

Application and Site Plans
Special Review #952 – Grand Avenue and 54th St West



P-2-16-00224

PIONEERING ENVIRONMENTS

December 5, 2016

City of Billings
Planning and Community Services Department
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

RE: Special Review Application – NE Corner of 54th Street and Grand Avenue

To whom this may concern,

Per Sec 27- 612 (b) of the City code, a special review is required for the 53,000± square foot building proposed to be located on Lot 1, Block 1 of the Bishop Fox Subdivision. More specifically, the special review is required due to a drive-thru being proposed on the east side of the building. Please note, there is a preliminary plat application being submitted concurrently with this application, which proposes a minor subsequent subdivision of Lot 1, Block 1 into four lots.

Special Review Application Questions:

A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

This project is consistent with the goals of Essential Investments, Community Fabric, Strong Neighborhoods, Mobility and Access, and Prosperity as outlined in the Growth Policy. The retail grocery market is an essential service for the existing neighborhood within the city limits. The site layout integrates trails and green space landscaping, contributing to connectivity for mobility and access and improving the community character. The project increases prosperity by creating economic opportunities and local jobs.

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

The land proposed to be developed is currently open pasture and zoned community commercial. The zoning type is fulfilled by the project development.

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

Public interest is served by the proposed site having safe bike and pedestrian connectivity to the existing sidewalk/trail facilities adjacent to the development. In addition, screening according to the City's current landscape guidelines will be provided

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to "break-up" views from existing residential properties from both the east and north property lines.

- 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 the special review is being sought.*

It is the intention of the Owner to build a building for retail use. As discussed above, the proposed building will have a drive-thru window for retail services on the east wall. Per Sec 27-612 (b) of the City code a special review is required due the building having a drive-thru. Screening will be provided in the 30-foot setback, along the east property line, to break-up the views of vehicles of passing through the drive-thru window.

Included with this letter are the required attachments for the subdivision completeness review. The following is a description of what has been included:

- Review Fee Check for \$1,215.00 – Included with this letter
- Check for \$45.00 as a deposit for posting of zoning request signs
- Site Plan
- Landscape Plan and Sections
- Building Elevations
- 300' Radius Map
- Address Labels

Please let us know, if you require any additional information.

