

**APPLICATION FORM**

**CITY SPECIAL REVIEW**

Billings Special Review# 986 - Project # P2-19-60197

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

Present Zoning: Residential Professional

Special Review Requested: To construct a car wash at 2335 Lewis Avenue under the Neighborhood Commercial zoning regulations.

TAX ID# A02435 CITY ELECTION WARD # WARD V

Legal Description of Property: S06, T01 S, R26 E, LOT 7A AMND S140' LTS 6 & 7 *arnold Sub.*

Address or General Location (If unknown, contact City Engineering): 2335 Lewis AVE

Size of Parcel (Area & Dimensions): 0.704 Acres (140.01 FT X 219.06 FT)

Present Land-Use: United Pentecostal Church of Billings - Residential Professional

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X

If yes, please attach to application

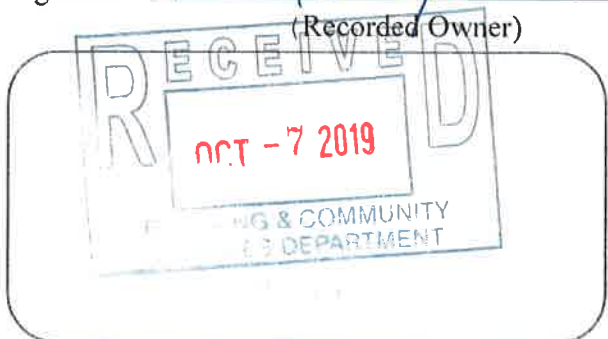
\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Ed Sermon  
(Recorded Owner) 2335 Lewis Avenue, Billings, MT 59102  
(Address) 406-861-0107 ejsermon@gmail.com  
(Phone Number) (email)

Agent(s): Scott Aspenlieder  
(Name) 608 North 29th Street, Billings, MT 59101  
(Address) 406-384-0080 scott@perfomance-ec.com  
(Phone Number) (Email)

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 Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: *Ed Sermon* / *for United Pentecostal Church* Date: 10/3/19  
(Recorded Owner)





# MEMO

**To:** Planning & Community Services Department  
**From:** Scott Aspenlieder, PE – Principal  
**Date:** October 3, 2019  
**Re:** Rocky Mountain Car Wash Special Review Application Memo

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The intent of this memo is to answer the questions provided in Section 1 of the City of Billings Special Review Application Information Packet and provide information about the intended use of the property located at 2335 Lewis Avenue.

**A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?**

The proposed car wash is consistent with the **Essential Investments** growth guideline in that the car wash is considered an infill development that will add value to this area of Billings through construction of a new commercial facility. Specifically, the proposed car wash would provide a basic service along a principal arterial roadway at a lower overall cost, due to infrastructure already being in place. The addition of a new building, sidewalks, landscaping, and fencing would aesthetically enhance the area, and provide a buffer between the site and neighboring properties.

Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors. Constructing a car wash at this location will not put a strain on emergency service response as this property is centrally located within City Limits. Additionally, the facility is manned during daytime operation hours to keep the facility clean and safe.

The proposed car wash is also consistent with the **Strong Neighborhoods** growth guideline. The location of the proposed car wash is located in an already developed commercial corridor and will have negligible impact on any surrounding neighborhoods. There are many other established commercial businesses that operate in the area along the 24<sup>th</sup> Street commercial corridor. The proposed facility will bring services, not currently available, to the neighborhood and region of Billings, making the area more economically viable and increasing property values. As previously noted, the facility will be manned during daytime operation hours which will assist in keeping the property clean and safe, benefitting the existing neighborhood.

The proposed car wash addresses the **Mobility and Access** guideline of the growth policy. The proposed location fits this policy by being placed in an already established area where the city streets are maneuverable. Improvement to pedestrian walkways along the subject property will assist the neighborhood and residents. Additionally, being located at a lighted intersection will assist with traffic flow in and out of the facility and minimize traffic congestion in the area which could come from another business type.

Finally, the proposed use addresses the **Prosperity** guideline of the growth policy. By bringing new and diverse businesses to the community we build a stronger and more stable community. The proposed business will create full-time jobs for local residents which currently are not available. This creates opportunities for a wide spectrum of the job-seeking public.

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

Rocky Mountain Car Wash conducted substantial research throughout the City of Billings in locating the ideal property for this business. The subject property was identified due to a lack of service in this area of the community. With the recent removal of Dave's Car Wash on Central Ave. and 24<sup>th</sup> Street, a significant service area gap was created for quality car wash services. The proposed business will fulfill the lack of service for this sector within the area and neighborhood. Additionally, the subject property is located along a commercial corridor at a lighted intersection making it ideal for ease of access and traffic flow in and out of the site without adding traffic issues.

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

The proposed car wash will improve the aesthetics of the area by way of landscaping and new construction. The facility will provide jobs and opportunity for local residents with a respected new business in Billings. The proposed facility will increase the taxable value of the lot which will increase tax revenue for the City of Billings and State of Montana. Having a manned facility operating on the lot will help to ensure the area is clean and safe for not only the subject property but the surrounding neighborhood. The project will also improve property values through re-development and investment in an aged location.

The intent of this project is to re-develop an existing site by constructing a car wash consisting of three (3) automatic bays and four (4) self-serve bays. This special review is being sought to ensure that the proposed project will improve the lot and fit the surrounding land uses.

