

CITY VARIANCE APPLICATION FORM

CITY VARIANCE : Billings Variance # _____ - Project # _____

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

PARCEL TAX ID # _____ Tax code: A35426 / #41235 CITY ELECTION WARD # 3

Legal Description of Property: _____
POPELKA COMMERCE CENTER SUB LOT 3A-5A BLOCK 1

Address or General Location (If unknown, contact City Engineering): _____
715 Commerce Way, Building 2.

Zoning Classification: Current P1 - 3rd week of march anticipated to be approved as P2.

Size of Parcel (Area & Dimensions): 2.031

Variance(s) Requested: See Sign Variance Packet PDF

Facts of Hardship: (attach letter)

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

Owner(s): City of Billings
(Recorded Owner)

(Address)

(Phone Number) (email)

Agent(s): Signal Peak Energy
(Name)

100 Portal Drive, Roundup MT 59072
(Address)

406-323-4500 pphipps@signalpeakenergy.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: _____ Date: _____
(Recorded Owner – digital signature allowed)

City of Billings Zoning Variance Support Packet for Signal Peak Energy Arena Signage

Project

Signal Peak Energy Arena Signage

Address: 715 Commerce Way, Building 2, Billings, MT

Zoning Classification: P2 – Public District (anticipated / recently approved rezoning)

Applicant / Agent

Agent: Sign Pro

Address: 5160 Midland Rd, Billings, MT 59101

Phone: 406-259-3200

Contact: Kevin Okragly

Variance Requested

Variance from the maximum allowable wall sign area requirements within the P2 Public District to allow installation of building identification signage for the Signal Peak Energy Arena. The proposed signage consists of architecturally integrated illuminated channel letter signage installed on multiple building elevations.

Hardship Statement

The applicant requests a variance from the maximum wall sign area allowed under the P2 Public District zoning regulations in order to allow installation of building identification signage for the Signal Peak Energy Arena located at 715 Commerce Way.

1. Unique Building Scale

The arena is a large civic facility with extensive exterior wall surfaces. Standard sign area limitations do not adequately accommodate identification signage that is proportional to the scale of the building.

2. Public Wayfinding Needs

The arena hosts public events and large visitor volumes. Clear identification signage visible from multiple approaches is necessary for visitors, emergency services, and event traffic.

3. Multiple Building Approaches

The sports campus can be approached from several directions. Signage on multiple elevations ensures visitors can identify the building regardless of direction of arrival.

4. Architectural Integration

The proposed signs are architecturally integrated illuminated channel letters. The signage is intended as building identification rather than commercial advertising.

Granting the requested variance will not confer special privilege inconsistent with other properties in the district. Civic facilities of this scale commonly require identification signage proportional to the building architecture.

Supporting Exhibits

Exhibit A: "Signal Peak Energy – Permitting.pdf"

- Pages 1-4: Sign design and elevation drawings
 - Page 5: Sign mounting specifications
 - Page 6: Site map showing sign locations
 - Pages 7-8: Renderings of proposed signage
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