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COUNTY VARIANCE

APPLICATION FORM
ID: County Variance # _____ - Project # PZX-21-60238

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings-Yellowstone County Unified Zoning Regulations.

TAX ID # 81-0411168 COUNTY COMMISSIONER DISTRICT # 2

Legal Description of Property: Cole Acreage Tracts, S19, T01 N, R27E, Lot 4

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

2919 Old Hardin Road, Billings, MT, 59101

Zoning Classification: Corridor Mixed Use 1

Size of Parcel (Area & Dimensions): 2.009 Acres Width 255 feet by 420 feet (long side) 265 feet (short side)

Covenants or Deed Restrictions on Property: Yes X No _____

If yes, please attach to application

Variance Requested: Request change from Corridor Mixed Use 1 to Corridor Mixed Use 2

Facts of Hardship: CMU1 does not allow use for RV and trailer sales and service

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

Owner(s): M2DT Holdings LLC
(Recorded Owner)
4800 Brent Creek Road Missoula, MT 59808
(Address)
406 591 4800 (Phone Number) (email)

Agent(s): Brod Farnsworth
(Name)
4800 Brent Creek Rd Missoula, MT 59808
(Address)
406 591 4800 (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 Variance. Also, I attest that all the information presented herein is factual and correct.

Signature: Wah A. [Signature] for M2DT Properties Date: 09/30/2021
(Recorded Owner)

Zoning Change Application Checklist

Question 4A –

This proposal is consistent with the goals and policies of the adopted Growth Policy because it encourages development and increases tax revenue from that development. Further, approval of the proposal will help support a successful business that provides local jobs and benefits the community. Clearly retaining and supporting existing businesses helps sustain a healthy economy.

Question 4B –

This proposed zone change is needed in order to provide additional space for parking, displaying and servicing recreational vehicles (RVs). The current Corridor Mixed Use 1 zoning designation does not allow for this.

The applicant currently operates an RV dealership on adjoining property and that adjoining property is zoned as Corridor Mixed Use 2, which does allow for parking, displaying and servicing RVs.

In sum, the proposed zone change will fit in nicely with the existing zoning and land uses of the immediate area.

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.

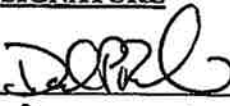
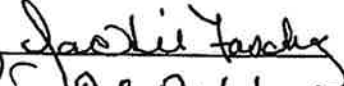

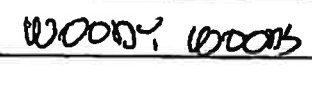
1. **Present Zoning:** CMU1
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: CMU2, 2.009 acres
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** Cole Acreage Tracts, S19, T01N, R27E, Lot 4
5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
- ✓ 6. **A copy of the meeting notice.** please attach to this form
7. **A brief synopsis of the meeting results.** please attach to this form
8. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 27th day of September 2021.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): MZDT Holdings LLC Telephone: 406 511 4800
Address: 4800 Grant Creek Rd Email: b.farnsworth@
Missoula, MT 59808 bretzrv.com

Agent (s): Brad Farnsworth Telephone: 406 511 4800
Address: 4800 Grant Creek Rd Email: b.farnsworth@
Missoula, MT 59808 bretzrv.com

**SIGN-IN SHEET
FOR
REQUIRED PRE-APPLICATION
NEIGHBORHOOD MEETING**

**5:00 pm Monday, September 27, 2021
at
2919 Old Hardin Road, Billings, Montana**

	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>COMPANY OR ADDRESS</u>
1.	David Robinson		2999 Old Hardin Road
2.	Sackie Farsching		Holiday Inn Express 450 Coldest
3.	Bob Riehl		126 Rolling Meadows
4.	Woody Jones		126 ROLLING MEADOWS
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6.			
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PRE-APPLICATION NEIGHBORHOOD MEETING SUMMARY

At 5:00 pm on Monday, September 27, 2021, a Pre-Application Neighborhood Meeting was held at 2919 Old Hardin Road, Billings, Montana. It should be noted that the location of the meeting is the same location of the property for which a zoning change is being requested.

The purpose of the meeting was to inform neighboring landowners of the proposal by M2DT Holdings LLC to change the zoning of this property from Corridor Mixed Use 1 to Corridor Mixes Use 2 so that Recreational Vehicles (RVs) may be displayed, sold and serviced on the property.

The meeting was properly noticed and was attended by David Robinson, representing M2DT Holdings LLC; Jackie Fasching, representing Holiday Inn Express; Bob Riehl, representing the City of Billings; and Woody Woods, representing the City of Billings.

Mr. Robinson had the attendees sign a sign-in sheet and provided them with a web map showing the zoning of the affected areas. He then stated that the reason for the zone change proposal was so that RVs could be displayed, sold and serviced on the property.

Ms. Fasching asked if the property owner would be installing a fence if the zoning change was granted, and Mr. Robinson replied that yes, that a fence would be needed to provide property security for the recreational vehicles that would be displayed on the property.

Mr. Riehl or Mr. Woods asked if the landowner intended to install an RV dump station on the property and Mr. Robinson replied that there were no plans to install an RV dump station on the property at this time.

There being no further questions or comments, the meeting was adjourned at approximately 5:15 pm.