



BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA
Thursday, July 25, 2013

SUBJECT: Zone Change #643 – 606 Bench Boulevard
THROUGH: Candi Millar, AICP, Planning Director
FROM: Nicole Cromwell, AICP, Zoning Coordinator, Planner II

REQUEST

The applicant is requesting a zone change from Residential 7,000 (R-70) to Community Commercial (CC) on a 3.565-acre parcel of land described Lot 2, Block 1, Tex Reiter Subdivision. The property is located south of the intersection of Bench Boulevard and Hilltop Road on the west side of Bench Boulevard. The applicant conducted a pre-application neighborhood meeting on May 15, 2013. The Zoning Commission conducted a public hearing on July 15, 2013, and is forwarding a recommendation of approval on a 3-0 vote based on the 11 criteria for zone changes.

APPLICATION DATA

OWNER: Steven Begger
AGENT: None
LEGAL DESCRIPTION: Lot 2, Block 1, Tex Reiter Subdivision
ADDRESS: 606 Bench Boulevard
SIZE OF PARCEL: 3.565 acres
EXISTING LAND USE: Vacant, pasture
PROPOSED LAND USE: Same with an auto repair shop
EXISTING ZONING: R-70
PROPOSED ZONING: CC

APPLICABLE ZONING HISTORY

Subject Property - None

Surrounding Properties - There have been 9 similar zone changes in this area of Bench Boulevard since 1975. Three of these applications have been denied and 6 have been approved. Two of those approvals have occurred after the adoption of the Billings Heights Neighborhood Plan for property at the northeast corner of Hilltop and Bench (Gainan property) and for property just south of Dietz Auto Wrecking yard (former Circle Inn golf course).

SURROUNDING LAND USE & ZONING

NORTH: Zoning: R-70
Land Use: Single family homes
SOUTH: Zoning: R-70
Land Use: Single family homes
EAST: Zoning: R-70 and RMH

Land Use: Single family homes
WEST: Zoning: NC
Land Use: Multi-family dwellings and vacant land

REASONS

The subject property is located on the east side of Bench Boulevard south of the intersection with Hilltop Road. Bench Boulevard is a principal arterial and is under re-construction by the Montana Department of Transportation this summer. The property is surrounded by residential uses ranging in density from multi-family uses to the west to medium density residences to the east and then low-density residences north and south of the subject property. The current zoning, R-70, was in effect since 1973 when the county adopted jurisdictional zoning around the City of Billings. There have been commercial zone changes submitted for some properties in the area, including lots on Lincoln Lane, a parallel street to the west.

The applicant purchased the property with the intent of moving his existing business located on Key City Drive (west of the north end of Bench Boulevard) to this property. The owner is requesting the CC zoning since auto repair shops are not an allowed use in either Neighborhood Commercial or Residential Professional zoning districts. The proposed auto repair shop is intended to be located on the eastern 1.4 acres of the property. There is no intended use for the western 2.1 acres at this time. North of the property is the intersection of Bench Boulevard and Hilltop Road. Gainan's Garden Center is located on the northwest corner and CC zoning is on the northeast corner. The northeast corner is not yet developed for commercial uses. The southeast corner is zoned NC and undeveloped but has been recently annexed into the city. The southwest corner is zoned R-70 and is a residential neighborhood. Property to the south at the intersection of Lincoln Land and Bench Boulevard is zoned CC, but not developed for commercial purposes. At the intersection of Main Street and Lake Elmo Drive is the Target retail complex. Centennial Ice Arena is zoned Highway Commercial (HC) and located on County-owned land. The property to the west is zoned NC and is either developed for multi-family dwellings or under consideration for multi-family uses.

Bench Boulevard is a principal arterial street that carries approximately 1,820 vehicle trips per day (2013 Traffic Count). The 10-year trend for this section of Bench Blvd shows a 14% increase (~1.4% increase each year). This level of current use approximates a collector street volume rather than a principal arterial street. For example, Lake Elmo Drive is a collector street and 2013 average traffic is 6,800 trips per day south of Hilltop Road. The addition of the Bench Boulevard by-pass to connect with Main Street at Metra Park will likely increase the number of daily trips in this area. The MDT street improvements south of Hilltop Road will also increase the number of vehicles using this as an alternative to Main Street. The proposed zoning and intended use of the property may have some impact on the Bench Boulevard traffic. Residential uses will generate on average 8 to 10 vehicle trips per day per dwelling. This trip generation includes deliveries (US Mail, UPS etc.) as well as maintenance activities. An auto repair shop of 5,000 square feet as proposed could generate about 100 vehicle trips per day on weekdays. This is a 5.5% increase over existing average daily traffic.

