

ATTACHMENT  
Applicant Letter & Site Plan



MAY 4, 2018

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

RE: Request for Special Review For  
Little Caesars Pizza Drive Through  
2202 Central Ave.  
Billings, MT 59102

Planning Staff:

Little Caesars Pizza is planning to relocate from their existing location at 2325 Central Avenue to a new building @ 2202 Central Ave. This project will include demolishing the existing vacant restaurant building on site now and providing a new building, parking lot, and landscaping. The relocation for Little Caesars will be conducted under a separate permit, and this Special Review application is requesting a drive through window for this location. See attached Site Plan – Exhibit II. The following outlines the data requested by your application instructions.

A. Forward:

This site consists of lot 1 which has a total of 21,211sf. and is zoned Community Commercial. The proposed building will be 1,678 sf. and will have no seating inside for customers so a drive through window for pickups of pre-ordered pizzas is very important to the project. The building will meet all the requirements of the latest Building Codes.

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 adding an attractive structure with vibrant business potential. Little Caesars Pizza will also employ additional employees at this location to manage and operate the business. 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 designed, landscaped and constructed as a new and attractive building with well landscaped grounds kept 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. The existing site has a vacant and derelict building and messy parking lot which will be removed.
3. Natural Resources – Little Caesars Pizza keeps will keep the site area free of weeds, well landscaped, etc. which helps with fire management.
4. Public Services –This building and services will be relocated from across and further down the street but with this location and the drive through customers will be treated to a quicker flow for picking up their food items if the drive through is approved. It is also further from the congested intersection at 24<sup>th</sup> Street and Central Avenue.
5. Land Use Element – This building will carry a compatible land use to the neighbors such as the businesses, motels & restaurants nearby on the increasingly busy Central Ave.

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

This property is ideal for this type of facility especially for a drive through. It has great street access and exits off the site on a side street. There will be a 6'-0" high fence at the alley between the residential zoning to the south and the parking and driving lanes do not impact the alley at the south. This new building is replacing their other facility across the street but will keep customers in the area and also help increase the growth in the future.

- 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, and providing a new modern and attractive energy efficient structure. It will provide for maintenance of the grounds including parking lot & landscaping. Also the service that it provides meets the needs that are already established in the area. It is located in a neighborhood of businesses that it is very compatible with.

- 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 restaurant which is allowed in the zoning district, but includes a drive through which requires a special review. The lot is zoned Community Commercial. A drive through is allowed under a special review approval.

Request for Special Review  
Little Caesars Pizza Drive Thru  
2202 Central Ave., Billings, MT  
5/4/18

2. Attached please find the following support documentation:

- |   |             |
|---|-------------|
| 1. General Location Map (Showing 300' radius)       | Exhibit I   |
| 2. Site Plan (1" = 20')                             | Exhibit II  |
| 3. Site Plan (11"x 17")                             | Exhibit III |
| 4. Certified List of Property Ownership Within 300' | Exhibit IV  |
| 5. Photographs                                      | Exhibit V   |
| 6. Declaration of Restrictions                      | None known  |
| 7. Labels   |             |
| 8. Traffic Study (will be submitted once completed) |             |

Sincerely,



John Atkinson,

AT Architecture  
848 Main Street Suite 7  
Billings, Montana 59105  
406-245-2724

cc: Planning and Community Services Department w/ enclosures (1)

CITY SPECIAL REVIEW

APPLICATION FORM

Billings Special Review# 966 - Project # PZ-18-00080

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: COMMUNITY COMMERCIAL

Special Review Requested: DRIVE THROUGH WINDOW

TAX ID# A04409 CITY ELECTION WARD # 3

Legal Description of Property: LT BLK 1 CENTRAL HEIGHTS SUB 2ND FIL AMD(16) 207, T01S, R26 E

Address or General Location (If unknown, contact City Engineering): 2202 CENTRAL AVE

Size of Parcel (Area & Dimensions): 2721 SF ; 125' x 169'-8"

Present Land-Use: VACANT RESTAURANT

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X

If yes, please attach to application

\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): ZARBECK ENTERPRISES LLC

(Recorded Owner)  
PO BOX 21566 BILLINGS, MT 59104  
(Address)  
406-591-4829 (Phone Number) (email)

Agent(s): JOHN ATKINSON

(Name)  
810 MAIN ST STE 7 BILLINGS 59105  
(Address)  
406-249-2724 (Phone Number) john@ataarchitecture.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] Date: 5-4-18  
(Recorded Owner)

CENTRAL AVE.



SANTA FE DR.

1 SITE PLAN Scale: 1" = 12'-0"

