

Attachments:  
Application, Applicant letter Site Plan

**APPLICATION FORM**

CITY SPECIAL REVIEW Billings Special Review# 964 - Project # P2-18-00072

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: TO ALLOW A CASINO WITH A GAS/CONVENIENCE STORE @ THE NW CORNER OF ZIMMERMAN & GRAND

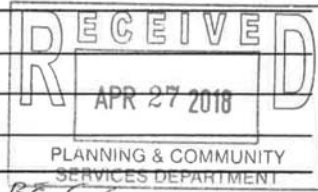
TAX ID# A36266 CITY ELECTION WARD # 5

Legal Description of Property: LOT 1, Block 5, Zimmerman Home Place Subdivision, First Filing

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

Size of Parcel (Area & Dimensions): 3.39 ACRES

Present Land-Use: FARM LAND/AGRICULTURAL / TO BE C.C.



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): TOWN PUMP, INC  
(Recorded Owner)  
600 S. MAIN, BUTTE, MT. 59701  
(Address)  
406-497-6700 DANS@TOWNPUMP.COM  
(Phone Number) (email)

Agent(s): AT ARCHITECTURE / MARK OLSON  
(Name)  
248 MAIN STREET, BILLINGS 59105  
(Address)  
245 272A mark@ataarchitecture.com  
(Phone Number) (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: 4-25-18  
(Recorded Owner)



April 27, 2018

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

RE: Request for Special Review For  
Town Pump Gas, Convenience Store & Casino  
NE Corner Zimmerman Trail & Grand Avenue  
Billings, MT 59101

Planning Staff:

The Town Pump is looking to build a new building to house a gas station, convenience store & casino at the NE corner of Zimmerman Trail & Grand Avenue. This project will include a new gas station, convenience store & casino building and the site work. See attached Site Plan – Exhibit I. The following outlines the data requested by your application instructions.

A. Forward:

This site consists of lot 1 which has a total of 3.39 acres and is zoned Community Commercial. The proposed building will include a convenience store/gas station and casino floor with 'cage' area, offices, restrooms, storage rooms & mezzanine 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 adding 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.

Request for Special Review  
Town Pump Gas, Convenience Store & Casino  
NE Corner of Zimmerman Trail & Grand Avenue, Billings, MT  
4/27/18

2. Aesthetics - The site will be designed, 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 ever 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 increasingly busy intersection in Billings.

- 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.

- 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)

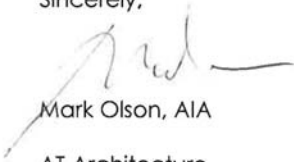
The proposed use is a gas station, convenience store but includes a casino which requires a special review. The lot is zoned Community Commercial. A casino is allowed under a special review approval.

Request for Special Review  
Town Pump Gas, Convenience Store & Casino  
NE Corner of Zimmerman Trail & Grand Avenue, Billings, MT  
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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. Check for \$1,215 Application & \$45.00 deposit for zoning signs. |             |
| 7. Declaration of Restrictions                                       | None known  |
| 8. Labels  |             |

Sincerely,



Mark Olson, AIA

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

cc: Planning and Community Services Department w/ enclosures (1)  
Dan Sampson, Town Pump, Construction and Development Manager (1)

**Building Area**  
 15,729 SF - Main Floor Area  
 2,468 SF - Mezzanine

**Parking Requirements**  
 Casino = 2,185 SF x 1 space/100 SF = 22 spaces  
 Liquor Store = 978 SF x 1 space/200 SF = 5 spaces  
 Gas Station = 1,711 SF x 1 space/80 SF = 22 spaces  
 C-Store = 3,372 SF x 1 space/200 SF = 17 spaces  
 Storage/Restrooms = 9,660 SF ~ 10 spaces  
 Offices = 291 SF x 1 space/300 SF = 1 space  
 73 spaces + 4 accessible spaces required = 77 total required & 99 provided

