

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 C
Site photos



Subject Property



View looking north of subject property

Attachment C, continued
Site photos



View west across subject property




View east across Main Street from subject property

Attachment C, continued
Site photos



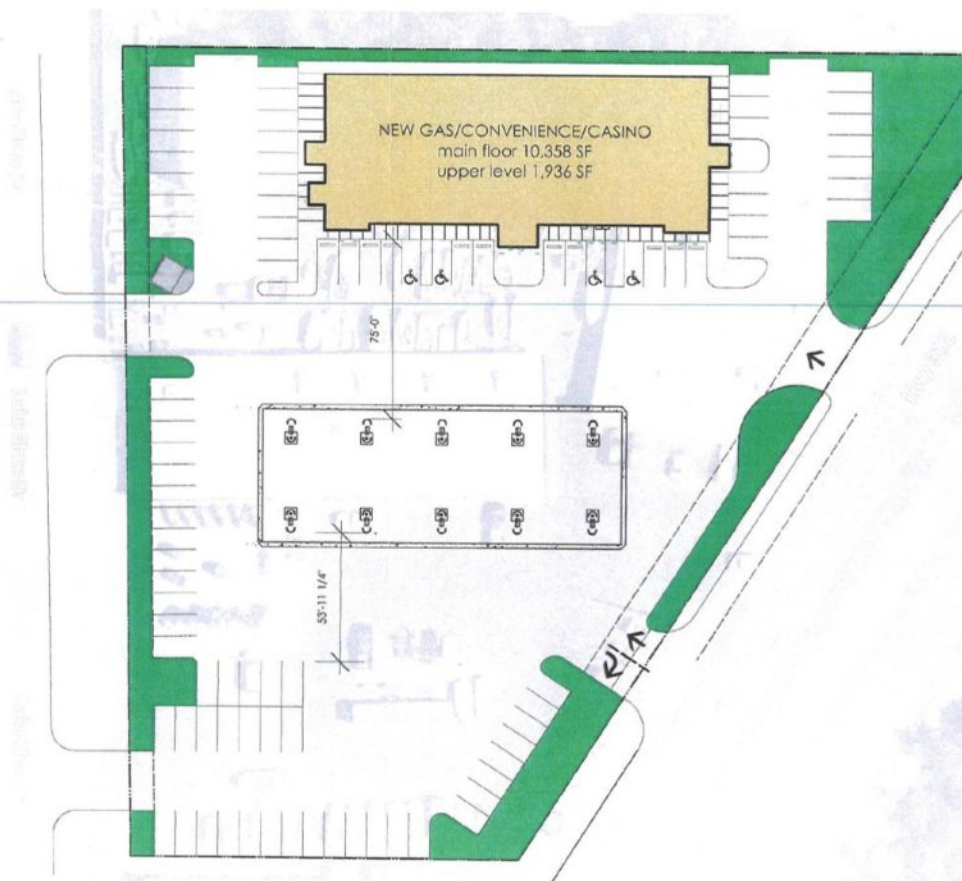
View south along Main Street



Subject Property 

Attachment D Site Plan

Building Area 10,358 SF - Main Floor Area
Parking Requirements Casino = 2,222 SF x 1 space/100 SF = 23 spaces Gas Station = 4,663 SF x 1 space/90 SF = 52 spaces Storage/Restrooms = 5,407 SF = 10 spaces Offices = 254 SF x 1space/300 SF = 1 space 88 spaces + 4 accessible spaces required = 93 total required & provided
Bicycle Racks Provide 2 racks per City Recommendations
Zoning Highway Commercial Lot Coverage 75% Max - Actual = 21.36% Landscape requirements 10% - Actual = 15% landscaping 2.11 Total Acres
Legal Description Thomas Subd. S27, T01 N, R26 E, Lot 1-2, & N65° LT 5 & LT 3A, 4A, 4B Thomas Sub Amd
Address 450 Main Street
Proposed Use A-2 Casino & Bar M Gas Station & Convenience Store S-1 Storage



TOWN PUMP GAS STATION & CASINO at REUTERS

450 Main Street, Billings, MT
CONCEPTUAL SITE DESIGN
11/19/15



Attachment E
Applicant Letter



November 24, 2015

Planning & Community Services Department
4th Floor
2825 3rd Ave North
Billings, MT 59102

RE: Request for Special Review For
Town Pump Gas, Convenience Store & Casino
450 Main Street
Billings, MT 59105

Planning Staff:

The Town Pump is looking to build a new building to house a gas station, convenience store & casino where Reiters Marina Inc is located on 430/450 Main Street. This project will include demolition of the existing buildings and redesigning and landscaping the site. See attached Site Plan – Exhibit I. The following outlines the data requested by your application instructions.

A. Forward:

This land consists of lots 1 & 2 which has a total of 2.11 acres and is zoned Highway Commercial. The existing buildings which will be demolished and replaced were originally built in 1962, 1978 and 1984. The proposed building will include a convenience store/gas station and casino floor with 'cage' area, offices, restrooms, storage rooms & partial basement to meet the requirements of the Building Code.

1. Questions:

A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy? (Answer to Instructions 1.A)

1. Economic Development - This new building will increase the economy of the area by demolishing the old structures and replacing with an attractive structure with vibrant business potential. Town Pump gas station/convenience store & casino will also employ additional full time people at this location to manage the businesses. This new facility will help strengthen the area economy through the creation of a viable business which has attracted a steady clientele in the region. This will help support the Billings job markets and the economy of area businesses.

2. Aesthetics - The site will be redesigned, landscaped and constructed on as a new and attractive building and grounds as well landscaped and traditionally maintained in great condition. A new and attractive sign will be updated which will be a nice addition for the facility identification for potential clients and the neighboring businesses. The new building will improve the appearance of the area.
3. Natural Resources – Town Pump keeps their site area free of weeds, well landscaped, etc. which helps with fire management.
4. Public Services –This new station, store & casino will provide an the increasing population that uses these facilities to purchase convenience store supplies, gas & gamble if they so choose.
5. Land Use Element – This building will carry a compatible land use to the neighbors such as the businesses, motels & restaurants nearby and makes sense on the busiest street in Montana.

- B. Why is there a need for the intended use of the property on this location. (Answer to Instructions 1.B)

Town Pump has operated gas/convenience with casinos in the City and State and has seen an increase in loyal patrons. This one would provide a facility in this area where there currently is not a Town Pump. It is a great location for their existing customer base as well as first time customers to experience the Town Pump family & quality.

- C. How will the public interest be served if this application is approved? (Answer to Instructions 1.C)

This project will address many issues of public interest including improvement of the site conditions, a convenience/gas & casino option in the area. It will provide for maintenance of the grounds including parking lot & landscaping. Also the service that it provides meets the needs of the area as well as it is located in a neighborhood of businesses that it is very compatible with. The deacceleration lane will also be an improvement to the Main Street traffic safety.

- D. Prepare a written statement addressing what is intended to be done with the property, and why the special review is being sought. (Answer to Instructions 1.D)

The proposed use is a gas station, convenience store & casino which will include removal of the existing buildings and replacing the site with a the newly designed structures and gas pumps with canopy and landscaping. The landscaping will be increase from the current since very little exists now. The exterior will be an attractive & inviting structure and the signage will be new displaying the Town Pump brand per the City sign requirements.

The current facility is zoned Highway Commercial. A casino is allowed under a special review approval.