



City/County
Planning Division

Billings Metropolitan
Planning
Organization

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billingsmt.gov

February 13, 2026

City Special Review 1003

Project # PZX-26-00003

Dear Property Owner:

This is to inform you of the following request recently submitted to the City/County Planning Department.

City Special Review 1003 – 2291 Bench Blvd – Day Care Facility – A special review request to allow a daycare center in a Mid-Century Neighborhood (N2) zone, on Lot 1, Block 1, Wyman Subd., S14, T01 N, R26 E, a parcel of land approximately 16,210 sq. ft. A pre-application neighborhood meeting was held on January 17, 2026, at 11:30AM at 543 Aronson Avenue. A Day Care Center is described as an out-of-home place in which day care is provided to thirteen (13) or more children on a regular or irregular basis and which is licensed by the Montana Department of Public Health and Human Services. Section 27-1000, Uses and Standards, Table 27-1000.1 specifies that any day care center servicing 13 or more children requires a Special Review approval. Tax ID: A26730.

The City Zoning Commission will hold its public hearing in the City Council Chambers, 5th Floor City Hall at 316 N 26th St. on March 3, 2026, beginning at 4:30 pm. All interested people are invited to attend in person.

Additional information on this application is available on-line at <https://www.billingsmt.gov/2361/Current-Zoning-Applications> or in the Planning Offices at City Hall, 316 N 26th St, 5th Floor.

Written comments may be sent to the Zoning Commission via US Mail to P.O. Box 1178, Billings, MT 59103 or via email to husmank@billingsmt.gov, or bernsb@billingsmt.gov before **NOON on March 3, 2026**. All emails received prior to this time will become part of the record for the special review. Comments sent prior to this notice are also part of the public record.

The City Council has designated March 23, 2026, at 5:30 p.m. as the date and time to receive the Zoning Commission recommendation and conduct a public hearing for Special Review 1003, in the City Council Chambers, 5th Floor City Hall at 316 N 26th St.

Before taking any action on an application for a **special review use**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. Those findings and recommendations will be based on **BMCC 27-1623.D (1 through 9)**. Each zoning district is primarily intended for a predominant type of use as identified in BMCC Table 27-1000.1. There are also a limited number of **specific uses subject to special review that may or may not be appropriate in a particular district**, depending upon all the circumstances of the individual use on the site and in context with surrounding development. **Special review uses are special exceptions to the general terms of Billings Zoning Code.**

In no case shall the City Council approve a special review use other than the one advertised. The City Council shall take one of the following actions on these Special Review requests: 1) approve the application; 2) conditionally approve the application; 3) deny the application; 4) allow withdrawal of the application; or 5) delay the application for a period not to exceed thirty (30) days.

The Zoning Commission and City Council will hear all people wishing to speak relative to the proposed Zone Change. Testimony regarding the above-mentioned items may also be submitted in writing to the Planning Division or to the Mayor and City Council, P.O. Box 1178, Billings, MT 59103.

Additional information on this item is available in the Planning and Community Services Office. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Brenda Berns, Planning Clerk, at bernsb@billingsmt.gov or (406) 247-8610.

Sincerely,
The Staff of the City/County Planning Division

SPECIAL REVIEW CRITERIA AND CONSIDERATIONS

BMCC 27-1623.D

The zoning commission shall only recommend approval or conditional approval and the city council shall only approve or conditionally approve a special review request if:

- 1.** The special review use is consistent with the City's growth policy and applicable neighborhood plans, if any;
- 2.** The establishment, maintenance, or operation of the special review use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- 3.** The site for the proposed use is adequate in size and topography to accommodate the use while meeting the other requirements of this Zoning Code, including zone district dimensions, landscaping requirements, and parking.
- 4.** The special review use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- 5.** The special review use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- 6.** Conditions necessary to protect the public health, safety, and general welfare can be established, including but not limited to conditions on:
 - (a) Regulation of the use;
 - (b) Special setbacks, buffers, or screening;
 - (c) Surfacing of parking areas;
 - (d) Street, alley, or service road dedications, improvements, or bonds;
 - (e) Regulation of points of vehicular ingress and egress;
 - (f) Regulation of signs;
 - (g) Regulation on the performance of the site, including noise, vibration, and odors;
 - (h) Regulation of the hours of activities;
 - (i) Timeframe for development
 - (j) Duration of use; and
 - (k) Other relevant conditions that will ensure the orderly development of the site.
- 7.** Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- 8.** Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion in public streets; and
- 9.** The special review use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the city council.