Other uses allowed in the CC zone could have a greater impact on traffic. The Planning staff must consider all potential uses on the subject property including retail, commercial office space, restaurants (with or without alcohol service), personal storage and multi-family uses. Some of these uses including restaurants and multi-family dwellings would require annexation for

provision of public utilities. If the property were developed for multi-family dwellings, then new traffic generate would be increased by over 500 trips per day. A 5,000 square foot restaurant would generate approximately 200 new vehicle trips per day. The current zoning allows single family dwellings and two-family dwellings. If developed at the maximum density under current zoning, the trip generation would be about 200 new vehicle trips per day.

The Billings Heights Neighborhood Plan was adopted by the City and the County in 2006. A goal of the plan is to prohibit high intensity commercial uses in residential areas. The applicant intends to develop a 5,000 square foot auto repair shop on 1.4 acres of the 3.5 acre site. Safelite Auto Glass at 1002 Main Street has a 5,400 square foot building; the Paint Doctor at 1005 Main Street has a 4,600 square foot garage; Tire-Rama at 1001 Main Street has a 4,200 square foot repair shop; Heights Automotive at 1125 Main Street has a 6,000 square foot building and G & C Auto Repair at 538 Lincoln Lane has a 7,000 square foot repair shop. All of these existing businesses are located in Highway Commercial zones. These are intensive commercial uses and zoning districts.

A neighborhood meeting was conducted by the applicant on May 15, 2013, at the subject property. Sixteen surrounding property owners attended the meeting. The meeting notes indicate general support of the proposed zone change. There were no issues presented by the surrounding owners with the proposed zone change and development plan. The minutes of meeting are included as Attachment B. The Planning Division did not receive any telephone or written comments concerning the application.

The Planning staff reviewed the application and recommended denial to the Zoning Commission based on the staff's findings for the 11 criteria for zone changes. The Zoning Commission did not concur with the staff's findings for the 11 criteria. The Zoning Commission found the zone change was compatible with the surrounding land uses and zoning given its location on a principal arterial street, the potential uses available for development without annexation to the city, and the minimal impact those uses would have on a re-built 3-lane arterial street with pedestrian facilities. The Zoning Commission noted the lack of objection from any of the immediately surrounding property owners. The property is adjacent to an arterial street and is in an area south of the city limits and, while not anticipated to be annexed by the property owner, is within the area the City expects property to annex into the City in the near future. All new drain fields and zoning compliance will be assured prior to any new construction on the site. The adjacent residential uses are on larger lots and the health, safety and general welfare of those residents will not be affected by the proposed use of the property.

The Zoning Commission is recommending approval based on the testimony received and the 11 criteria for zone changes.

RECOMMENDATION

The Zoning Commission voted 3-0 to recommend approval of Zone Change #643 and adoption of the 11 criteria for this zone change.

ZONING COMMISSION PUBLIC HEARING AND DISCUSSION

The Zoning Commission conducted a public hearing on this application on July 15, 2013. The applicant, Steven Begger, Jeff Engel, property owner of 622 Bench Boulevard and Brenda Olheiser, property owner and resident of 634 Bench testified in favor of the zone change.

Mr. Begger stated he purchased the property knowing it would need a zone change to allow him to move his business from Key City Drive. His current location is zoned Highway Commercial but he is surrounded by single family homes. He stated his neighbors have no complaints with his operation and he does not anticipate any problems fitting in this new neighborhood. Mr. Begger stated he does not believe his business will generate as much traffic as predicted since he operates a small business with just a single employee besides himself. He does need a larger indoor shop space for the number of vehicles he works on at any one time. Mr. Begger stated the traffic on Bench Boulevard after the bypass was completed increased considerably and will likely increase again after the improvements are completed to the intersection with Hilltop Road. Mr. Begger presented a map showing the location of the surrounding owners in support of the zone change.

Mr. Jeff Engel of 1324 Cheryl Street stated he is the owner of 622 Bench Boulevard and supports the application. He stated he bought 622 Bench a few years ago because of the large storage shop and has no concerns with Mr. Begger proposed development. Mr. Engel stated he has made a number of improvements to his lot over the years and does not believe this zone change will negatively affect his property value. He stated the traffic on Bench Boulevard did increase when the bypass opened and the current improvement will essentially make Bench a full 3-lane arterial street. Mr. Engel stated the re-constructed street can handle a lot of traffic volume and any use on Mr. Begger's property should have little effect on Bench. Mr. Begger added that putting his business on Bench and not on Main Street or Lake Elmo will avoid adding traffic to those streets that are very busy already.