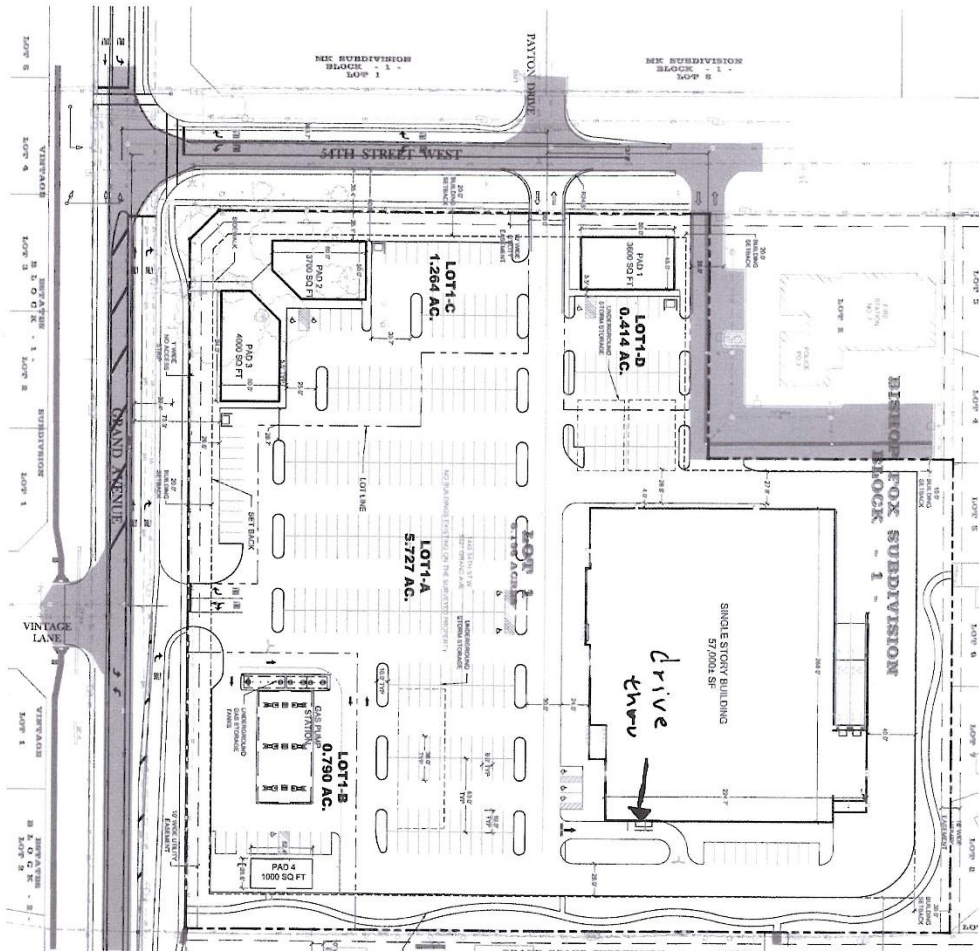
Sincerely,

CTA ARCHITECTS ENGINEERS



Ron Isackson, PE

cc: CTA File -



APPLICATION DATA:
 OWNER: BISHOP FOX COMPANY
 124 CRAWFORD DR.
 BILLINGS, MT 59102

P 2-16-00224

LEGAL: SOUTHWEST ONE QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, COUNTY OF YELLOWSTONE, STATE OF MONTANA.

LOCATION: LOT 1, BLOCK 1, BISHOP FOX SUBDIVISION

ZONING: CC (COMMUNITY COMMERCIAL)

CURRENT LAND USE: UNDEVELOPED/AGRICULTURAL

PROPOSED LAND USE: RETAIL GROCERY

LAND PARCEL SIZE: 8.197 AC

GROSS ACREAGE SUBJECT SITE: 257,661 SQ. FT.

GROSS SQ. FOOTAGE

SUBDIVISION DATA:

LOT 1-A: 5.727 AC

LOT 1-B: 0.750 AC

LOT 1-C: 1.264 AC

LOT 1-D: 0.414 AC

TOTAL: 8.155 AC

BUILDING DATA:

SINGLE STORY BUILDING: 57,024 SF

PAD 1: 3,600 SF

PAD 2: 3,600 SF

PAD 3: 4,000 SF

PAD 4: 1,000 SF

TOTAL: 69,324 SF

PARKING REQUIREMENTS:

FOR RETAIL: 1 SPACE PER EVERY 200 SF FOR THE FIRST 10,000 SF OF GROSS FLOOR AREA, AND 1 SPACE PER EVERY 80 SF GROSS FLOOR AREA, WITH A 10 SPACE MINIMUM.

