

Application and pre-application meeting notes
Zone Change #954 – 5400 Laurel Road

C-Store Properties, LLC.
ZONE CHANGE APPLICATION FROM RESIDENTIAL 7000
TO COMMUNITY COMMERCIAL

Statement of Proposal

The owner, C-Store Properties, LLC., is seeking a zone change for a portion of Lot 1A and all of Lot 2, Block 3 of Streeter Brothers Subdivision. The property is located on Laurel Road between Parkway Lane and Marshall Drive. The overall property is approximately 80,000 square feet in size, while the area proposed for zone change is limited to approximately 15,000 square feet.

The property is currently located inside the City Limits of Billings. The existing zoning of the majority of the property is Controlled Industrial; however, a small portion of the site is Residential 7,000; the applicant is requesting a zone change from Residential 7,000 to Community Commercial in order to develop the property for a new fueling station and convenience store.

Accompanying Responses to Questions in Zoning Application Form

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

ESSENTIAL INVESTMENTS

Public transit and commercial air service are critical to ensure access to and around the City.

The MET transit system has an existing stop with a bench at the intersection of Laurel Road and Marshall Drive. It is desired to improve the bus stop location to provide a safer and more pleasant location for bus passengers by landscaping this area to provide shade and green space. Additionally, the bus stop will provide convenient access to the convenience store for purchase of groceries and other necessities.

Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.

Laurel Road is largely deficient with respect to pedestrian connectivity. The site re-development will bridge a current gap along Laurel Road between Parkway Lane and Marshall Drive as well as from Laurel Road to the existing sidewalk along Parkway Lane by providing new sidewalk along road frontages.

Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.

Laurel Road is an important entryway into the City Billings, which currently has limited visual appeal. The proposed re-development currently contemplated will be a fueling station and convenience store, which will include landscape improvements along the public rights-of-way and within the site.

Infill development and development near existing City infrastructure may be the most cost effective.

The proposed re-development is located in the location of the former Parkway West Truck Stop. The truck stop has recently been demolished and cleared for re-development. Existing 8-inch water and 10-inch and 8-inch sewer are present in Laurel Road and Marshall Drive.

Neighborhoods that are safe and attractive and provide essential services are much desired.

The proposed re-development currently contemplated will be a fueling station and convenience store, which will include landscape improvements along the public rights-of-way and within the site. The development will provide essentials such as fuel for vehicles and other items commonly found in convenience stores such as groceries. Access to these services will be within walking distance from the adjacent residents in the Streeter Brothers Subdivision as well as be available to the thousands of vehicles that travel Laurel Road daily.

COMMUNITY FABRIC

Developed landscape areas in commercial areas encourages more pedestrian activity and vibrant commercial activity.

The re-development of the property will improve the streetscape by adding boulevard sidewalk and landscape along the site roadway frontages. Sidewalk improvements will encourage more pedestrian activity from the adjacent neighborhood; however, the site is fairly isolated from pedestrian sidewalks and pathways to the west.

Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods.

The re-development of the property will improve the streetscape by adding boulevard sidewalk and landscape along the site roadway frontages. The development, in concept, is being planned to include trees and other landscape features along the roads for a pleasant and calming travel experience. It should be noted that the frontage of Laurel Road is largely zoned Controlled

Industrial, which includes the railroad on the north side; existing landscape is very limited along the corridor.

Planning and construction of interconnected sidewalks and trails are important to the livability of Billings.

The site re-development will have new sidewalks along the public rights-of-way. Currently Laurel Road has limited pedestrian facilities; however, this project will interconnect the recently-constructed walk along Laurel Road to the west of Parkway Lane to the existing residential neighborhood.

MOBILITY AND ACCESS (TRANSPORTATION CHOICES IN PLACES WHERE GOODS AND SERVICES ARE ACCESSIBLE TO ALL)

Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses and visitors.

In addition to vehicular transportation access to the site, the site re-development will have sidewalks for access from the adjacent residential properties. The MET transit system has an existing stop with a bench at the intersection of Laurel Road and Marshall Drive. It is desired to improve the bus stop location to provide a safer and more pleasant location for bus passengers by landscaping this area to provide shade and green space. Additionally, the bus stop will provide convenient access to the convenience store for purchase of groceries and other necessities.