Brenda Olheiser of 634 Bench Boulevard stated she is not opposed to Mr. Begger's proposed development. She stated she does have a concern with other uses on the west end of the lot that will not be developed now. She stated some allowed businesses may not be appropriate here such as massage parlors, spas or multi-family dwellings. She was concerned this would increase traffic too much. She stated when the bypass opened Bench Boulevard became a major speedway and when the improvements are completed she expects more people will start using Bench.

Mr. Begger stated he will retain ownership of the entire property and is unsure when he would do something with the west side of the lot if ever. He stated he would carefully consider any uses or buyers of that end of the property. He stated it was in his best interest to keep control of that area to protect his own business.

Member Al Littler asked staff about the findings of the 11 criteria. Staff explained their proposed findings concerning the Billings Heights Neighborhood Plan and the 2008 Growth Policy. Chairman Dennis Cook noted he did not agree with the proposed findings on the traffic impact, or on the surrounding neighborhood. He stated the owner and the proposed use will not be out of character with this end of Bench Boulevard and the volume of traffic on Bench is much larger than the traffic count map indicates. Mr. Littler stated he understood the staff's reasoning based on the policies in place but did not agree in this particular case. He stated the owner has worked with the surrounding owners and there are no concerns from the neighbors. He stated the zoning will be compatible with this area. Mr. Littler made a motion to recommend approval of the zone change and adoption of the amended findings of the 11 criteria for Zone Change #643. The motion was seconded by Member Ole Shafer. The motion carried with a 3-0 vote.

RECOMMENDATION

The Zoning Commission recommends approval of Zone Change #643 and adoption of the 11 criteria for this zone change on a 3-0 vote.

PROPOSED COUNTY COMMISSION DETERMINATIONS

The Board of County Commissioners, prior to any recommendation, shall consider the following:

1. *Is the new zoning designed in accordance with the Yellowstone County and City of Billings 2008 Growth Policy?*

The proposed zoning does comply with the following goals of the Yellowstone County and City of Billings 2008 Growth Policy and area plans:

- Prohibit high intensity commercial development in residential areas. Provide less intensive commercial development on arterial intersections within residential neighborhoods.

This zone change would place a moderate intensity commercial zone 1/4-mile from an arterial intersection. The intended uses and development in the County however are compatible with the neighborhood.

- Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans. (Land Use Element, page 6).

This zone change would allow for additional area for commercial uses adjacent to residential uses and neighborhoods. The character of this neighborhood is a mixture of uses including residential homes on larger lots, storage lots and other commercial uses. Development in the County will limit the potential uses so compatibility with the existing land uses will be preserved.

- Goal: New developments that sensitive to and compatible with the character of adjacent development. (Land Use Element Goal, page 6).

This property is adjacent to a property used to store (indoors) construction equipment. Centennial Ice Arena is south of this property and there are commercial properties at the intersection of Bench Boulevard and Hilltop Road. Development in County will limit the potential uses and will ensure compatibility with adjacent residences.

2. *Is the new zoning designed to secure from fire and other danger?*

The subject property is currently served by the Billings Urban Fire Service Area (BUFSA). The nearest fire station is located at St. Andrew's Drive and Wicks Lane, 2.5 miles north and west of the subject property. Fire Station #1 on 8th Avenue North is approximately 3 miles south and west of the subject property. Depending on the specific uses, the Fire Marshal may require on-site water supply for fire protection.

3. *Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?*

Transportation: The new zoning will increase traffic on Bench Boulevard. The proposed use, a 5,000 square foot auto repair business, will have occasional deliveries and customer traffic on a daily basis. This amount of traffic will not cause traffic congestion

on Bench Boulevard. The two drive approaches for the development have been approved by the Department of Transportation.

Water and Sewerage: The property will be served by septic systems and the Billings Heights Water District. City of Billings sewer service is not available to the property unless it is annexed. This lot has sanitary restrictions through the subdivision and these restrictions must be lifted prior to any development.

Schools and Parks: The proposed zoning should not impact the student population. Residential uses are not planned for the property.

Fire and Police: The subject property is serviced by the Billings Fire Department and the Yellowstone County Sheriff's Department. Fire protection will be evaluated at the time of a development plan.

4. *Will the new zoning promote health and general welfare?*

The new zoning will allow development of property that is adjacent to a lot that is partially used for storage of construction equipment (indoors). There are adjacent residential homes to the south and east. These neighbors have no objection to the zone change and the proposed development. The current zoning, R-70, allows single family and two-family dwellings. The proposed CC zoning will allow the owner to develop an auto repair business on a principal arterial street. This does promote the health and general welfare of the area.

5. *Will the new zoning provide adequate light and air?*

The proposed zoning would require minimum setbacks, maximum building heights and maximum lot coverage. These requirements should allow adequate light and air to reach the subject property and adjacent properties.

