

Application

City Special Review

APPLICATION FORM

City Special Review # 968 - Project # P2-18-0011

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the Yellowstone County Unified Zoning Regulations.

Present Zoning: Entryway General Commercial

Special Review Requested: Fence South backyard

TAX ID# A28409 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: Geyser Park Subd Block 1, Lot 1A, AMD

Address or General Location (If unknown, contact County Public Works): 4910 Southgate Dr

Size of Parcel (Area & Dimensions): 3.215 Acres

Present Land-Use: Restaurant, Lounge

Covenants or Deed Restrictions on Property: Yes No [checked]

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): America Foods Inc (Recorded Owner) 4910 Southgate Drive (Address) 406-672-6151 (Phone Number) America Foods MT@gmail.com (email)

Agent(s): Barbara Hawkins (Name) 4910 Southgate Drive, Billings, MT 59101 (Address) 406-672-6151 (Phone Number) America Foods MT@gmail.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: Barbara Hawkins (Recorded Owner) Date: 7/2/18

Applicant Letter

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

The proposed application, to fence in and create a backyard/patio area adjacent to an eating and drinking establishment where alcoholic beverages are served, is consistent with the land use elements goals and objectives as it is consistent with nature of the existing neighborhood and type of uses allowed.

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

The need for a fence surrounding the backyard/patio is public safety and control. The backyard area will contain volleyball nets and other backyard games. The fence will keep unauthorized individuals from accessing the area. In addition, the fence will define the alcoholic licensed premises and create separation from the Hotel next door.

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

The approval of this application will serve the public interest by enhancing a locally owned quality restaurant and sports bar facility. The business helps to serve the growing demand for services in the area. It will provide an outside area for customers and allow them to be out of the public's view.

- 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.

We propose approval of the application for a 6' high chain link fence which surrounds the backyard/patio area. The fence will be 210'

Site Plan

