

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: Corridor Mixed Use 2 (CMU2)

Special Review Requested: Vehicle Maintenance and Repair, Major (>5,000 SF)

TAX ID# 000A34026F CITY ELECTION WARD # 5

Legal Description of Property: SHILOH CROSSING SUB (09), S14, T01 S, R25 E, BLOCK 1, Lot 4E3, AMD (13)

Address or General Location (If unknown, contact City Engineering): SHILOH CROSSING BLVD, across from Scheels

Size of Parcel (Area & Dimensions): 2.17 acres

Present Land-Use: Vacant

Covenants or Deed Restrictions on Property: Yes X No

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): Central Holdings, LLC
(Recorded Owner) 1612 Gold Ave, Bozeman MT 59715
(Address)
(Phone Number) Donna AC Redtail mt. com (email)

Agent(s): Donna Madson
(Name) 1612 Gold Ave, Bozeman MT 59715
(Address)
(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: 1/26/22
(Recorded Owner)





MEMORANDUM

Date: February 16, 2022

To: Karen Husman, Planner 1, City of Billings Planning & Community Services

From: Zack Graham, PE and Nicole Olmstead

RE: Les Schwab CMU2 zone district variance request

Summary

The layout of the proposed Les Schwab site does not comply with several zoning requirements due to the nature of the establishment as well as impacts to existing adjacent uses that would conflict with an alternate layout. Each of the zoning requirements is specifically addressed below.

As a double frontage lot, the building frontage requirements within the zoning regulation and the operational needs of the Les Schwab Tire Center create challenges to comply with the standards whether South Shiloh Road or Shiloh Crossing Boulevard is designated as the front street. In general, the nature of the Les Schwab business and resultant building prototype has driven the site plan layout as proposed. It should be noted that the front façade of the building includes six (6) vehicle bays that comprise approximately 70% of the façade. The bays require vehicular access for the business to operate. Access to the bays negates the ability to front the building to a street in a traditional sense. Instead, the proposal includes building details and site design features that meet the intent and spirit of the frontage requirements. The proposed building is designed with roof articulation and material changes, sidewalks and enhanced landscaping that create visual interest and pedestrian connectivity from the roadways.

Furthermore, it should also be noted the direction the bays face is the direction that the noise generated by activities associated with changing tires (pneumatic impact wrenches) will be directed. In this case, the choice to locate the bays and direct that noise to the south was intentional in order to limit impact to Scheels to the east and adjacent development to the north. By prioritizing the potential impact to adjacent development, this left the option of facing the bays south or west. If the bays were faced to the west, access to the site would have been constricted by the building itself.

Front lot line building coverage

This table requires that a minimum of fifty percentage (50%) of the building façade must be placed along the front of the lot (in this case west to S Shiloh Road or east to Shiloh Crossing Blvd).

TABLE 27-400-3. SITE & STRUCTURE REGULATIONS

A.	BUILDING SITING	CMU1	CMU2	REFERENCES
1	Build to Corner	required		
2	Maximum Building Coverage (%)	65	50	
3	Minimum Front Lot Line Coverage (%)	65	50	See 27-406.E for allowed courtyards.

The nature of the business and associated building prototype does not allow for 50% of the building to front either road. As described in the summary, the building was placed, and the site was designed, to lessen the impact of the tire center on neighboring developments. Existing businesses are located to the north and to the east of the site. In order to mitigate noise impacts, the proposed building bays could face south or west. Due to access restrictions, the building was ultimately placed so that the bays faced to the south.

Project Summary

Type of Business

The proposed Les Schwab Tire Center is primarily a tire retail/service center. In addition to tire sales and service, other automotive parts like tire rims and accessories will also be for sale at this location. The service center will also services brakes, provides alignments, oil changes and other minor vehicle maintenance and repair.

The business is open during normal business hours Monday through Saturday and closed on Sundays and employ approximately 8-10 employees at any given time.

Proposed Structures

The overall project consists of the construction of a 9,500 SF retail and service center building. The building is a linear prototype store and includes a retail showroom, 6-service bays, tire warehouse, and mezzanine storage. The building construction consists of concrete slab on grade, CMU exterior walls, steel roof framing with metal decking, and single-ply roofing. Exterior finishes include ground and split face CMU and storefront glazing. The CMU is proposed to match the building CMU. The height of the bull-pen is proposed to be 7' and will be used for used tire storage. The entire project is proposed to be constructed in a single phase.

Neighborhood Meeting

A virtual Neighborhood Meeting was held on Tuesday, January 11th from 6-6:30pm. Notice of the meeting was sent via USPS on December 30, 2021 to a list of property owners generated by Hunter Kelly of the Billings Planning Department, approved by Rico Garza at the Montana Department of Revenue and Certified by Raechelle Gross at the Yellowstone County Clerk and Records Office on December 22, 2021. A copy of the notice, property owner list, approval and certification confirmations have also been included in the submittal.

In addition to the client representative and design team, two attendees participated in the meeting:

- Jeff Kanning was in attendance as a representative of Shiloh Crossing LLC
- Oscar Heinrich - member of the general public

During the presentation, the design team shared the plan to construct a new Les Schwab Tire Center in the Shiloh Crossing Shopping Center. A copy of the slide deck is included in the submittal for reference. Questions were taken and the following discussion points and clarification was provided:

- Oscar asked if there will be any variances that will come before the Board of Adjustment (Oscar is on the Board of Adjustment so he would have to leave the meeting if that was the case)

Response: No variances are anticipated at this time.