6. *Will the new zoning effect motorized and non-motorized transportation?*

The proposed zoning itself will not generate more traffic on any of the adjacent streets. There will be sidewalks on this section of Bench Boulevard when the re-construction is completed by MDT. Pedestrian traffic in the area is currently limited due to construction activity. The additional traffic generated if the property is developed for commercial uses may have an effect on Bench Boulevard depending on the nature and intensity of the commercial use and the traffic volume on Bench Boulevard. A proposed site plan shows 2 new drive approaches off Bench Boulevard. The new drive approaches will be installed by Montana Department of Transportation.

7. *Will the new zoning be compatible with urban growth in the vicinity?*

The proposed zoning is compatible with adjacent urban residential development. The proposed zoning is consistent with the area.

8. *Does the new zoning consider the character of the district and the suitability of the property for particular uses?*

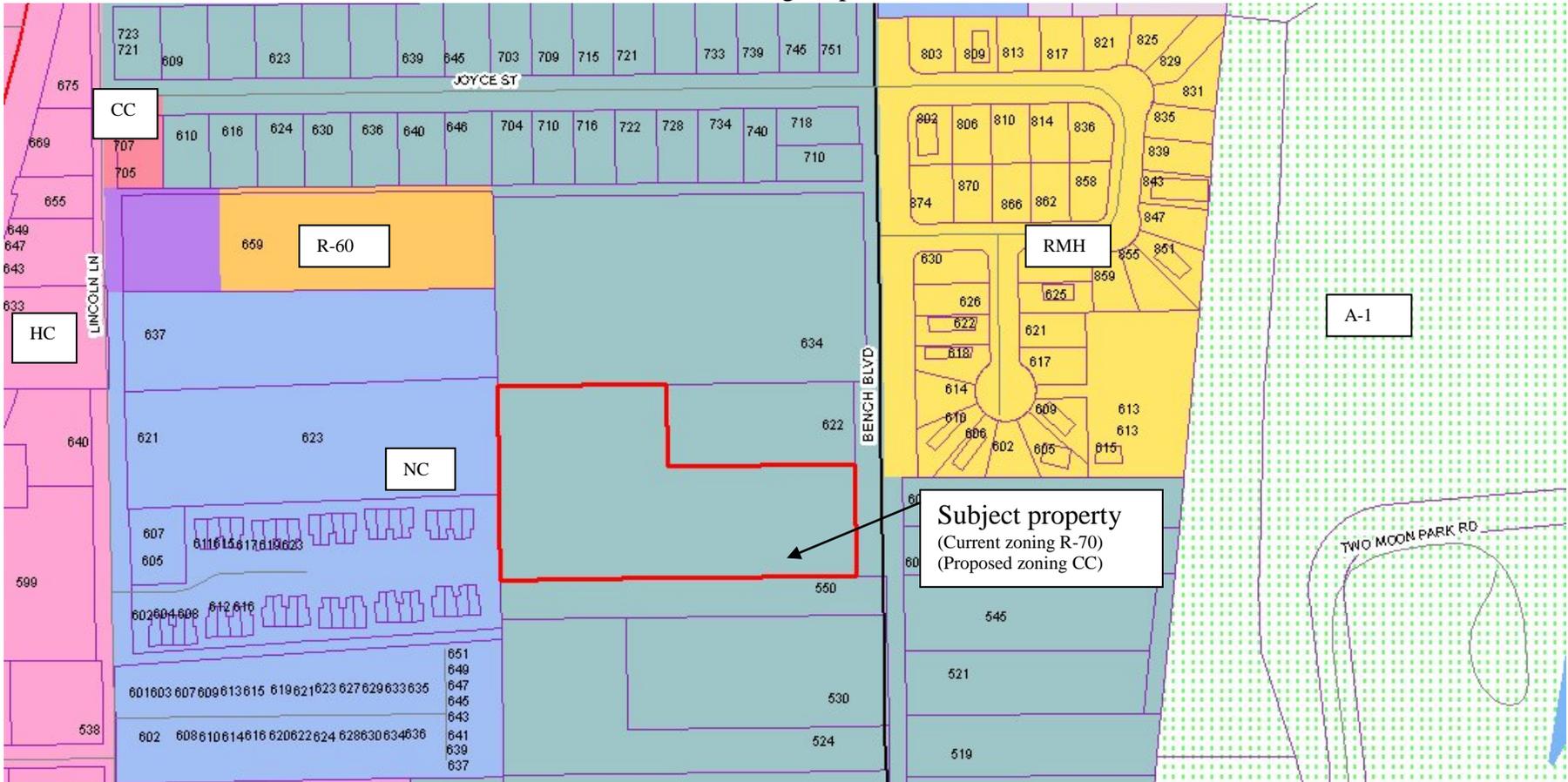
The subject property is in an area that has a mixture of low to medium density residential development and a few commercial uses. To the west, are higher density multi-family dwellings that access Lincoln Lane. The west end of the property will not be developed in the near future. Potential uses are limited if the property is not annexed. In general these uses are compatible with the character of the area and are suitable for this property.