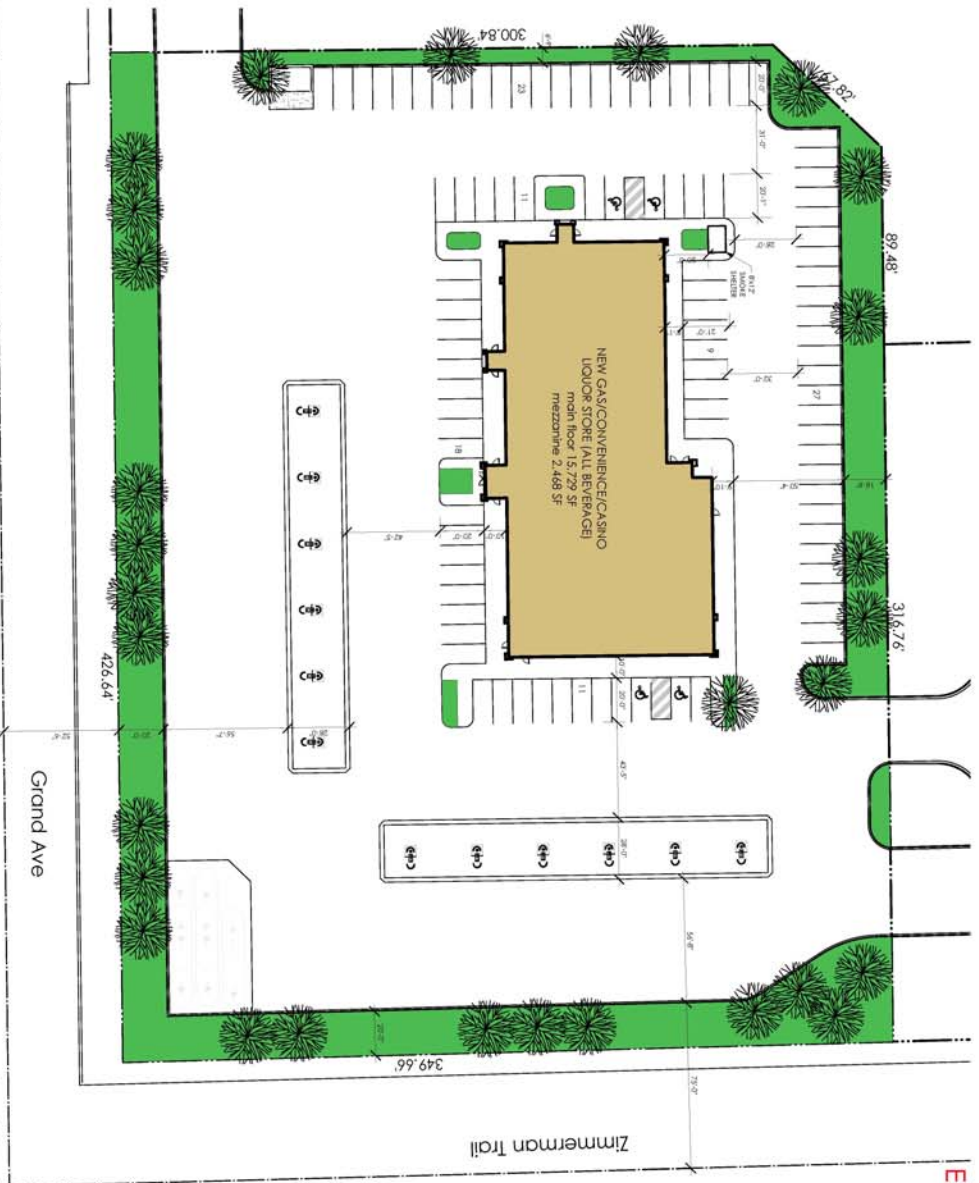
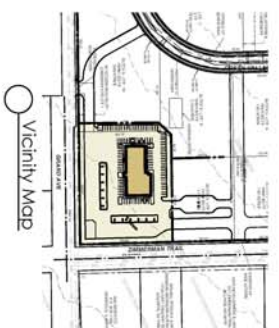
**Bicycle Racks**  
 Provide 2 racks per City Recommendations

**Zoning**  
 Community Commercial  
 Lot Coverage 50%, Max - Actual = 9.9%  
 Landscape requirements 10% - Actual = 16% landscaping  
 3.63 Total Acres

**Legal Description**  
 Lot 1, Block 5, Zimmerman Home Place Subdivision, First Filing

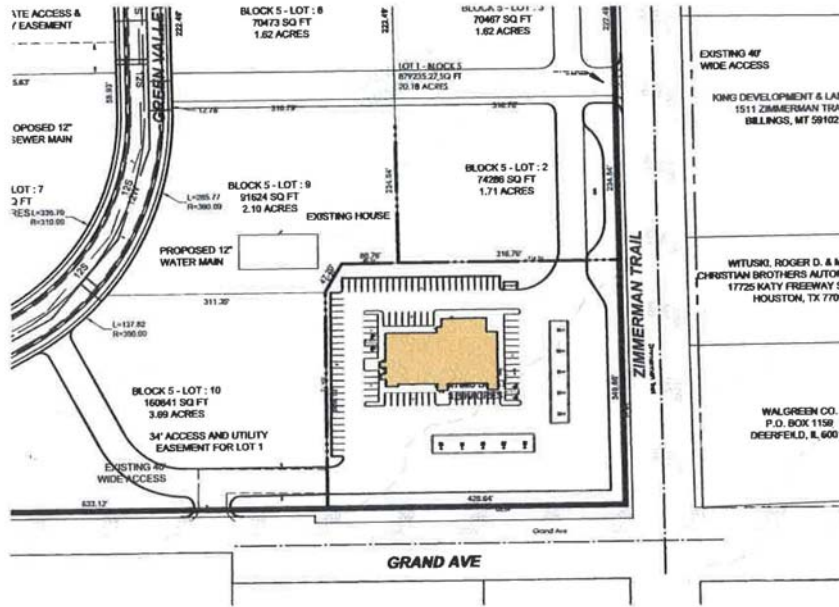
**Address**  
 NW Corner of Grand Avenue & Zimmerman Trail

**Proposed Use**  
 A-2 Casino & Bar  
 M Gas Station, Convenience Store & Liquor Store  
 S1 Storage



**TOWN PUMP GAS STATION & CASINO of ZIMMERMAN**  
 Grand Avenue & Zimmerman Trail, Billings, MT  
 CONCEPTUAL SITE DESIGN  
 5/1/18





Vicinity Map



**RECEIVED**  
 APR 27 2018  
 PLANNING & COMMUNITY  
 SERVICES DEPARTMENT