CITY SPECIAL REVIEW

CITY SPECIAL REVIEW APPLICATION FORM

City Special Review# PZX-26 - 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 ResidentialSpecial Review Requested: Daycare CenterTAX ID# 84-4410653 A04646 CITY ELECTION WARD # 2Legal Description of Property: WYMAN Subd S14 T01N R26E Block 1
Lot 1Address or General Location (If unknown, contact City Engineering): 2291 Bench Blvd
Billings, MT 59105Size of Parcel (Area & Dimensions): 37 acres, 120 ft x 135 ftPresent 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]

(Recorded Owner - digital signature allowed)

Date: 1/20/26

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.

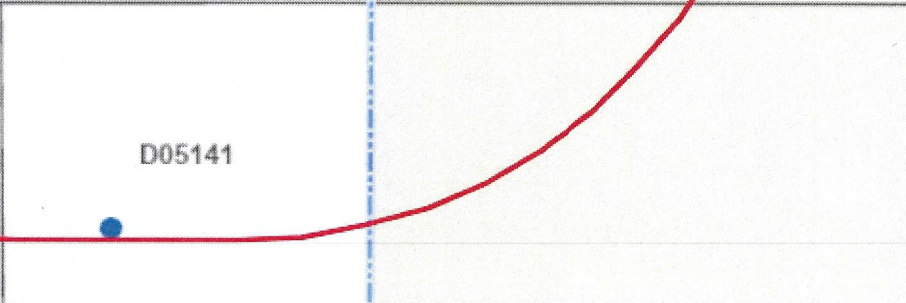
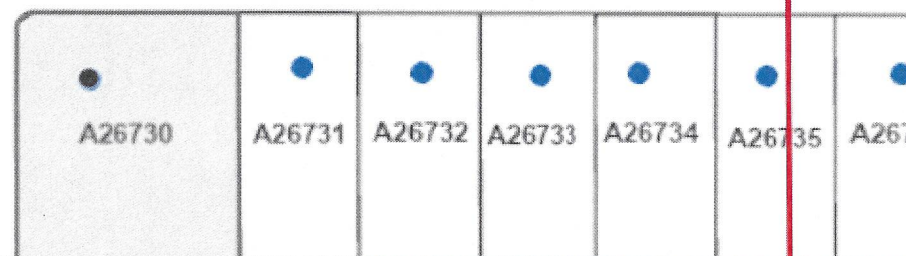
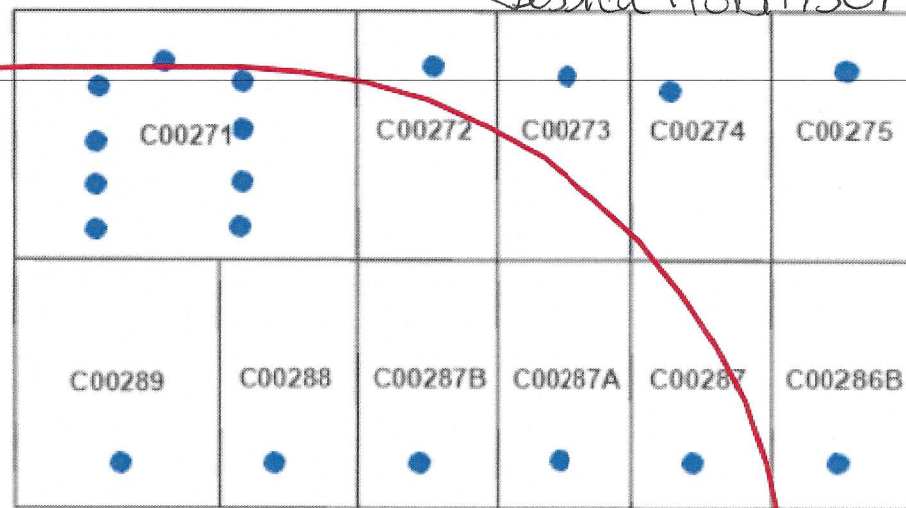
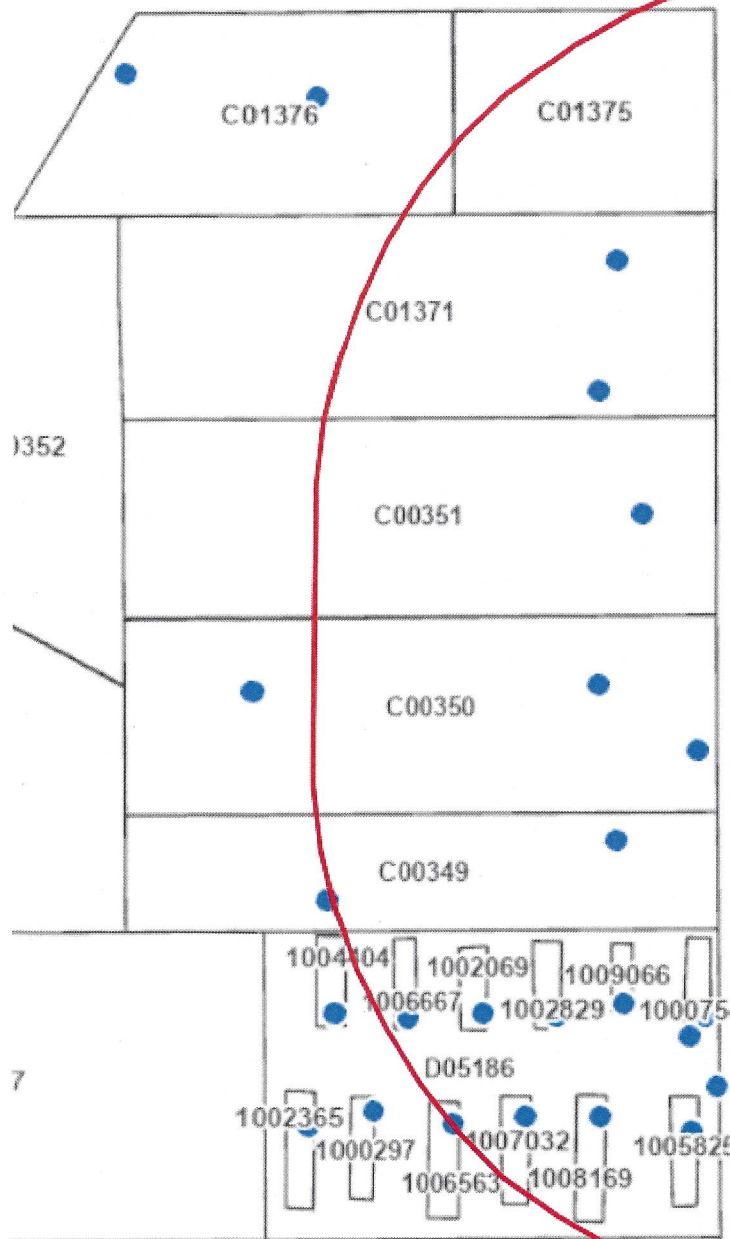
My sister and I are business owners in the Heights, we have owned/ran 2 assisted livings since 2020. We love the Heights and are proud home and business owners. We understand the importance of commerce, supporting community needs and pride in ownership while delivering an outstanding service.

Thank you for your time and consideration.

Jessica Robinson & Jeanette Meyers

2291 Bench Blvd. Billings, MT 59105

ch results for 2291 Bench B... NLN



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