9. Will the new zoning conserve the value of buildings?
The new zoning will allow the development of new commercial uses adjacent to commercial and residential uses. New development generally increases property values in the immediate area. The property has no existing structures.
10. Will the new zoning encourage the most appropriate use of land in Yellowstone County?
The property is suitable for the proposed auto repair business. The property has access to and frontage on a principal arterial street that is under re-construction. While the property is not close to an intersection, the proposed and potential uses under the new zoning are the most appropriate use for this land.
11. Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?
The proposed zoning is adjacent to the City of Billings and is compatible with the adjacent zoning in the city.

ATTACHMENTS

- Attachment A: Zoning Map
- Attachment B: Applicant Letter & Pre-application neighborhood meeting minutes
- Attachment C: Site Photographs

Attachment A - Zone Change #643
Zoning Map



Attachment B - Zone Change #643
Applicant Letter & Pre-application neighborhood meeting minutes

MAY 15TH 2013

MEETING SYNOPSIS

THE PRE APPLICATION NIEGHBORHOOD MEETING WAS HELD AT 6:00 PM ON THE PREMISIS OF 606 BENCH BVLD. 16 PEOPLE WERE PRESENT INCLUDING NEIGHBORS, COMMISSIONER JIM RENO, MYSELF AND ONE OF MY EMPLOYEES. I STARTED OFF THE MEETING BY INTRODUCING MYSELF AND I TALKED ABOUT THE NEED FOR A ZONE CHANGE SO I COULD BUILD AND OPERATE AN AUTO REPAIR SHOP ON THE PROPERTY. AFTER SOME DISCUSSION IT BECAME APPARENT THAT MOST WERE IN FAVOR OF THE ZONE CHANGE EXCEPT RICHARD NIXON. HE VOICED HIS OPINION MANY TIMES THAT HE WAS OK WITH ME BUILDING A SHOP AND RUNNING A BUSINESS ON THE PROPERTY BUT HE DID NOT WANT THE ZONING CHANGED BECAUSE IT WOULD ENCOURAGE MORE COMMERCIAL DEVELOPMENT IN THE AREA. DUANE CHELGREN VOICED HIS SUPPORT FOR THE PROJECT SAYING HE HAS KNOWN ME AND MY FAMILY AND HAS BEEN A CUSTOMER OF MY BUSINESS FOR TWENTY YEARS AND HAS ALWAYS BEEN IMPRESSED WITH THE CLEANLINESS OF MY FACILITY AND PROPERTY. HE EXPRESSED TO THE OTHER NEIGHBORS THAT THIS PROJECT WOULD BE A BOOST TO THE NEIGHBORHOOD, INSTEAD OF A DETRIMENT. JEFF ENGEL SAID HE HAD NO PROBLEMS WITH THE ZONE CHANGE AND HE WOULD BE PART OF THIS ZONE CHANGE, ALSO, IF NOT FOR A LEGAL ISSUE WITH HIS MORTGAGE. LARY GARRISON STATED THAT A PERSON SHOULD BE ABLE TO DO WITH HIS PROPERTY WHAT HE WISHES AS LONG AS THE PREMISES ARE KEPT UP. WE TALKED ABOUT WHAT WOULD HAPPEN IF MY PROJECT DID NOT GO THROUGH, FOR EXAMPLE, I COULD DEVELOP THE PROPERTY INTO A LARGE MULTI FAMILY COMPLEX AND ANNEX INTO THE CITY AND MANY OF THE ATTENDEES DID NOT SUPPORT THAT OPTION.

IN SUMMARY, THE MEETING WAS FAIRLY WELL ATTENDED AND MOST PEOPLE SAID THEY WOULD SUPPORT THE ZONE CHANGE .