- Jeff commented that there are specs you have to use for signage to match all the monument signs on Shiloh Blvd

Response: No monument signs are proposed. All proposed signs will be located on the building.

- Jeff commented that the POA will want them to screen the concrete pad area to the east of the building for loading and unloading tires and the dumpster.

Response: Screening has been designed and is included in the proposed landscape plan to address this concern.

- Oscar apologized that this meeting was on his calendar but he thought this was the West End Task Force meeting.
- Jeff commented that there are a couple of really specific requirements about how to submit applications to the POA. First step is that since you'll be asking for a variance, send us your site plan and floor plan, as well as renderings. The biggest issue will probably be the north elevation (lack of windows).

Response: All required documentation will be submitted to the POA for review and approval. A variance will be required from the POA for the proposed use. Modifications to the building elevations were developed and included on updated elevation drawings to address POA concerns.

- Oscar recommended that they look into the Shiloh Overlay District
- Jeff commented that he thought the Overlay District was done away with after Project Recode. There are a certain number of points you have to score in order to conform with the requirements of that Overlay district. Number of trees, pathways, bus stops, etc.

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

According to the 2016 City of Billings Growth Policy, residents envision a city that grows and diversifies within existing city limits and capitalizes on connecting to existing infrastructure. The proposed Les Schwab Tire Center project aligns with this vision. Below is a list of Growth Guidelines taken from the Growth Policy that are supported by the proposed Les Schwab Tire Center.

Essential Investments (relating public and private expenditures to public values)

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

The proposed project is considered commercial infill development due to its location within the Shops at Shiloh Crossing subdivision. This location, on the south end of city limits, facilitates connection to existing City water & sewer and access using the existing street system. Further, the retail opportunities and services provided by the Les Schwab Tire Center will improve convenient access to residents and visitors looking for tires and auto services in the area. Les Schwab is a and complements the existing national and regional tenants.

Community Fabric (attractive, aesthetically pleasing, uniquely Billings)

Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity Prosperity (promoting equal opportunity and economic advancement)

The Shops at Shiloh Crossing is Montana's newest and largest lifestyle center located in Billings, Montana. The 80-acre retail, dining, and entertainment center serves a customer base from Montana, Wyoming, North and South Dakota, in addition to a large tourist trade. Due to the scale of development at Shiloh Crossing focuses on providing large community scale areas each connected by a network of sidewalks and landscaped areas to encourage pedestrian activity and vibrant commercial

activity.

The proposed project improvements include a professionally designed landscape plan to align with the look and feel of Shiloh Crossing and comply with city requirements. A new sidewalk is also planned to span the parcel frontage facing Shiloh Crossing Blvd and will improve pedestrian connection throughout the subdivision.

Prosperity (promoting equal opportunity and economic advancement)

A diversity of available jobs can ensure a strong Billings' economy

Successful businesses that provide local jobs benefit the community

Since opening the first store in Bend, Oregon, the Les Schwab Tire Center sets the standard for consistently exceptional customer service. Today, the business has grown to over 7,000+ employees and is a trusted name in the west. With stores already in many Montana communities, Les Schwab has established itself as a successful business and job producer. The Shiloh Crossing location will provide new opportunities for employment in Billings and offer customers convenient automotive services and a new option for retail tires.

How the site is adequate in size and location to accommodate the proposed use while still meeting all of the zone district requirements such as landscaping and parking?

The proposed site is 2.17 acres in size and is located within the Shiloh Crossing Shopping Center. This location within the Shiloh Crossing Subdivision which was reviewed and approved by the City of Billings to ensure access, infrastructure capacity and other public health and safety topics.

The proposed building square footage is 9,543 SF leaving adequate lot area to construct needed parking and ample, well designed landscaping.

Landscaping has been designed to meet both the requirements prescribed in City of Billings Zoning and POA standards. The proposed plant species illustrate native and waterwise planting with automatic drip irrigation that can be scheduled to align with Billings weather. No standard turf is proposed, instead, a dryland seed mix formulated by a seed supplier in the region will be used to facilitate appropriate cover. The street frontage landscaping includes several native species selected to endure rugged conditions - from hot, dry summer heat to snow loads in the winter, common for the Billings.

The proposed off-street parking lot is designed to accommodate the required 1 space per 250 SF GFA as defined for Vehicle Maintenance and Repair uses. In total, the site includes 39 stalls and 2 ADA accessible spaces. Parking will be accessed directly from Shiloh Crossing Blvd, which has been constructed to typical city standards.

How the proposed use is compatible with nearby uses and how the applicant intends to mitigate any potential impacts?

The proposed location within the Shiloh Crossing Shopping Center is an ideal site for the proposed project. The site is zoned Commercial Mixed Use 2 (SMU2) and is surrounded by commercially zoned properties. In addition, the shopping center location allows Les Schwab to join other national retailers, to provide service and shopping opportunities for community members.

During the Neighborhood Meeting, a POA representative asked that a landscape buffer be added to the east side of the site to soften the view of the use from the Scheels property. An evergreen buffer was added to the site to mitigate this concern or potential visual impact to the Scheels site.

How the proposed use will not impede the normal improvement of surrounding property?

The proposed Les Schwab Tire Center will not impede the normal improvement of surrounding property since many properties within the Shiloh Shopping Center have already been developed. The building will be designed and constructed to comply with existing land use standards and building codes, both of which have been developed to ensure orderly and safe development. Further, the proposed project is located within a developed subdivision and will utilize existing city infrastructure like roadways, water and sewer connections. These connections will enhance the City of Billings systems through the addition of streetscape landscaping, a new access off of Shiloh Crossing Blvd and aligns with the city vision for future development.