

Attachment A
Zoning Commission Action

The City Zoning Commission shall make a recommendation to the City Council to:

1. Deny the application for a special review use.
2. Grant the application for a special review use.
3. Conditionally grant the application for a special review use.
4. Delay action on the application for a period not to exceed thirty (30) days.
5. Give reasons for the recommendation.

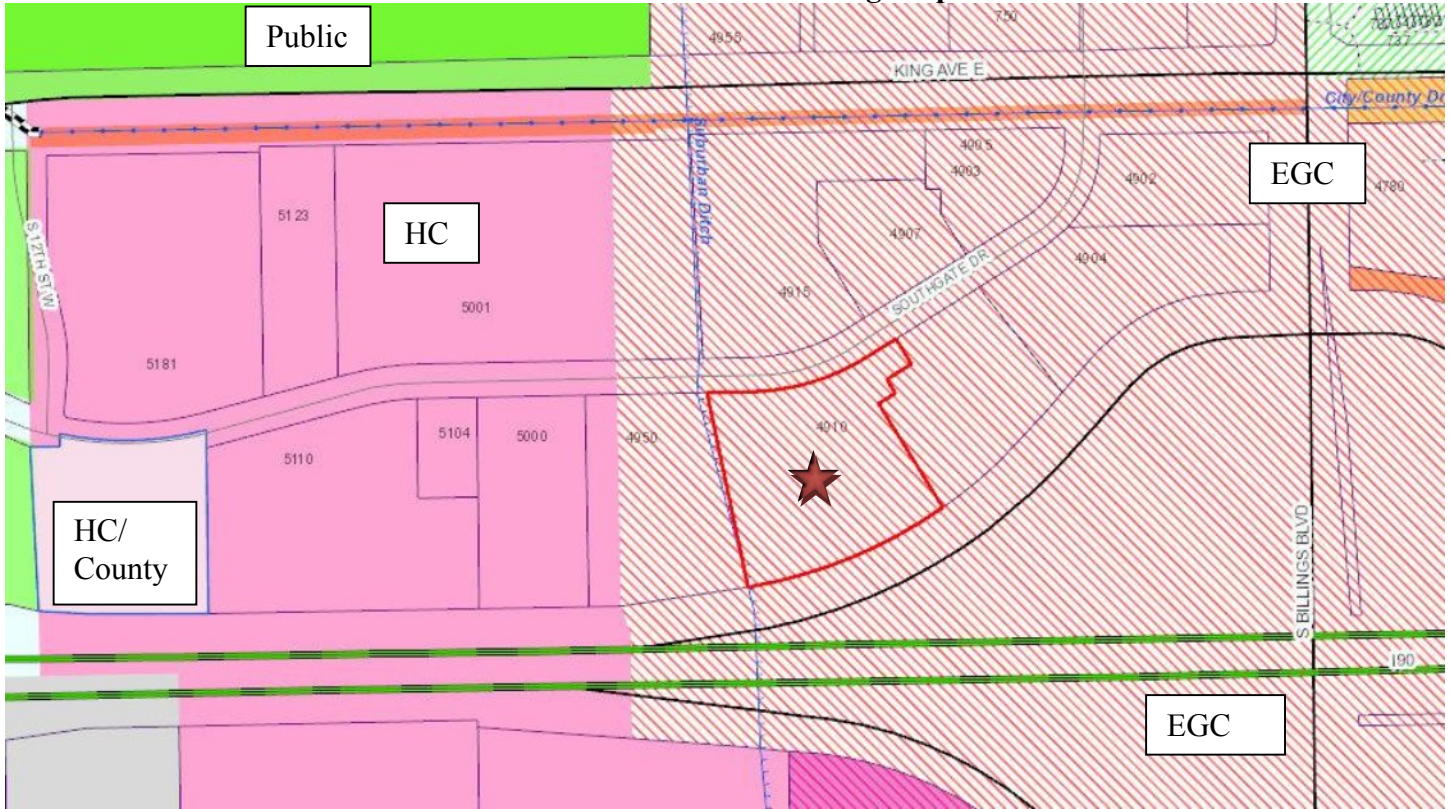
Before approving a special review use, the Zoning Commission shall find that the contemplated use:

1. Complies with all requirements of this Article (27-1500);
2. Is consistent with the objectives and purposes of Chapter 27 and the Comprehensive Plan;
3. Is compatible with surrounding land uses or is otherwise screened and separated from adjacent land in such a way as to minimize adverse effects.

Further the Zoning Commission shall consider and may impose modifications or conditions concerning, but not limited to the following:

1. Street and road capacity;
2. Ingress and egress to adjoining streets;
3. Off-street parking;
4. Fencing, screening and landscaping;
5. Building bulk and location;
6. Usable open space;
7. Signs and lighting; and/or
8. Noise, vibration, air pollution and similar environmental influences.

Attachment B
Zoning Map



Subject Property ★

Attachment C
Site photos



Subject Property – View south from Southgate Drive



View west of subject property

Attachment C, continued
Site photos



View west across Southgate Drive



View north across Southgate Drive from subject property

Attachment C, continued
Site photos



View east along Southgate Drive



Subject Property ★

Attachment E
Applicant Letter

Special Review Application

4910 Southgate Drive
Lot 1A, Block 1
Geyser Park Subdivision

INTRODUCTION

The attached Special Review Application is being submitted on behalf of America Foods of Montana, Inc. to allow for an all beverage liquor license with gaming. An existing site plan is attached to this application for reference.

The following information is provided to satisfy the supplemental information requirements for the Special Review Application.

A. In what way is the proposal consistent with the goals and places of the adopted growth policy?

The proposed special review is consistent with the land use element goals and objectives as it is consistent with the nature of the existing neighborhood and the type of uses allowed under the proposed zoning are compatible with adjacent uses. The business will provide needed services to the community.

B. Why is there a need for the intended use of the property at this location?

The property is located at one of the entrances to our city from the interstate, surrounded by many hotels and motels with new ones to be added soon. There are a very limited number of sit-down restaurants and entertainment businesses in the area. This business will help meet the demand for these services in the neighborhood.

C. How will the public interest be served if this application is approved?

The approval of this application will serve the public interest by providing a locally owned quality restaurant and sports bar facility that will serve a growing market demand. Providing services convenient to businesses will benefit the neighborhood.

D. Prepare a written statement addressing what is intended to be done with the property including new construction or change in the use of the property, and why this special review is being sought.

The existing building was originally used for a family entertainment venue. The owner recently sold 2 acres on the east side of the property and had to remove the water feature. Rather than investing more money into changing the property he decided to sell. The business has been operated from 4:00pm - 9:00pm during the week and longer days on the weekend, thus making

it less profitable to maintain. The buyer intends to open a family restaurant where traveling families and locals can come for a nice relaxing meal without the fast food atmosphere. The plans are being formulated to remodel the existing building and build a parking lot to the north and west side of the building with minor expansion in the future to the east for a small convenience store with alcohol sales. The business is expected to create 70+ new jobs with a minimum of 10 of those jobs being in management positions.