THANK YOU,



STEVE BEGGER

ATTENDANCE LOG
PRE-APPLICATION NEIGHBORHOOD MEETING
MAY 15TH 2013

NAME - PLEASE PRINT	SIGNATURE	ADDRESS	PHONE NUMBER	SUPPORT ZONE CHANGE
VIM RPOD	<i>[Signature]</i>	1141 Toole	208-0524	
KEF ENGER	<i>[Signature]</i>	622 Beach Blvd	281-2620	
LARY GARRISON	<i>[Signature]</i>	654 Lincoln	254-2851	
Duane Chelgren	<i>[Signature]</i>	5030 Beach	671-5452	
Vicki Dickinson	<i>[Signature]</i>	521 BEACH BLVD	252-6171	
Eileen Stump	<i>[Signature]</i>	634 Beach	855-7598	
Kim Dickinson	<i>[Signature]</i>	521 Beach Blvd	252-6171	
Brenda Olheiser	<i>[Signature]</i>	609 Beach Blvd	259-9634	
Carlin Stump	<i>[Signature]</i>	550 Beach Blvd	855-5186	
Tom Edwards	<i>[Signature]</i>	545 Beach	860-0568	
Gene Olheiser	<i>[Signature]</i>	609 Beach Blvd	259-9634	
Frank Reichardt	<i>[Signature]</i>	606 Claes Cir	855-2566	
Richard Nixon	<i>[Signature]</i>	519 Beach Blvd	855-0709	

ANSWERS TO QUESTIONS

QUESTION A: IN WHAT WAYS IS YOUR PROPOSAL CONSISTENT WITH THE GOALS AND POLICIES OF THE ADOPTED GROWTH POLICY?

MY PROPOSAL IS, IN MANY WAYS, CONSISTENT WITH THE 2008 GROWTH POLICY. FOR EXAMPLE:

LAND USE ELEMENT, ISSUE NO.6 - THERE IS A DESIRE FOR MORE MIXED USE NEIGHBORHOODS

BENCH BVLD IS A STATE HIGHWAY THAT HAS RECENTLY SEEN MAJOR INCREASE IN TRAFFIC NUMBERS DUE TO THE INSTALLATION OF THE BENCH CONNECTOR (BRIDGE OVER ALKALI CREEK). ALTHOUGH THIS SECTION FROM THE METRA AREA TO YELLOWSTONE RIVER ROAD IS PREDOMINANTLY RESIDENTIAL, THERE EXISTS A NUMBER OF COMMERCIAL ENTITIES INCLUDING THE METRA, THE TARGET-MCDONALDS COMPLEX, THE CENTINNEAL ICE ARENA, AND GAINAN'S GARDEN CENTER. WITH THE SHEER NUMBERS OF VEHICLULAR TRAFFIC AND THE LARGER LOT SIZES IN THE AREA IT SEEMS NATURAL TO INCORPORATE MORE COMMERCIAL PROPERTIES IN THE AREA. MY BUSINESS, ALTHOUGH AN AUTO REPAIR SHOP, IS VERY COMPATIBLE WITH THE RESIDENTIAL AREA SURROUNDING MY PROPERTY. MY BUSINESS IS CURRENTLY IN AN AREA ZONED HIGHWAY COMMERCIAL, BUT I AM COMPLETELY SURROUNDED BY RESIDENTIAL HOMES. I HAVE HAD NO COMPLAINTS FROM MY CURRENT NEIGHBORS, IN FACT, MOST OF THEM ARE CUSTOMERS MY BUSINESS. NOISE AND TRAFFIC DUE TO MY BUSINESS ARE MINIMAL. MY BUSINESS HOURS ARE FROM 8 TO 5 MONDAY THROUGH THURSDAY AND FRIDAYS BY APPT. MY CURRENT NEIGHBORS APPRECIATE THE FACT THAT THERE IS SOMEONE AROUND DURING THE DAY TO KEEP AN EYE OUT FOR PROBLEMS. ALSO IF I MOVE MY BUSINESS TO THE SOUTH END OF BENCH BVLD, IT WOULD BE VERY CONVIENT FOR PEOPLE TO STOP BY OR DROP A CAR OFF DURING THEIR NORMAL COMMUTE AND NOT HAVE TO MAKE A SPECIAL TRIP TO SEE THEIR MECHANIC. THIS SOUTH END OF BENCH BVLD IS A CORRIDOR FROM THE EAST SIDE OF MAIN STREET TO DOWNTOWN AND THERE ARE MANY HIGH AND LOW DENSITY HOUSING AREAS WHICH WOULD BENEFIT FROM ADDED COMMERCIAL OPTIONS IN THE AREA. BEING A HEIGHTS RESIDENT MYSELF, I LOVE TO SUPPORT HEIGHTS BUSINESSES, SAVE TIME, MONEY, AND HASSELS NOT HAVING TO DRIVE DOWNTOWN OR TO THE WEST END FOR SERVICES. HAVING MY AUTO REPAIR SHOP IN THIS AREA WOULD KEEP THE HEIGHTS MORE SELF SUFFICIENT AND ENCOURAGE MORE PEOPLE TO STAY IN THE HEIGHTS AND SPEND THEIR MONEY CLOSER TO HOME. THIS SMALL AREA OF COMMERCIAL PROPERTY COULD PROVE VERY VALUEABLE TO THE HEIGHTS COMMUNITY AND HEIGHTS ECONOMIC DEVELPOMENT.

