

Application, Applicant Letter

APPLICATION FORM

CITY SPECIAL REVIEW Billings Special Review# _____ - Project # _____

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: Community Commercial (CC)

Special Review Requested: Expansion of current business.

TAX ID# A02383 CITY ELECTION WARD # Ward 5

Legal Description of Property: ARNOLD SUBD 1ST FILING, S06, T01 S, R26 E, BLOCK 2, Lot 8, LTS 10 - 12 & PT 9 (LESS N 6.5' FOR ST) AMND (90)

Address or General Location (If unknown, contact City Engineering): 2244 GRAND AVENUE, BILLINGS, MT. 59102

Size of Parcel (Area & Dimensions): 53' X 40' Approximately 2160 SQ FT.

Present Land-Use: Private Events/Catering

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): G ROCK BUILDING LLC

(Recorded Owner) 2244 GRAND AVENUE, BILLINGS, MT. 59102

(Address)

(Phone Number) 406-861-2727 (email) g-roma@live.com

Agent(s): Gordy Roma

(Name) 2244 GRAND AVENUE, BILLINGS, MT 59102

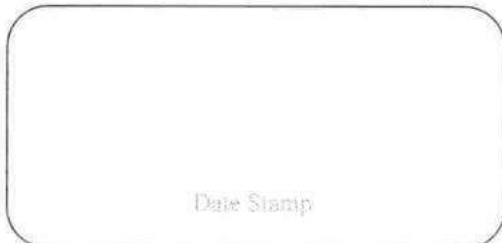
(Address) 406-861-2727 g-roma@live.com

(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: _____ Date: 5/20/20

(Recorded Owner)



Date Stamp

1. Answer the following questions:

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

Land Use Element

1. ISSUE: *Neighborhoods are experiencing pressures from new development and land use changes. This proposal would allow expansion into an existing business.*

2. ISSUE: *The current zoning ordinances and subdivision regulations do not always prevent incompatible uses in and adjacent to existing City neighborhoods and County townsites. The use of the space would be consistent with its current business model.*

3. ISSUE: *Rural townsites are not prepared to handle increased growth. N/A*

4. ISSUE: *Urban sprawl threatens the rural character of land surrounding Billings, increases the cost of providing public services, and threatens the vitality of the city core and downtown area. This proposal would allow for expansion into an existing commercial space.*

5. ISSUE: *There is a serious lack of affordable housing for low to moderate income households. N/A*

6. ISSUE: *There is a desire for more mixed-use neighborhoods. N/A*

Economic Development Element

1. ISSUE: *We need to continue a cohesive focus in economic development.*

2. ISSUE: *Lack of living-wage jobs*

This proposal will create living wage jobs for multiple employees and suppliers of the services.

3. ISSUE: *Entryways to our communities should be attractive and not present physical barriers discouraging economic development. This proposal would expand a viable business in an area that is frequented by newcomers to Billings and those from surrounding communities.*

4. ISSUE: *Government supported programs and improvements are not sufficiently funded. N/A*

5. ISSUE: *Like many other Montana cities, the economic viability of Downtown Billings is uncertain. N/A*

6. ISSUE: *Safety in the Downtown Billings is an important element. N/A*

7. ISSUE: *Surrounding communities in the County need economic development to sustain them. N/A*

8. ISSUE: *Billings needs to attract businesses that pay higher wages. This proposal will meet the objectives of improving the quality of life for residents, strengthening the local economy and creating living wage jobs.*

9. ISSUE: *The economic development of Billings Heights is overlooked. N/A*

10. **ISSUE:** *The quality of our schools is a determining factor for whether businesses locate in Billings. N/A*

11. **ISSUE:** *Neighborhoods provide the character and strength of the community and the quality of neighborhoods should be preserved. N/A*

12. **ISSUE:** *The Billings economy faces a severe shortage of skilled workers in a number of sectors (a problem that will worsen as the population ages). N/A*

Aesthetics Element

1. **ISSUE:** *There are areas in the City and County that are unattractive and present a poor image of the community. **The property is landscaped and very well maintained to improve the general areas image.***

2. **ISSUE:** *New development and signs, cell towers, power lines and other structures could reduce the visual quality of the rims. N/A*

3. **ISSUE:** *Urban interstate corridors through the County are unattractive. N/A*

Natural Resources Element

1. **ISSUE:** *The quality of the Yellowstone River and the associated riparian habitat is threatened. N/A*

2. **ISSUE:** *Water is an important resource and it is becoming scarcer. N/A*

3. **ISSUE:** *Due in part to the arid nature of our environment and the remoteness of some developments, there is an increased risk to human life and property from wildfires. N/A.*

4. **ISSUE:** *Weeds detract from the beauty of an area, pose a fire danger, and reduce the productivity of agricultural land. N/A*

5. **ISSUE:** *Human encounters with wildlife often result in a painful consequence for wildlife, pets, and humans. N/A*

6. **ISSUE:** *Certain development is damaging our natural resources. N/A*

Open Space and Recreation Element

This proposal will have no negative impact on the open space and recreation elements addressed in the Growth Policy Statement.

