

APPLICATION FORM

CITY ZONE CHANGE

Billings Zone Change # 1017 - Project # P2X-22-00193

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 CMU1

Proposed Zoning: CX

TAX ID# D01954A CITY ELECTION WARD 3

Legal Description of Property: Lot 1 of Blue Creek Storage Subdivision

Address or General Location (If unknown, contact City Engineering): Intersection Santiago Blvd/Blue Creek Rd

Size of Parcel (Area & Dimensions): 0.917 Acres (39,934 SF)

Present Land-Use: Undeveloped

Proposed Land-Use: Commercial (Car Wash)

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): Blue Creek Storage, LLC

(Recorded Owner) 2222 Virginia Lane, Billings, MT 59102

(Address) 406-697-1791 phillrx@hotmail.com

(Phone Number) (email)

Agent(s): Taylor J. Kasperick

(Name) 608 N 29th Street, Billings, MT 59101

(Address) 406-384-0080 taylor@performance-ec.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 Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 7/27/22

(Recorded Owner)



Zone Change Criteria Synopsis – Zone Change Application

Property: Lot 1 of Blue Creek Storage Subdivision

Criteria:

- 1. Is the new zoning designed in accordance with the growth policy?**
 - a. The proposed zoning falls in line with the planned growth in the 1-5 year timeframe. The existing zoning of the property is CMU-1 which already falls under the commercial use category, with the proposed zoning of CX allowing for site setbacks versus build-to requirements of the existing zoning.
- 2. Is the new zoning designed to secure from fire and other dangers?**
 - a. The proposed development is less than 200' from the nearest fire hydrant and structures will be located outside the adjacent floodplain.
- 3. Will the new zoning promote public health, public safety, and general welfare?**
 - a. The new zoning promotes the public health, public safety, and general welfare. The adjacent property to the south is zoned as CX, which is the proposed zoning for the subject property. There are no immediately adjacent properties that are zoned residential.
- 4. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools parks, and other public improvements?**
 - a. The proposed development will be serviced by the City of Billings municipal systems and will minimally impact transportation and public improvements in the area. Based on the ITE Trip Generation Manual, 7th Edition, a self-service car wash generates 5.54 trips per stall while an automated car wash generates 14.12 trips per 1,000 square feet during the afternoon peak hour. The manual also states that land uses such as a car wash can expect a reduction in trips based on "pass-by" trip reduction. This is often utilized as land uses such as a car wash are utilized by those citizens that live in or around the facility, therefore reducing the traffic that is generated solely by the facility. With this, it is not anticipated the proposed zone change would have significant impact on public improvements.
- 5. Will the new zoning provide adequate light and air?**
 - a. The proposed zoning will have minimal to no impact on adequate light and air. Improvements on the subject property will need to meet the zoning requirements laid out in the City's Zoning Code in relation to site lighting.
- 6. How will the new zoning effect motorized and non-motorized transportation?**
 - a. The proposed zoning and development will minimally impact traffic in the area as the majority of car wash users will likely be residents in the area, as discussed previously under Item 4.
- 7. Will the new zoning be compatible with urban growth in the vicinity of cities or towns?**
 - a. The proposed zoning is compatible with urban growth.
- 8. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?**

- a. The new zoning is similar to surrounding developments and is suitable for the property per the growth policy. Adjacent property to the south is zoned as CX (the proposed zoning for the subject property) and is immediately across from properties zoned as CMU-1 or Public. Residential districts are surround this commercial corridor along Blue Creek Road.

9. Will the new zoning conserve the value of buildings?

- a. The new zoning is of the same district of those adjacent developments and will conserve the value of such buildings based on market comparisons.

10. Does the new zoning encourage the most appropriate use of land throughout Yellowstone County?

- a. The new zoning encourages appropriate use of land and falls in line with the growth policy. The subject property is adjacent to other commercial use properties, and is immediately next to a state highway.