ECONOMIC DEVELOPMENT ELEMENT, ISSUE NO. 2 - LACK OF LIVING WAGE JOBS

AN AUTO REPAIR SHOP WILL PROVIDE GOOD PAYING JOBS FOR TECHNICIANS AND MANAGEMENT, AND ALSO ENTRY LEVEL WAGE JOBS FOR CLEANING AND SUPPORT POSITIONS. I PLAN TO HIRE AT LEAST ONE OR TWO MORE EMPLOYEES IF MY PROJECT IS APPROVED.

ECONOMIC DEVELOPMENT ELEMENT, ISSUE NO. 9 - THE ECONOMIC DEVELOPMENT OF BILLINGS HEIGHTS IS OVERLOOKED

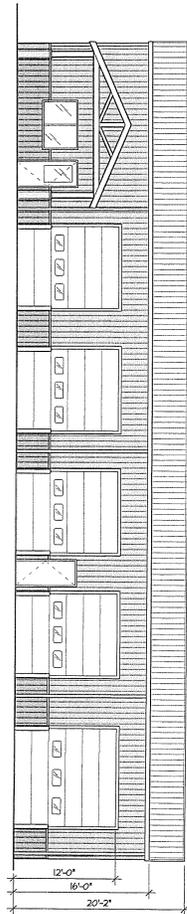
THE HEIGHTS HAS A SMALL AREA FOR COMMERCIAL DEVELOPMENT AND MANY RESIDENTIAL AREAS. THIS LEAVES HEIGHTS RESIDENTS GOING ACROSS TOWN FOR SERVICES THAT COULD BE PROVIDED LOCALLY. IT IS IMPORTANT TO HAVE BUSINESSES AND OTHER COMMERCIAL AREAS CLOSE TO MORE PREDOMINATELY RESIDENTIAL AREAS. THE HEIGHTS IS OFTEN OVERLOOKED FOR NEW BUSINESS DEVELOPMENT BECAUSE OF THE LACK OF COMMERCIAL PROPERTY AND DUE TO THAT SHORTAGE, THE PRICE IS HIGHER FOR WHAT IS AVAILABLE.

TRANSPORTATION ELEMENT, ISSUE NO. 2 - SAFE AND EFFICIENT TRAFFIC CIRCULATION AROUND AND THROUGH THE CITY

EFFICIENCY IS KEY TO A SUCESSFUL BUSINESS. MOVING MY AUTO REPAIR BUSINESS CLOSER TO TOWN, WHILE STILL KEEPING IT IN THE HEIGHTS, WILL CREATE MANY BENEFITS FOR THE HEIGHTS AND ITS TRAFFIC ISSUES. FIRST, MOST OF MY CUSTOMERS LIVE IN THE HEIGHTS, AND THEY WILL HAVE A CONVIENENT AND ACCESSABLE LOCATION FOR AUTO REPAIR IN THE HEIGHTS. SECOND, MANY OF THE PARTS I USE IN MY BUSINESS ARE DELIVERED FROM THE WEST END AND BY HAVING MY BUSINESS LOCATED CLOSER TO TOWN, AT THE SOUTH END OF BENCH, THIS WILL CREATE LESS TRAVEL TIME FROM THE WEST END TO MY BUSINESS AND STRAMLIN NOT ONLY MY BUSINESS BUT ALSO SAVE TIME FOR MANY OTHER BUSINESSES THAT DO BUSINESS WITH ME. THIS WILL ALSO HELP DECREASE TRAFFIC ON MAIN STREET.

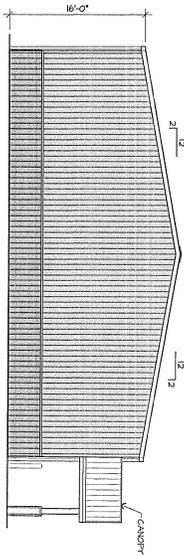
QUESTION B: EXPLAIN YOUR NEED FOR THE INTENDED ZONE CHANGE AND WHY THE PROPERTY CANNOT BE USED UNDER THE EXISTING ZONING. EXPLAIN HOW THE NEW ZONING WILL FIT IN WITH EXISTING ZONING AND LAND USES OF THE IMMEDIATE AREA.

