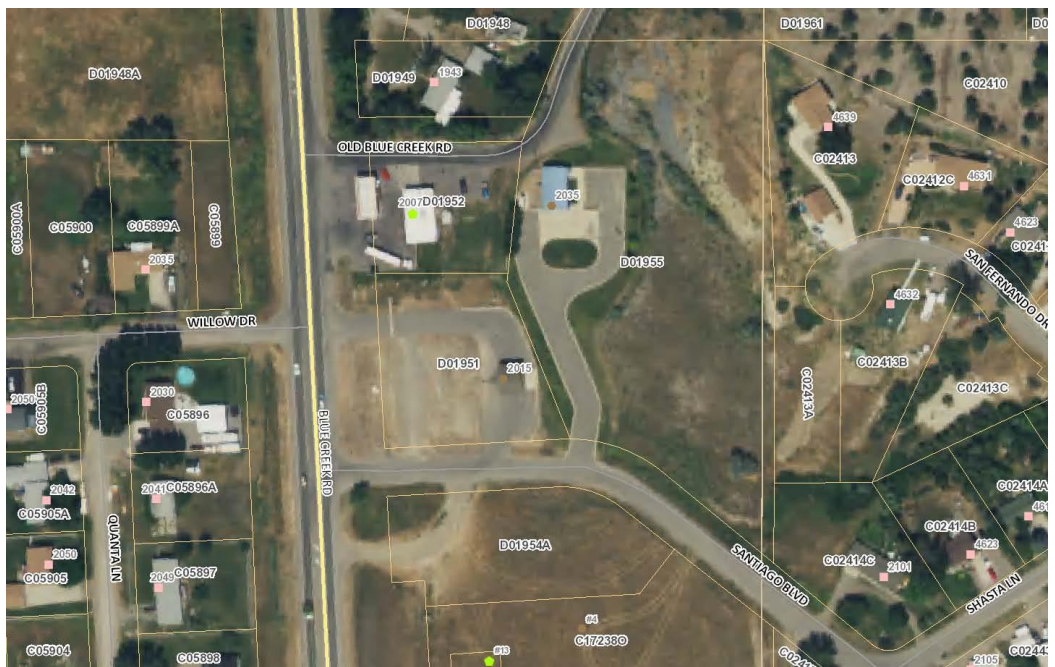


ATTACHMENTS



Zoning Map



Aerial Photo

Site Photos



Subject property



South

Site Photos



Looking North



Existing Structure

Application

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 970 - Project # PZ-18-00126

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning: Neighborhood Commercial

Proposed Zoning: Community Commercial

TAX ID# D01951 CITY ELECTION WARD # 3

Legal Description of Property: Tract 1C of Certificate of Survey 566, Section 21, T1S, R26E PMM

Address or General Location (If unknown, contact City Engineering): 2015 Blue Creek Rd

Size of Parcel (Area & Dimensions): 0.91 acres or 39,640 SF

Present Land-Use: Water filling station and vacant land

Proposed Land-Use: Water filling station and approx 5000 SF multi-tenant commercial rental building

Covenants or Deed Restrictions on Property: Yes No Applicant Letter to Board

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): No Cash Water LLC

(Recorded Owner) PO Box 80945 Billings MT 59108

(Address) 406-534-3345 (email) help@nocashwater.com

(Phone Number)

Agent(s): Jeff Essmann

(Name) 3130 McMarkers Rd Billings MT 59101

(Address) 406-534-3345 (email) jeffessmann@gmail.com

(Phone Number)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature]

(Recorded Owner)

Date: 8/1/2018



Zone Change Application
2015 Blue Creek Road

1. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?
 - A. For the past 11 years I have operated No Cash Water at 2015 Blue Creek Road on a parcel that is zoned Neighborhood Commercial by the City of Billings. With the development of the new large storage facility on the 10 acres to the south of Santiago Boulevard across from my site, there is now no undeveloped property with Community Commercial zoning in the Blue Creek neighborhood.

This proposal is consistent with the goals of the growth policy because it will encourage infill development within the existing city limits, it will allow better development of an underutilized property, it will encourage successful businesses that provide needed jobs in the community, and it will reduce long commute trips across the river to access businesses and services that are not currently available in the Blue Creek neighborhood.

2. 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.
 - A. I have room on my parcel that will support future development of an approximately 5000 square foot retail building. Therefore, I seek a change in the zoning of my parcel from Neighborhood Commercial(NC) to Community Commercial(CC) so that a slightly wider array of potential businesses will be able to rent space and serve the needs of the neighborhood I live in. The list of potential tenant businesses that would be allowed under Community Commercial Zoning that are not permitted under Neighborhood Commercial zoning includes:

1. Veterinary services
2. Dog Grooming
3. Residential Contractors
4. Special Trade Contractors, i.e. Plumber, Electrician, HVAC
5. Warehouse storage
6. Hardware and Garden Supply
7. Restaurant with beer and wine/no gaming (cabaret license)
8. Civic, social and fraternal organizations

The new zoning will be compatible with the existing zoning and land uses of the immediate area. There is a large parcel of Community Commercial to the south with a large storage facility under construction. There is a very busy convenience store with gas pumps

immediately adjacent to the north. There is a large parcel of well maintained city property to the east that serves as a buffer to the residential neighborhood of Cedar Park subdivision, and there is a very wide right of way for the busy highway that separates my parcel from the subdivision to the west. The additional traffic load generated by Community Commercial zoning versus Neighborhood Commercial zoning will be negligible.

Pre-Application Minutes

Statement on Pre-Application Meeting

Date and time of meeting July 30, 2018 at 6:30 pm

Location of meeting: Blue Creek Volunteer Fire Department Building

Proposed Zone Change: Neighborhood Commercial to Community Commercial

Address of parcel involved: 2015 Blue Creek Road Billings MT 59101

Legal Description: Tract 1C Certificate of Survey NO. 566 Section 21, T1S R25E PMM

The agent for the applicant, Jeff Essmann and his wife Sherry arrived at the Blue Creek Volunteer Fire Department building on Blue Creek Road at 6:20 pm on Monday July 30, 2018. They were met by Mr. Doug Beringer, a member of the Blue Creek VFD who opened the building and escorted them to the meeting room.

No one appeared to attend the meeting for the next thirty minutes. After Mr. Beringer gave the Essmanns a brief tour of the facility and equipment of the VFD, he signed the attendance sheet at the request of the Essmanns so that there would be independent confirmation that the pre-application meeting was held as required.

It is the conclusion of the agent for the applicant that at this time there is apparently no strong opposition to the proposed zone change for the parcel from Neighborhood Commercial to Community Commercial.

Signed this 2nd day of August, 2018

X Jeff Essmann
X Doug Beringer

Proposed Site Plan

