

CITY VARIANCE

APPLICATION FORM

ID: Billings Variance # 1351 - Project # 00236

PZX-22

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

PROPERTY TAX ID # A17029A CITY ELECTION WARD # 1 (Billings)

Legal Description of Property: Heights Town Center Subd, S27, T01, N, R26 E, BLOCK 1, Lot 2

Address or General Location (If unknown, contact City Engineering): _____
403 Main St., Billings, MT 59105

Zoning Classification: CMU2

Size of Parcel (Area & Dimensions): 12 ac

Covenants or Deed Restrictions on Property: Yes _____ No

If yes, please attach to application

Variance(s) Requested: Additional Wall Sign along street frontage

Facts of Hardship: (attach letter) See attached Written Statement.

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

Owner(s): Matthew Flansburg, Target Corp.

50 S. 10th St., #400, Minneapolis, MN 55403

612-761-6788

matthew.flansburg@target.com

(Phone Number)

(email)

Agent(s): Max Newstrom

4582 S. Ulster St., #1500, Denver, CO 80237

303-974-3622

max.newstrom@kimley-horn.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 Variance. Also, I attest that all the information presented herein is factual and correct.

Signature: *Matthew Flansburg* Date: 08/15/22

(Recorded Owner)



Date Stamp

Written Statement

To: City of Billing's Board of Adjustment
From: Max Newstrom
Kimley-Horn and Associates, Inc
Date: August 15, 2022
Subject: Target Store T1333 Drive-Up Program

PROJECT DESCRIPTION

The proposed Target store is located at 403 Main St., Billings, MT 59105. The project aims to implement a Signage and Remodel program in addition to a Drive-Up program at this Target in Billing Heights. The exterior paint and signage will receive a refresh with new paint and wall signage. Customers will be able to shop online or in the Target "app" and, when notified, park in the proposed Drive-Up spaces where a Target employee will bring the customer's purchases out to their vehicle. With the re-stripping of the proposed parking spaces, two 12' solar-powered beacons will also be installed to direct customers to and identify the Drive-Up location stalls.

The project will not affect the land use, site access, traffic patterns, utilities, public facilities, site soils, or geology in the area. Employees required at the store will remain the same, as will the hours of operation.

ZONING REGULATION CONFORMANCE

Per the City of Billing's Zoning Regulation Section 27-1400.6, one wall sign per street frontage per tenant is allowed in the CMU2 (Corridor Mixed-Use and Commercial Centers) zone district. The Signage and Remodel program proposes two wall signs, a Target and a Drive-Up sign, along the street frontage. The proposed Drive-Up sign is needed along the street frontage to direct customers to the correct Drive-Up location and indicate the existing Target store supports the Drive-Up program.

Demolition of the existing site is not required. A new Drive-Up wall sign will be added to the building face in addition to the replacement Target wall sign.

SIGNATURE: _____

Max Newstrom, P.E.