Affordable public transit is much desired.

The MET transit system is an existing affordable system of public transit in Billings, which has an existing stop with a bench at the intersection of Laurel Road and Marshall Drive. It is desired to improve the bus stop location to provide a safer and more pleasant location for bus passengers by landscaping this area to provide shade adjacent green space. Additionally, the bus stop will provide convenient access to the convenience store for purchase of groceries and other necessities.

Planning and construction of interconnected sidewalks and trails are important to the livability of Billings.

As discussed previously, Laurel Road is largely deficient with respect to pedestrian connectivity. The site re-development will bridge a current gap along Laurel Road between Parkway Lane and Marshall Drive as well as from Laurel Road to the existing sidewalk along Parkway Lane.

1B. Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses in the immediate area.

The property currently is zoned Residential 7,000; however, it has never been used for residential purposes. The land under the previous development was paved and utilized for parking of semi-trailers. The area proposed for zone change is approximately 15,000 square feet and is located in close proximity to Laurel Road, which is a high-volume 4-lane roadway with a posted speed of 45 miles per hour and is not desirable for residential use. Under the current zoning, parking associated with the proposed convenience store could be permitted through a Special Review. The owner desires to make the zoning consistent with the proposed use such that the layout of the development be dictated by functionality and not by locating components of the site by the different zoning classifications within.

The proposed zoning of Community Commercial is more restrictive than the Controlled Industrial zone that comprises a majority of the existing site, but still allows for the proposed convenience store and the possibility of a car wash. Existing zoning adjacent to the site is primarily Controlled Industrial other than the Residential 7,000 zone of the Streeter Brothers Subdivision to the east.

MEETING MINUTES

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| PROJECT: Proposed Zone Change – Lot 1A & 2, Block 3 Streeter Brothers Sub | | | |
| Project No: 00011.07 | | | |
| Meeting Location: 275 Daniel Street | | Meeting Date: 2/27/17 6:00 P.M. | |
| Meeting Subject: Neighborhood Meeting | | Prepared by: Bryan Alexander | |
| Attending: | | | |
| Dennis Whitmore | Owner | | 406-861-1112 |
| Bryan Alexander | Sanderson Stewart | | 406-656-5255 |
| Dulcy McGraw | Homeowner | 38 Macarthur | 406-855-4031 |
| Date of Issue: 3/2/17 | | | |

Minutes:

- Bryan Alexander presented an overview of the anticipated Application for zone change, Zoning Commission, and City Council’s action.
- Described adjacent zoning and land uses near the site.
- Introduced developer Dennis Whitmore or C-Store Properties who was in attendance.
- Discussed developer’s plan to construct a new Conomart Convenience Store and gas station. No truck stop.
- Owner proposing Community Commercial zone to allow flexibility for convenience store and a potential for a car wash. Majority of the site is currently Controlled Industrial except portion near Marshall Drive.
- Explained uses relative to fuel stations for various commercial zones, setbacks, lot coverage, and height restrictions.
- Explained requirement for site-obscuring fence for commercial or industrial buffering adjacent to the residential properties. A block wall is being considered.
- Showed aerial images and Google Street View of the site prior to the Parkway West Truck Stop / repair shop was demolished.

- Dulcy: When truck stop was active, trucks would try to access to Marshall Drive, which was problematic. Bollards were placed to prevent that.
- Presented concept sketch of how the site could be laid out. Concept uses existing approaches, but alternate locations may be researched later on.
- Dulcy: Speed along Laurel Road is a concern and a number of crashes at Laurel & Parkway.
- Explained that parking would be allowed in the existing R-7000 zone by Special Review; however, the owner feels the better way to approach it is to make the zone reflect the proposed use.
- Provided example images of the existing local Conomart Stores on S. 27th/State and Southgate Drive/King Avenue East.

