

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # _____ - Project # PZX-22-00011

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning NO

Proposed Zoning: ~~NO~~ CMU1 + see email

TAX ID# D05193 CITY ELECTION WARD 2

Legal Description of Property: HOLLING RANCH SUBD, LOT 8, FRAC W OF BENCH BLVD (LESS 1569 SF ROW)

Address or General Location (If unknown, contact City Engineering): 2204 Bench Blvd

Size of Parcel (Area & Dimensions): 1.808 acres

Present Land-Use: veterinary office (vacant)

Proposed Land-Use: Dog grooming + Daycare

Covenants or Deed Restrictions on Property: Yes _____ 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): Michael J Haaland

(Recorded Owner)
1852 Three Stars Trail Billings, MT 59105
(Address)
406 259 0370
(Phone Number) (email) Hvclinic43@gmail.com

Agent(s): Lucas Haaland

(Name)
1852 Three Stars Trail Billings MT 59105
(Address)
406 794 4864
(Phone Number) (email) Hvclinic43@gmail.com

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 Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: Michael J Haaland Date: 1/18/2022
(Recorded Owner)



Synopsis
Zone change of NO to CMU1
2204 Bench Blvd
Billings MT, 59105

This is a synopsis of why a zone change from Neighborhood Office (NO) to Commercial Mixed Use 1 (CMU1) at 2204 Bench Blvd is beneficial to the city of Billings, MT. The ten following reasons are answers in regard to the 10 zone change criteria demonstrating the benefit of the aforementioned property.

1) Whether the new zoning is designed with the growth policy:

There are more business coming to Bench Blvd and a growing Mary St development because of the Johnson Lane Interstate project. The continuation of a thriving business will help with the development of the area going forward after the trucking route connecting Johnson Lane Interstate exit and the Roundup Road (87 N) comes in. A growing flourishing business area in this part of the Heights is of benefit to the city of Billings and the adjacent business properties to the north and west neighboring this parcel currently zoned Heavy Commercial.

2) Whether the new zoning is designed to secure from fire and other dangers:

The property of 2204 Bench Blvd is fully insured. The building has been periodically checked by the Fire Marshall and we are up to date with the fire code.

3) Whether the new zoning will promote public health, public safety and general welfare:

The proposed zone change will allow for a Dog Grooming and Doggie Day Care business to operate. Healthier pets equal healthy owners which lead to a healthier economy and a more robust town of Billings, MT. Having the business Petatlantis will create opportunities for employment.

4) Whether the new zoning will facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements:

By allowing a more versatile business to thrive in this area, there will be more tax revenues at the local, state and federal levels. This property was zoned Highway Commercial for 43 years. We would rather have a flourishing business rather than an derelict building. The newly designed Bench Blvd facilities improved traffic flow, improved utilities and created safer access to the New Medicine Crow and Bitterroot school. With the expansion of Bench Blvd, sidewalks were added to Bench Blvd. With the building of Medicine Crow School and Bitterroot School nearby, there are a lot of children on the sidewalks. Having drop off traffic and not large trucks entering 2204 Bench Blvd, traffic would be less and safer for children while keeping a business open to generate development.

5) Whether the new zoning will provide adequate light and air:

There is ample indoor, outdoor and covered outdoor area for dogs to roam when not being groomed. There are skylights to bring in light so as to keep electric usage down on sunny days.

6) Whether the new zoning will effect motorized and non motorized transportation:

The road on Bench Blvd was beautifully reconstructed a few years ago with a turning lane so there is no blockage in or out of the property off of Bench Blvd. Along with the widening of Bench Blvd a sidewalk was built. We keep the sidewalk snow free in the winter and cleanup trash the rest of the year. We water the trees planted by the city. The new zoning of CMU1 will allow drop off traffic to continue a business while keeping heavy traffic down such as trucks and trailers so as to keep the safety maximized for the children on the sidewalks going to and from both Medicine Crow and Bitterroot schools.

7) Whether the new zoning will promote compatible urban growth:

Heavy Commercial businesses border three sides of the property making it suitable for Dog Grooming and Doggie Day Care.

8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses:

Heights Veterinary Clinic was established in 1976. Dr. Haaland practiced 43 years until October

1, 2019. During that time the property was zoned Highway Commercial. If the property goes back to being zoned Highway Commercial (now known as Commercial Mixed Use 1) we would have more options to open another pet business without very large investments by the owners.

9) Whether the new zoning will conserve the value of buildings:

The Dog grooming and Doggie Day Care will improve the value of the building.

10) Whether the new zoning will encourage the most appropriate use of land through out Billings:

A Dog Grooming facility and Doggie Day Care is a natural projection forward from a Veterinary Clinic.

One of the main reasons that the Neighborhood Office Zoning code was assigned to this parcel was because of the current use at the time of the project recode, which was Heights Veterinary Clinic. Since the office has been closed since October 1, 2019 and there is no plan for another Veterinary Office, the property is already setup perfectly for a pet related business, and the established Dog Grooming and Doggie Day Care business Petlantis (currently operates one location on the west end) would like to expand business to this location. The CMU1 allows all pet related businesses and would allow the currently proposed tenant to expand the business and offer new employment and opportunities to residents.

We hope that you agree with us that a Dog Grooming and Doggie Day care facility will not only improve the property but the neighborhood of the Heights which in turn will only improve our town of Billings. Thank you for your consideration of the zone change from Neighborhood Office to Commercial Mixed Use 1.

Thank you,
Mike and Lea Haaland