

Date Stamp:

CITY OF GREAT FALLS  
PLANNING & COMMUNITY DEVELOPMENT DEPT.  
P.O. Box 5021, GREAT FALLS, MT, 59403 5021  
406.455.8430 • WWW.GREATFALLSMT.NET

## LAND USE APPLICATION

Woods Carwash

Name of Project (if applicable):

620 57th St S

Project Address:

Set Five LLC

Applicant/Owner Name:

PO Box 161730

Mailing Address:

406-640-2860

jwoodsoil@aol.com

Phone:

Email:

Jim Woods

Representative Name:

Joe Murphy

jmurphy@bigskyce.com

Phone:

Email:

### LEGAL DESCRIPTION:

SUNRISE TERR ADDITION NO 3, PART 3, BLOCK 005, Lot 001, S 132 FT LT 1

Lot/Block/Subdivision:

S10, T20N, R04E

Section/Township/Range:

ZONING (ZONING MAP AMENDMENT ONLY):

LAND USE (CONDITIONAL USE ONLY):

convenience store carwash

Current:

Proposed:

Current:

Proposed:

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Applicant/Owner's Signature:

Date:

Representative's Signature:

Date:

2-19-21

2-19-21



February 19, 2021

Mr. Lonnie Hill, Planner  
City of Great Falls Planning & Community Development  
P.O. Box 5021  
Great Falls, MT 59403

RE: Proposed CUP; 620 57<sup>th</sup> Street South  
Property Owner: Set Five LLC

Dear Mr. Hill,

Thank you for the assistance you have provided to my client and myself during the past several days. Please let this correspondence serve as our formal “*narrative explaining the project and the reason for the request of a conditional use permit.*” Also attached, please find written narrative from Mr. Woods.

Written Description of Proposed Property Use

The intended project, as proposed, will remove all existing features (e.g., convenience store, fuel islands/pumps, canopy, signage, utilities, and all existing surfacing) and develop a carwash containing three (3) self-wash bays, one (1) auto wash bay, and conceptually a dog wash station. The new development will be a major improvement to the aging building and fueling facilities.

Permit Application

Please see attached, executed permit application with appurtenant fees.

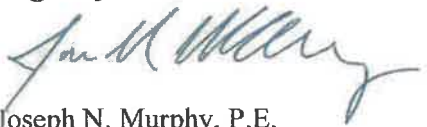
Site Plan

Please see attached site plan containing the conceptual site layout and well as parking and landscaping codes, and how the City requirements will be addressed.

On behalf of my client, we appreciate the City’s cooperation and assistance on this matter. Please let me know if you have any questions or concerns regarding this submittal.

Sincerely,

***Big Sky Civil & Environmental, Inc.***



Joseph N. Murphy, P.E.

encl. Permit Application (w/ \$1500 fee)  
Site Plan

cc: Jim Woods, Set Five LLC

**620 57<sup>th</sup> Street South**  
**Great Falls, Mt. 59405**

Set Five LLC, applicant and owner of the subject real estate, is proposing an adjustment to the existing auto related use, as follows:

- 1) Removal of the existing fuel dispensers, underground storage tanks and related fuel dispensing equipment;
- 2) Removal of the existing canopy;
- 3) Removal of the existing building.

After the above, applicant intends to build the following:

- 1) Three self-serve car wash bays, one or two intended for commercial vehicles;
- 2) One automatic car wash bay for non-commercial vehicles;
- 3) Associated vending to include auto related cleaning, etc. and air/vacuums;
- 4) Underground infrastructure ~~and dedicated space for eventual on-site electric car charging.~~

The applicant is requesting administrative approval for the above conceptual proposal and, after said approval, shall begin the process of complete plans related to the construction of said plan. The automotive nature of the site has not changed; rather the economics due primarily to the building of the Super WalMart down the street. We are willing to consider accommodating reasonable lighting and noise concerns.

**LANDSCAPING (PER 17.44.3.030)**

- REQUIRES 15% OF GROSS PROPERTY AREA

- LOT SIZE = 0.336 AC (14,654 SF)

- LANDSCAPING REQUIRED =  $0.15 \times 14,654 = 2,198$  SF

- LANDSCAPING WILL BE PLACED ALONG THE NORTH, EAST, & WEST SIDES OF PROPERTY WITHIN SET BACK AREAS & IN BOULEVARD AS NECESSARY TO FULFILL THE CITY REQUIREMENTS.

- A BUFFER BETWEEN THE PROPERTY & THE RESIDENTIAL USE TO THE NORTH WILL BE PROVIDED USING A SITE OBSCURING 6-FT FENCE AND/OR A LANDSCAPE BUFFER W/ BERM.

**PARKING (PER 17.36.2.010)**

- THE MINIMUM NUMBER OF PARKING SPACES ARGUABLY DOES NOT APPLY TO CARWASH FACILITIES; HOWEVER, A CONSERVATIVE INTERPRETATION WOULD CONSIDER THIS A VEHICLE MAINTENANCE/SERVICE SHOP REQUIRING 2 SPACES PER WORK BAY PLUS 1 PER EMPLOYEE PER SHIFT. EACH BAY PROVIDES PARKING, AS DOES THE QUEUING ON THE NORTH SIDE OF EACH BAY. THE ONE EMPLOYEE PARKING SPACE CAN BE PROVIDED SOUTH OF THE MECHANICAL ROOM.