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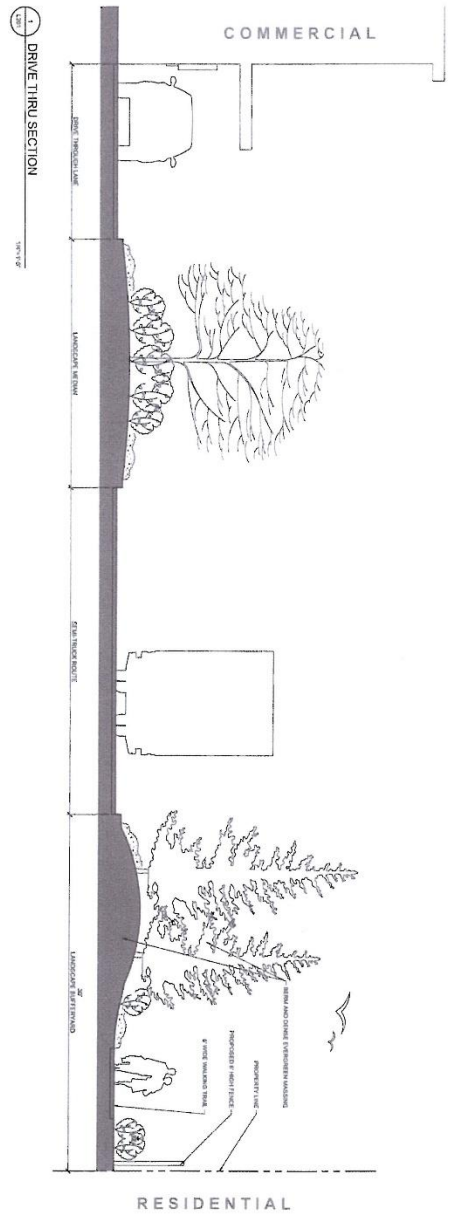
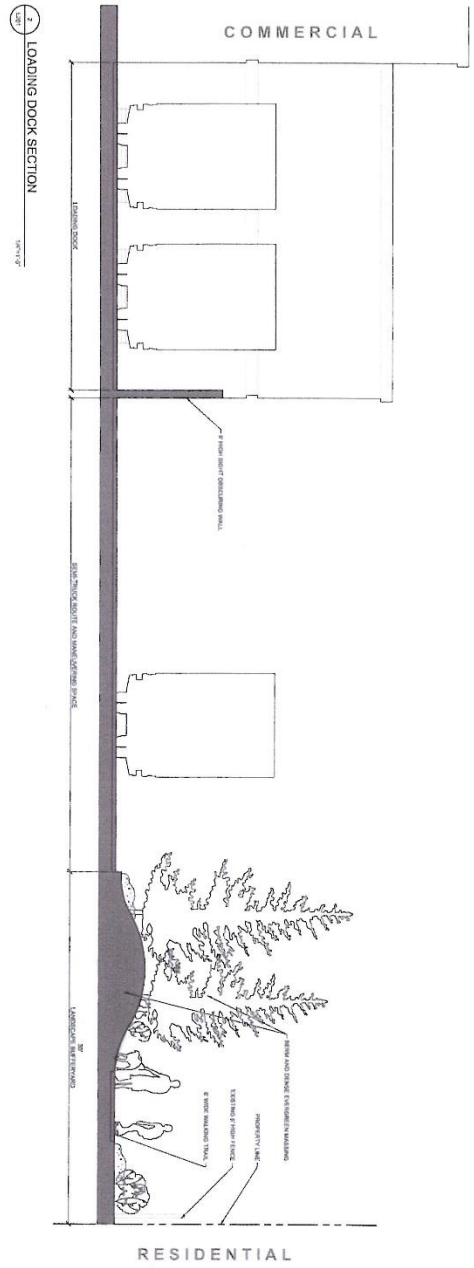
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

SPECIAL REVIEW SP SUBMITTAL

BILLINGS, MONTANA
 GRAND AVE. & 54TH ST.
SPECIAL REVIEW SP SUBMITTAL

CTA
 COMMUNITY TRADING ASSOCIATION

SCALE: 1"=40'
 PROPOSED SITE PLAN



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

SITE
SCHEMATIC
L201

DATE: 7/24/2018
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 SPECIAL REVIEW SP SUBMITTAL

BILLINGS, MONTANA
 GRAND AVE. & 54TH ST.
 SPECIAL REVIEW SP SUBMITTAL

P-7-16-00224



City of Billings

Off-Street Bicycle Parking Guidelines

Thank you for choosing to provide safe and convenient bicycle parking to your customers, clients, employees and residents. This will help meet the City's goal to improve and prioritize bicycle accommodations within Billings.

Customers and Clients

Bicycle Parking

1. Bicycle parking spaces are at least 2 feet by 6 feet; minimum 7 feet overhead clearance.
2. A minimum 5 feet access aisle behind rack for bicycle maneuvering.
3. Spaces should not block pedestrians; 4 foot throughway recommended, 3 feet required.
4. Bicycle rack installed a minimum of 30 inches from adjacent walls and other edges.

Bicycle Rack Site Location

1. Located in highly visible area outside main entrance of building and easily accessible.
2. On a hard surface, such as concrete.
3. In rows and within 50 walking feet of a main entrance, distributed to serve all entrances and buildings.
4. Shared bicycle parking facilities within 150 feet of main entrances to buildings served.

Bicycle Racks*

1. Two points of contact with bicycle.
2. Supports "U" type shackle-lock.
3. Securely anchored.



*examples only. not an all inclusive set.

Employees and Residents

1. Either located on site or in an area where the closest point is no more than 300 feet from site.
2. To provide security, long-term facilities are recommended in at least one of the following locations:
 - In a locked room
 - In an area enclosed with a fence with a locked gate.
 - Within 100 feet of an attendant or security guard.
 - In an area monitored by a security camera; or
 - In an area that is visible from employee work areas.
3. At least 50 percent of long-term bicycle parking should be covered.
4. A minimum of 30 percent attached to floor or ground.

For Questions Contact:

Jeffrey Butts,
 Bicycle and Pedestrian
 Coordinator
 406.247.8637
 buttsj@ci.billings.mt.us

