

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # _____ Project # _____

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 MIXED COMMERCIAL USE 1

Proposed Zoning: MIXED COMMERCIAL USE 2

PARCEL TAX ID# A08080 CITY ELECTION WARD WARD 5

Legal Description of Property: GRAND VISTA SUBD, S35, T21N, R25E, BLK 1, LOT 3, L22 PT LT3 & ALL LT4-9

Address or General Location (If unknown, contact City Engineering): 2135 GRAND AVE, STE B
Billings, MT 59102

Size of Parcel (Area square feet or acres): 1.228 acres

Present Land-Use: Empty Building Connected to Flooring Company

Proposed Land-Use: USED CAR SALES

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

Owner(s) MUS RYAN

(Record Owner)

2910 Palm Dr. Billings, MT 59102

(Address)

406 671 4224

(Phone Number)

MUS@RYANAUTOMI.COM

(email)

Agent(s): MUS RYAN

(Name)

2910 Palm Dr. Billings, MT 59102

(Address)


406 671 4224

(Phone Number)

(Email)

MUS@RYANAUTOMI.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:  Date: 9.24.24
(Record Owner - Digital Signature Allowed)

10 Statutory Criteria's

1. Yes, with the zone change, after reading through the growth policy, Ryan Automotive will continue to follow and play its part in what Billings stands for and has planned for the future
2. This zone change will not require any construction so the fire plan will remain the same
3. Within this zone change, Ryan Automotive will be adding exterior security cameras around the building, so it should create a safer environment for the surrounding businesses and residents in the area.
4. The zoning for this location will not change any of the current transportation, water, sewer or public requirements. Ryan Automotive will continue to enforce all city rules.
5. This location will not change any of the current policies/rules and will continue to provide adequate light and air.
6. This zone change will not change the current motorized and nonmotorized transportation. All exits and entrances will remain the same.
7. This zone change for this location will promote growth for the area. Ryan Automotive will be connected to other businesses and I believe it will help all the other businesses gain customers.
8. This zone change will follow along with a couple of the other businesses on this street. Dana Motors and Uhaul. Ryan Automotive will have the same reputation that we have had for the past 7 years in the location we have been working out of.
9. This zone will not affect the building or any infrastructure as all will remain the same.
10. This zone change will help create and bring new business into the area. Ryan Automotive will promote the location and with the traffic from our customers, it should allow other businesses to grow along side of this lot.

This zone change will fit in with all the updating we are seeing within the city. A new business on a busy street will create traffic, excitement, and will help create jobs and bring money in the community. The Ryan Family has been in the car industry in Billings for the last 70 years when my grandfather started Ryan Oldsmobile back in the 50's. Our reputation as car dealers has continued to remain the same and will continue as long as I am in business. I am only looking to create a professional, fun, safe, new business on Grand Ave and am committed to follow all rules and regulations that I have been down on 6th Ave N for the past 7 years. With all the crime downtown, I allowed the Police Department to use my security cameras any time they needed to rewind and watch footage. Multiple times, I will going down there 10Pm- 1 am to allow them inside the car lot to watch footage. I am really looking forward to keeping that same relationship with the PD that I have had for the last several years.

Growth Policy, Neighborhood Plans, and other applicable city development policies.

The location we are currently looking to have the zoning changed, 2135 Grand Ave, Billings, MT, 59102, the exterior building and the parking lot will not be changed at all. We will continue to keep the location exactly how we found it; clean, professional, and will follow all city codes. We will be adding security cameras to the exterior of the building which we believe will help create a safer environment for the surrounding businesses/homes.

At our location, we would try our best to create a safe location for customers, our neighbors, and the community. We believe in keeping Billings attractive, safe, all while creating more options for residents to shop and bring in customers from other cities as well.

We do not look to change anything on the building or create any waste. We will be bringing a fresh "face" to Grand Ave which we hope will create excitement and create more business on the street.

08/22/24

To whom it may concern:

My name is Miles Ryan with Ryan Automotive here in Billings. Since 1951 the Ryan family has been selling cars to the Billings community starting out as Ryan Oldsmobile, later becoming Ryan Automotive on 6th Ave N. We have loved our downtown location and serving our community, but it has been our dream to move our location to Grand Ave; specifically, 2135 Grand Ave, Suite, B.

I am writing you to let you know we are looking at the community and the City of Billings, to allow us to change the current zoning back, which it has been for many previous years, from a Mixed Use 1 to a Mixed Use 2 to allow us to move our dealership to this new location. Changing the zoning to a "Mixed 2", will change nothing other than allowing us to move into this location and continue serving Billings and the surrounding areas we have enjoyed over the last 70 years.

I would like to invite you to stop by 2135 Grand Ave, Suite B, on September 17, 2024 at 5:30 PM for a meet and greet. I will be there to answer any questions you have on our business or to simply say "Hello".

Sincerely,

Miles Ryan

When: September 17, 2024 at 5:30PM.

We are simply looking to have the current commercial zoning changed back as it has previously been from a Mixed Use 1 to a Mixed Use 2.

Legal description of location: GRAND VISTA SUBD, S35, T01 N, R25 E, BLOCK 1, LOT 3, W22 FT LT 3 & ALL LT 4-9. Owner: Enterprise Investments, LLC, Paul Beck 406-425-2310