THE ZONING NEEDS TO BE CHANGED, BECAUSE, DUE TO ZONING REGULATIONS, AN AUTO REPAIR SHOP IS NOT ALLOWED TO OPERATE ON A RESIDENTIAL ZONED PROPERTY. CHANGING THIS PROPERTY TO COMMUNITY COMMERCIAL ZONING WILL FIT IN WONDERFULLY WITH THE SURROUNDING PROPERTIES. ON THE WEST SIDE OF MY PROPERTY WE HAVE 4 LARGE TRACTS THAT ARE ZONED NEIGHBORHOOD COMMERCIAL, TO THE NORTH, WE HAVE 5 ACRE TRACT THAT, MORE THAN LIKELY, IN THE NEAR FUTURE WILL BE DEVELOPED POSSIBLY INTO COMMERCIAL OR HIGH DENISTY RESIDENTIAL. WITHIN A QUARTER MILE TO THE NORTH WE HAVE A MAJOR INTERSECTION(BENCH AND HILLTOP), THAT ON ONE CORNER HAS GAINAN'S GARDEN CENTER, ANOTHER CORNER HAS COMMUNITY COMMERCIAL ZONING AND ANOTHER CORNER IS NEIGHBORHOOD COMMERCIAL WITH RUMORS OF A CONVICIENCE STORE BEING DEVELOPED THERE. AND FINALLY LESS THAN A QUARTER MILE TO THE SOUTH WE HAVE HIGHWAY COMMERCIAL ZONING WITH THE CENTENNIAL ICE ARENA.



1
A2.1

PROPOSED BUILDING ELEVATION - EAST
Scale: NONE



2
A2.1

PROPOSED BUILDING ELEVATION - SOUTH
Scale: NONE

A2.1

PROPOSED
ELEVATIONS

DATE	03/13
REVISIONS	

BENCH AUTO REPAIR

BENCH BOULEVARD

BILLINGS, MT 59105

NOT FOR
CONSTRUCTION



View from southeast corner of property



View of neighbor's shop to the north



View from north east corner of property



View west from across the street

Attachment C – Zone Change #643
Site Photographs



Aerial photo



Subject property
18 of 20

Attachment C – Zone Change #643, continued
Site Photographs



View north on Bench Boulevard

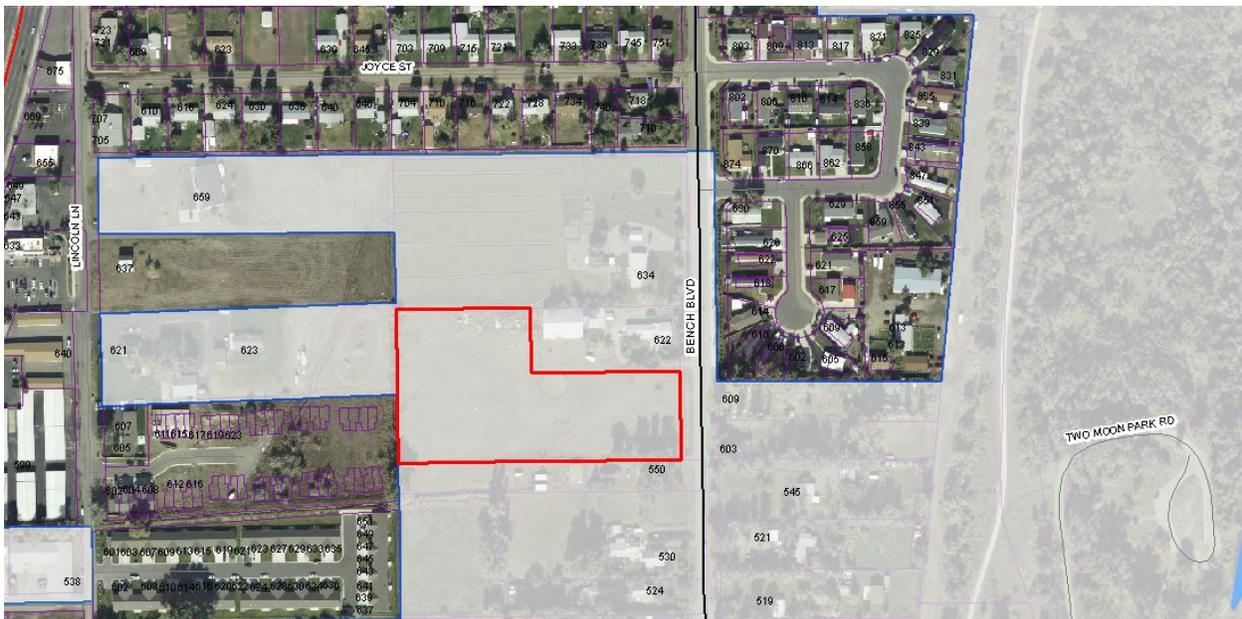


View south on Bench Boulevard

Attachment C – Zone Change #643, continued
Site Photographs



View east across Bench Boulevard



Aerial with city limits