Questions/Discussion

- Proposed store, would it be similar to existing stores?
 - Yes, proposed to have similar level of landscaping and similar building materials, roofs, etc.
- Explained parking layout and possible location for underground storage tank and dumpster. Noted that it is still a high-level concept.
- Will bus stop still be able to be used? Used quite a bit for people going to work.
 - Yes, it may be an opportunity to make the bus stop better and could benefit both bus travelers and the convenience store.
- Discussed desire to provide a boulevard walk if right-of-way is sufficient.
- Discussed clear vision zone requirements as safety is a concern with speeds.

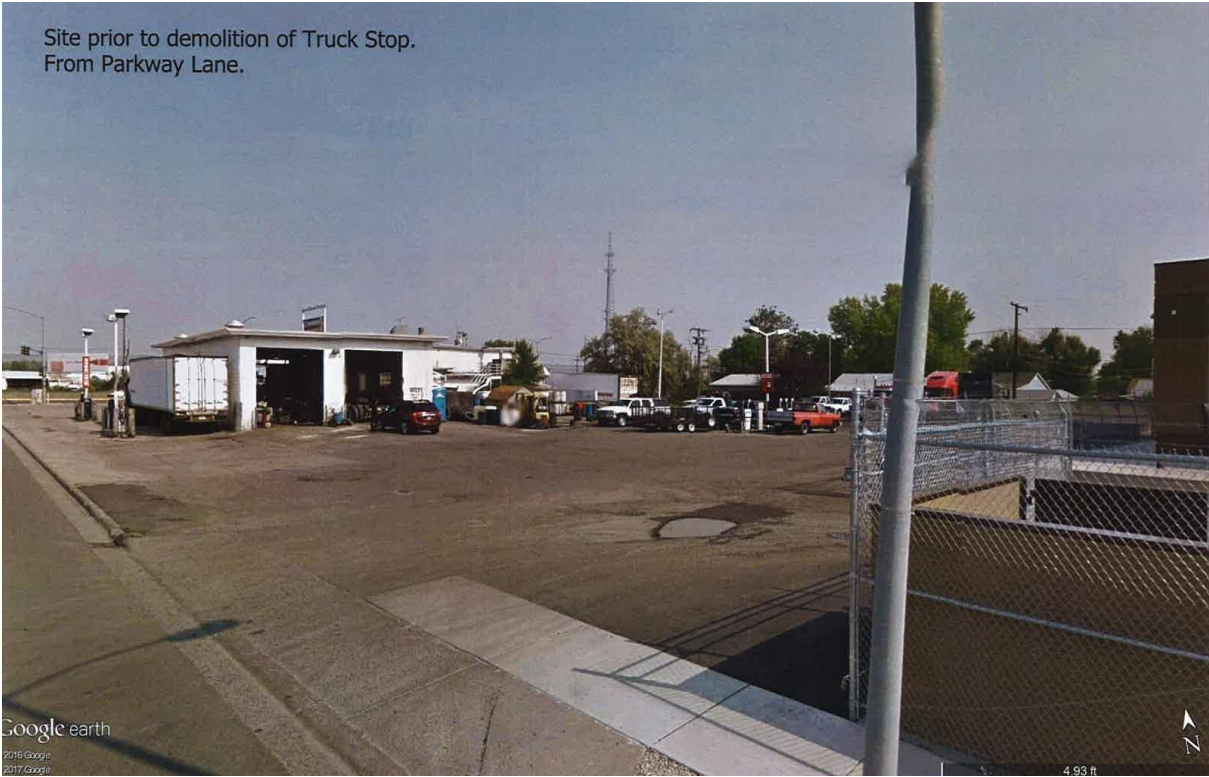
Synopsis of Meeting Results

The meeting conducted on February 27, 2017 was well received by the one individual that attended. Dulcy was in favor of the proposed convenience store and did not have any concern about the proposed zone change.

Site prior to demolition of Truck Stop.
From Marshall Drive



Site prior to demolition of Truck Stop.
From Parkway Lane.



Site prior to demolition of Truck Stop.
Intersection of Laurel Road and
Parkway Lane

