

Application

APPLICATION FORM

CITY ZONE CHANGE

Billings Zone Change # 973 - Project # PZ-19-00178

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: Residential Professional

Proposed Zoning: Neighborhood Commercial

Tax ID # A02435 CITY ELECTION WARD # WARD V

Legal Description of Property: S06, T01 S, R26 E, Lot 7A, AMND S140' LTS 6 & 7

Address or General Location (If unknown, contact County Public Works): 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

Proposed Land-Use: Rocky Mountain Car Wash – Neighborhood Commercial

Covenants or Deed Restriction 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 29<sup>th</sup> Street, Billings, MT 59101

(Address)

406-384-0080 scott@performance-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 Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 9/3/19

(Recorded Owner)

### **Pre-Application Statement of Owner(s) or Agent(s)**

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** Residential Professional
  
2. **Written description of the Zone Change Plan** including a square footage or acres of proposed new zoning: The zoning proposal will change 0.704 acres of Residential Professional to Neighborhood Commercial to accommodate one car wash facility.
  
3. **Subject Property Map:** See Attachments
  
4. **Legal Description of Property:** S06, T01 S, R26 E, Lot 7A, AMND S140' LTS 6 & 7
  
5. **Neighborhood Task Force:** West End Task Force comments not received as of submittal
  
6. **Roster of persons who attended the pre-application neighborhood meeting:** See Attachments
  
7. **A copy of the meeting notice:** See Attachments
  
8. **A brief synopsis of the meeting results:** See Attachments
  
9. **The undersigned affirm the following:**

- 1) The pre-application neighborhood meeting was held on the 26th, day of August, 2019.
- 2) The zone change application is based on materials presented at the meeting.

**Owner (s):** Pentecostals of Billings Telephone: 406-861-0107  
Address: 2335 Lewis Avenue, Billings, MT 59102 Email: eisermon@gmail.com

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**Agent (s):** Scott Aspenlieder Telephone: 406-384-0080  
Address: 608 N29th Street Email: scott@performance-ec.com  
Billings, MT 59102



**August 26<sup>th</sup> 2019 6:00pm**  
**Pentecostals of Billings Church**

**Meeting Notes**  
**Rocky Mountain Car Wash, LLC**

**Representatives: Scott Aspenlieder (PE) & Taylor Irwin (Developer)**

**Points of Discussion**

Brief review of Project Development  
Requesting comments from Home/Property owners  
Addressed Comments/Concerns from Home/Property owners  
Review Timeline for Planned Development of Project

**Project Development**

Demo of existing church site for new 7 bay car wash facility with a combination of self- and auto-wash bays.  
Hours of operation: 24-hour operation with facility staffed during day operational hours.

**Home/Property Owners Comments**

1. Orientation of auto-wash bays with blowers adjacent to residential areas
2. Traffic big concern at intersection of Lewis & 24<sup>th</sup>
3. Skewed intersection of Lewis & 24<sup>th</sup> dangerous for more traffic
4. Pedestrian and children use of sidewalk on site to get to school and potential for accidents
5. Primarily a residential neighborhood and not appropriate for more commercial business
6. What other type of businesses does Neighborhood Commercial (NC) zoning allow?
7. Concerned about additional garbage and cleanliness of site and neighborhood
8. What other sites were considered and why this site in particular?
9. Would there be buffering on east side of lot?
10. Will existing boulevard sign be used or come down?
11. Building looks nice but don't like the location

**Home/Property Owners Guidance or Suggestions**

1. Restrict 24<sup>th</sup> St. approach to "right out" only
2. Fence and vegetative buffering on eastern property boundary
3. Landscaping – be careful to not further obstruct vision along intersection and approaches



#### **Home/Property Owners Concerns**

1. Traffic on Lewis and 24<sup>th</sup> not safe
2. Property Values
3. Noise from auto-wash bays and driers

#### **Timeline for Planned Development**

1. Application – Home/Property owners need to get all requests/comments in as soon as possible with the application being submitted Tuesday September 3, 2019. Send all letters or emails to Scott and/or Nicole Cromwell at City Planning.
2. Planning Board Hearing – Public Welcome - October 1, 2019
3. City Council Hearing – Public Welcome – October 28, 2019

All three timeline options are for people to express comments and concerns.

**Meeting Adjourned 7:15pm.**





August 12th, 2019

Dear Interested Neighbor,

On behalf of Rocky Mountain Car Wash, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting being held on **Monday, August 26<sup>th</sup>, at 6:00 p.m.** at **2335 Lewis Avenue**. The meeting is being held in the United Pentecostal Church of Billings, to discuss a proposed zone change regarding the existing property. The owner is requesting that the property shown on the attached exhibit and described below be re-zoned to accommodate future development:

**S06, T01 S, R26 E, LOT 7A, AMND S140' LTS 6 & 7 in Yellowstone County totaling 0.704 acres, located at the NW corner of the intersection of Lewis Avenue and 24<sup>th</sup> Street West.**

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change for the subject property, discuss the potential for redevelopment, and to answer questions about the project. The property is currently zoned as Residential Professional. The zoning proposal to be presented to the City of Billings will be to change the zoning of the land described above from Residential Professional to Neighborhood Commercial to accommodate a new car wash facility. A total of 0.704 acres is included in the proposed zone change.

Representatives for Performance Engineering, LLC as well as the Owners, will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 608 North 29<sup>th</sup> Street, Billings, MT 59101, attention Scott Aspenlieder, or emails may be sent to [scott@performance-ec.com](mailto:scott@performance-ec.com). We look forward to discussing the proposed zoning change with you and hope to see you on **August 26<sup>th</sup>**.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Aspenlieder', is written over a light blue horizontal line.

Scott Aspenlieder, PE  
Principal