1. **ISSUE:** *Some neighborhood parks appear to receive more funding for improvements than other neighborhood parks. N/A*

2. **ISSUE:** *Billings and Yellowstone County need more major recreation facilities and need to improve those we already have. N/A*

3. **ISSUE:** *Private land development sometimes restricts access to public land. N/A*

4. ISSUE: *Billings and surrounding County townsites need more multiple use trails.* N/A

Transportation Element

1. ISSUE: *Speeding in City neighborhoods and outlying communities.* N/A

2. ISSUE: *Safe and efficient traffic circulation around and through the City.*
The property is on established and controlled thoroughfares.

3. ISSUE: *Lack of adequate traffic control.*

This property is situated where traffic flow has been already established and safely monitored.

4. ISSUE: *The design of roads, streets, and pedestrian facilities can be more attractive and functional.* **This property is situated where traffic flow has been already established and safely monitored.**

5. ISSUE: *Obstacles to efficient and safe traffic flow.* **This property is situated where traffic flow has been already established and safely monitored**

6. ISSUE: *Deteriorated conditions of City streets and County roads.*
This property is on a street that is in good condition.

7. ISSUE: *Resources for transportation improvements should be rationally allocated throughout City neighborhoods and County townsites.* N/A

8. ISSUE: *More convenient bus schedules are needed to attract MET ridership.* N/A

9. ISSUE: *The sidewalk system in the City needs upgrading; many sidewalks are cracked and broken, several critical sections are missing, and important sidewalk routes are not adequately maintained.* **Sidewalks in this area are in good condition.**

10. ISSUE: *Lack of adequate bicycle facilities.*

The property is in an area that is conducive to bicycle transportation.

11. ISSUE: *MET Transit is underfunded.*

The property is in an area that can be accessed by MET Ridership.

12. ISSUE: *Deterioration of air quality due to vehicle emissions.* **The property is in an area that is conducive to bicycle transportation and in area that can be accessed by MET Ridership.**

Public Facilities and Services Element

1. ISSUE: *Residents are not adequately informed of County and City projects.* N/A

2. ISSUE: *Dilapidated and unsafe properties in City neighborhoods and County townsites.*
This proposal will decrease the amount of area that is vacant, unused and subject to vandalism.

3. ISSUE: *Safety is a concern in neighborhoods and outlying County townsites.* N/A

4. ISSUE: *There are safety and functionality issues with City streets.*
The street at the proposed location is in good condition with normal traffic flow and safety items present.

5. ISSUE: *Funding for community facilities and infrastructure is very limited.* N/A

6. ISSUE: *Public funds are not distributed rationally throughout City neighborhoods and County townsites.* N/A

7. ISSUE: *There are vacant structures around Billings and in the County that could be reused.*
N/A

8. ISSUE: *Community services are not always available to everyone.* N/A

9. ISSUE: *Subdivision review, zoning applications, and other development permit review are not always conducted in a streamlined and timely manner.* N/A

10. ISSUE: *Maintenance of existing K-12 school facilities and planning for new schools is critically important to maintaining existing communities built around the neighborhood school concept and fostering new communities surrounding school sites.* N/A

11. ISSUE: *Multiple community interests (including local government, arts organizations, and social organizations) are competing for tax dollars for facility development and maintenance, resulting in taxpayer fatigue and overall declining support for capital and maintenance projects.* N/A

Cultural and Historic Resources Element

Because this proposal is situated in an established retail area, it will have no negative impact on the cultural and historic resources elements addressed in the Growth Policy Statement.

Community Health Element

This proposal will have no negative impact on the community health elements addressed in the Growth Policy Statement.

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

Expanding into this location will reduce the amount of vacant commercial lots in the City of Billings.

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

This would allow the location to adhere to any social distancing requirements in the future for customers and employee's safety.

D. 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.

G Rock LLC owns the property next to the current established business. Due to demands on space requirements in regards to Covid19, G Rock LLC would like to expand the licensed premise to include 2244 Grand. The current licensed premise is 2248 Grand.