



### ZONING SPECIAL REVIEW REQUEST



The undersigned as owner(s) of the following described property hereby request a Special Review from the terms of the Zoning Regulations.

Check one:  **City of Billings Special Review**       **Yellowstone County Special Review**

Address **4200 King Avenue West**

Legal Description LOT 13, BLOCK 1, OF MONTANA SAPPHIRE SUBDIVISION, IN THE CITY OF BILLINGS, IN YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAIG COUNTY, UNDER DOCUMENT NO. 3173821.

**STATEMENT: Answer the following questions on a separate document and upload to the online project attachments.**

1. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?
2. Why is there a need for the intended use of the property at this location?
3. How will the public interest be served if this application is approved?
4. Statement. 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.

#### Required Project Uploads

- Site Plan
- Signed Application and Statement (Special Review Questions)
- Radius Map & Certified List of Property Owners
- Typed Mailing Labels Certified Surrounding Property Owners

Online Applications: <https://services.billingsmt.gov/citizenaccess/>

*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.*

Recorded Owner(s) **Montana Sapphire LLC**  
Owner's Address **P.O. Box 2407 Bigfork, MT 59911**

Owner's Phone Number **406-549-7003** (E-mail)

Applicant/Agent **Matthew K. Rasmussen, P.E**

Applicant/Agent's Address **730 Sandhill Rd, Suite 250 Reno, NV 89521**

Applicant/Agent's Phone Number **775-473-9872** (E-mail) **matt@tdg-inc.com**

Signature of Recorded Owner(s)

*Best Anlund*

Date

**AUTHORITIES: SEC. 27-1503. SPECIAL REVIEW BY CITY ZONING COMMISSION.** (a) General. Although each zoning district is primarily intended for a predominant type of use, there are a number of uses which may or may not be appropriate in a particular district depending upon all the circumstances of the individual case. For example, the location, nature of the proposed use, the character of the surrounding development, traffic capacities of adjacent streets, and potential environmental effects, all may indicate that the circumstances of the development should be individually reviewed. It is the intent of this chapter to provide a system of review of such uses so that the community is assured that the uses are compatible with their locations and with surrounding land uses, and will further the purpose of this chapter and the objectives of the comprehensive plan.

**AUTHORITIES: SEC. 27-1509. SPECIAL REVIEW BY COUNTY ZONING COMMISSION.** (a) General. Although each zoning district is primarily intended for a predominant type of use, there are a number of uses which may or may not be appropriate in a particular district depending upon all the circumstances of the individual case. For example, the location, nature of the proposed use, the character of the surrounding development, traffic capacities of adjacent streets and potential environmental effects, all may indicate that the circumstances of the development should be individually reviewed. It is the intent of this chapter to provide a system of review of such uses so that the community is assured that the uses are compatible with their locations and with surrounding land uses, and will further the purpose of this chapter and the objectives of the comprehensive plan.

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

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

The proposed Caliber Collision use is consistent with the adopted underlying zoning of Corridor Mixed Use -2 (CMU2) and will provide a use type that is compatible with and complementary to surrounding properties. The use is supported given the commercial character of the area and provides a needed service to the community. The intensity/density proposed is consistent with the adopted standards and policies of Yellowstone County.

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

As the community continues to grow, demand for services, including the need for collision repair services, has increased. Caliber Collision will serve to fill this void. Prior to entering a new market, Caliber Collision conducts in-depth market research and analysis to evaluate market demand/need, availability of existing services, etc. The Billings site will serve the needs of area residents and will not negatively impact existing service providers in the area based on market demands.

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

The addition of Caliber Collision to the Billings site will benefit the public by providing a new and needed option for collision repair services. Additionally, the facility is complementary to the commercial character of the area and is designed to ensure that all potential project impacts are properly mitigated. Also, the new commercial use will generate new employment opportunities and additional tax revenue for Yellowstone County, resulting in a positive fiscal impact to the community.

**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.**

The project site is currently vacant and located within a planned commercial subdivision that is already developed with various complementary commercial uses. Caliber Collision plans to develop the 2.2± acre site with a 18,554± collision repair center. Collision repair services will occur entirely within the enclosed building, ensuring that any noise, odors, etc. are fully contained and mitigated.

Approximately, 23% of the site will be landscaping at the perimeter of the project. This will add aesthetic appeal within the area and create a pleasant streetscape along Kari Lane. Outdoor storage areas will be fully screened with privacy fencing and further buffered with perimeter landscape improvements. Parking provided onsite exceeds Yellowstone County code requirements and ensures that adequate parking for customers and employees will be provided at all times.

The plans and reports attached demonstrate how Caliber Collision meets or exceeds all County requirements and conforms with adopted County design and zoning requirements. This Special Review ensures that Yellowstone County can review and evaluate all aspects of the project and ensure that all potential impacts are properly mitigated. The use proposed is appropriate for the area given the existing CMU2 zoning and surrounding commercial character of the area. The site and building design ensure that proper buffering/screening exists and that all potential noise and odor impacts are fully contained within the building. Caliber Collision will be a positive addition to the community, providing a needed service, new employment opportunities, and positive fiscal impact to the community as a whole.