

Application, Applicant Letter



APPLICATION FORM

CITY SPECIAL REVIEW Billings Special Review# _____ - Project # P2-20-0004

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: Neighborhood Commercial
Special Review Requested: Allow use of a stand-alone car wash facility

TAX ID# D11892 CITY ELECTION WARD # Ward 5 upon annexation

Legal Description of Property: Lot 22-A, Block 2 Certificate of Survey 2727M

Address or General Location (If unknown, contact City Engineering): Not addressed at this time.
Northwest corner of Shiloh Road and Central Avenue surrounding Zip Trip site.

Size of Parcel (Area & Dimensions): 4.708 acres (480.73' x 567.58' minus 1.607 acres of Zip Trip site)

Present Land-Use: Vacant/undeveloped

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): Iwata, Amy Trustee
(Recorded Owner) 16757 Charmel Lane, Pacific Palisades, CA 90272-2213
(Address) (310) 936-8114 dramyiwata@gmail.com
(Phone Number) (email)

Agent(s): Sanderson Stewart (Bryan Alexander)
(Name) 1300 N. Transtech Way, Billings, MT 59102
(Address) (406) 656-5255 balexander@sandersonstewart.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: [Signature] Date: 1-2-20
(Recorded Owner)



2727-002-022A

Buggy Bath Carwash
SPECIAL REVIEW APPLICATION

Statement of Proposal

The contract purchaser, Buggy Bath Carwash, is seeking a Special Review for the approximate 4.7-acre property located at the northwest corner of Central Avenue and Shiloh Road. The property is legally described as Lot 22-A, Block 2, Certificate of Survey 2727-M, in Yellowstone County, Montana. The purchaser is proposing development of the car wash on the northerly 2.22 acres and keeping the remaining 2.50 acres undeveloped at this time.

The existing zoning is Neighborhood Commercial and the applicant is requesting a Special Review to allow for a new car wash on the property. A conceptual site plan is attached showing the proposed car wash site. The existing lot is located within the County but is going through a concurrent process to Annex into the City. Once annexed, a Special Review is required to allow development of a standalone car wash facility in a Neighborhood Commercial zoned property.

A Traffic Impact Study (TIS) was prepared for the site by the current owner, which is attached and made part of this application. There are no recommended traffic improvements for development of the site for commercial use.

Accompanying Responses to Questions in Special Review Application Form

1A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

Essential Investments (Relating Public and Private Expenditures to Public Values)

- *Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors*

To enhance the visual appeal of the property, landscaping along the property frontages of Shiloh Road and Central Avenue adjacent to the site will comply with the standards established in the Shiloh Corridor Overlay District (Article 27-1400 of City Code). This overlay zoning district is established to promote an aesthetically pleasing and distinct entryway corridor to make Billings more visually appealing.

- *Infill development and development near existing City infrastructure may be the most cost effective*

This property is located at the northwest corner of Shiloh Road and Central Avenue in the Billings West End and is adjacent to existing City infrastructure. This Special Review will allow for efficient infill development near existing City infrastructure improvements.

- *Neighborhoods that are safe and attractive and provide essential services are much desired*

If this Special Review is approved, it will allow development of a car wash that will be safe, attractive and will be able to better serve the nearby community. Also, the above-mentioned landscaping will make the neighborhood far more attractive.

Place Making (Enhance, Maintain, Preserve, and Improve Existing Public Places)

- *Enhancements and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community*

As Billings has continued to grow, development of this property corner is an important part of promoting a vibrant community. By constructing a new building with site and landscaping amenities, the entire neighborhood will be improved visually.

- *The history and heritage of Billings are cornerstones of our community*

The west end of Billings is an integral part of our community and improving the appearance and safety of the properties located there further enhances the overall image of Billings for both local residents and visitors.

Community Fabric (Attractive, Aesthetically Pleasing, Uniquely Billings)

- *Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors*

Upon development of the site, this property will comply with current City standards on landscaping both within the property and adjacent to the public right-of-way. This property lays within the Shiloh Corridor Overlay District and is an important corridor for Billings.

Strong Neighborhoods (Livable, Safe, Social and Resilient Neighborhoods)

- *Implementation of the Infill Policy is important to encourage development of underutilized properties*

The current property being considered for purchase is considered an undeveloped property along an important corridor in Westend Billings. Infilling will be enhanced if this property is allowed to develop from an undeveloped property.

1B. Why is there a need for the intended use of the property at this location?

West Billings has very few car wash facilities, especially along the Shiloh Road corridor. The nearest car wash to the proposed site is located a mile north at the intersection of Shiloh Road and Grand Avenue and the nearest to the east is located approximately two miles away at the intersection of Central Avenue and 24th Street West. The lack of available car washes in the area leads to long lines and waits at the existing washes.

1C. How will the public interest be served if this application is approved?

The public will be served by having convenient access from Shiloh Road to wash their vehicles. The new car wash will provide an additional option for a place to receive a car wash and help reduce wait times resulting from the lack of car washes in the area.

1D. Prepare a written statement addressing what is intended to be done with the property, including new construction or change in the use of the property, and why the special review is being sought.

A new car wash facility is proposed on the northerly 2.22 acres of the undeveloped site, which includes an automated tunnel car wash, touchless automatic bay, 4 self-service car wash bays, and vacuum stations. The site will be entirely new construction and will utilize the existing right-in/right-out approach from Shiloh Road as its primary access. The remaining 2.5 acres of the site will remain undeveloped. A TIS was prepared by the property, which recommends no traffic improvements for development of the site. The TIS does discuss a future access from Central Avenue; however, the future access is not proposed as part of this site development.

A Special Review is sought as it is necessary for the intended use of a car wash in the existing Neighborhood Commercial zone. The developer intends to orient the site to minimize impacts of sound on adjacent residential properties by facing dryers away from them, using low-noise dryers in the automatic tunnel and touchless automatic bay (rated at 65 dB at 50 feet away), and providing a 6-foot high block wall adjacent to the residential properties to the west to mitigate impacts to neighbors.