

CITY SPECIAL REVIEW CITY SPECIAL REVIEW APPLICATION FORM
City Special Review# PZX-26-0003 - Project # 1003
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: N2-Mid Century Neighborhood Residential
Special Review Requested: Daycare Center

TAX ID# 84-4410653A04646 CITY ELECTION WARD # 2
Legal Description of Property: WYMAN Subd S14 T01N R26E Block-1
Lot 1

Address or General Location (If unknown, contact City Engineering): 2291 Bench Blvd
Billings, MT 59105

Size of Parcel (Area & Dimensions): 37 acres, 120 ft x 135 ft

Present Land-Use: Residential

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

Owner(s): JRJM Properties
(Recorded Owner)

824 Troy Circle Billings, MT 59105
(Address)

406-717-8764 (Phone Number) jjcaregivers11c@gmail.com (email)

Agent(s): Jessica Robinson
(Name)

824 Troy Circle Billings, MT 59105
(Address)

406-717-8764 (Phone Number) jjcaregiver11c@gmail.com (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: 1/30/26
(Recorded Owner - digital signature allowed)

Letter of Explanation

We are asking for our location at 2291 Bench Blvd to be re-zoned from a group family daycare to a Daycare center. The existing structure and footprint will not be changed in any way.

We believe our goal to change this residence into a center is in line with the city's growth policy in the following ways. We plan to keep the grounds well maintained and the landscaping will maintain a desirable curb appeal. As a business the outside appearance is important to attract customers. We believe if we had a center it would allow for strong neighborhood growth. Our location is situated close to the split-off to Roundup and Shepherd byways so we would also be servicing residents of those areas as well. Changing us to a center also increases jobs, promoting prosperity of Billings residents.

This house was previously used as a Daycare, and as we are not changing the existing footprint, we will not be impeding on any of these surrounding properties. The neighborhood is used to having children/daycare at this location, we are just asking for a larger daycare. The driveway is extra wide and long, which allows for many cars for drop off and pick up as well.

We are providing a safe affordable option for the residents of Billings, Shepherd, round up, Huntley, etc. As a licensed facility, we will have state inspections, to ensure we are exceeding expectations. A larger Daycare will allow for the continued population growth of our city. I want to explain that this "center" will not be too much for the neighborhood to handle either. Our current Group License allows for 15 kids, due to our existing size Licensing will only allow our center to max out between 30-40 kids, basically just allowing up to double in size. This increased size will allow us to be more flexible with the parents needs of part time schedules and preschool only students...essentially allowing us to better meet the needs of our community.

My sister and I are business owners in the Heights, we have owned/ran 2 assisted livings since 2020. We love the Heights and are proud home and business owners. We understand the importance of commerce, supporting community needs and pride in ownership while delivering an outstanding service.

Thank you for your time and consideration.

Jessica Robinson & Jeanette Meyers

2291 Bench Blvd. Billings, MT 59105