

APPLICATION FORM

CITY SPECIAL REVIEW

Billings Special Review#

969

- Project #

PZ-18-00123

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: Location of a Billings Restaurant Beer & Wine License, with no gaming. The location address is 316 S 24th St W and is the future home of a Blaze Fast Fire'd Pizza.

Waiver of 600-ft separation requires Special Review

TAX ID# D00524

CITY ELECTION WARD #5

Legal Description of Property: S12, T01 S, R25 E, C.O.S. 1136, PARCEL A1, 2ND AMND

Address or General Location (If unknown, contact City Engineering): 316 S 24th St W

Size of Parcel (Area & Dimensions): 36.82 Acres - 2,700 SF tenant space

Present Land-Use: Retail Shopping Center

Covenants or Deed Restrictions on Property: Yes X No

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): MRB Pizza 1 LLC
(Recorded Owner)
3031 Grand Ave Suite 100 PMB 121
(Address)
406-670-4483
(Phone Number) (email)

Agent(s): Steven Zeier - NAI Business Properties
(Name)
3312 4th Ave N
(Address)
406-294-6315 szeier@naibusinessproperties.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: (See attached letter) Date:
(Recorded Owner)

# **NAI** Business Properties

Commercial Real Estate Services, Worldwide.

July 24, 2018

Ms. Nicole Cromwell  
City of Billings  
2825 4<sup>th</sup> Ave North, 4<sup>th</sup> Floor  
Billings, MT 59101

Re: Special Review Application for the location of a Billings, MT Restaurant Beer & Wine License.

Dear Nicole,

MRB Pizza 1, LLC, a Blaze Fast Fire'd Pizza franchisee, is under contract to acquire a City of Billings Restaurant Beer & Wine license # 03-101-9270-401. This license is for the sale of beer and wine only as part of a food service operation and does not allow gaming. The owners plan on locating this license at 316 S 24<sup>th</sup> St W as part of the remodeling of an existing space to a fast casual restaurant space. The applicant is seeking a waiver from Section 27-612(a)(1) requiring a 600 foot separation from an establishment that serves alcohol from churches, schools, and public playgrounds. Per section (b); (1), (2) & (3) a waiver is appropriate when there is a building obstructing the view and no direct physical access exists. In this case it is roughly 2,200 feet from the location to the public playground located at Stewart Park and roughly 1,600 feet from Central Heights Elementary School. In the case of the playground the mall building, the lack of a direct access fulfills the waiver requirement. In the case of the school an arterial street is between the two properties. The unique nature of the large mall parcel and the large park parcel requires the special review process in that they are adjacent. In the case of the school, it is within 600 feet of the far NW corner of the mall property. A waiver is appropriate in both cases.

Please see the information below as answers to the questions found in the Instructions, Section 1 of the Special Review Application Form.

Answer the following questions:

- A. *In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?*  
This application is most consistent with three Goals from the Growth Policy. These goals include Essential Investment, Place Making, and the Community Fabric goals. This project is a good example of infill development as it is a reuse of a currently existing space, it will provide additional service options to a busy and dense commercial corridor, as well as the surrounding neighborhoods.
- B. *Why is there a need for the intended use of the property at this location?*  
This is a prime retail and restaurant location that will serve the entire community. The ability to serve beer and wine as allowed provides the business owner a greater offering for services.

# **NAI** Business Properties

Commercial Real Estate Services, Worldwide.

- C. *How will the public interest be served if this application is approved?*  
The public interest will be served by allowing for more and diverse dining options located adjacent to a large regional retail shopping center.
- 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.*  
The intended use of this property is the remodeling of an existing retail space for a Blaze Fast Fire'd fast casual pizza restaurant. This special review is being sought to conform with the Section 27.612 of the City of Billings zoning code that specifies the requirement of a special review where a public playground is within a certain distance of location where alcohol is served for on premise consumption.

Thank you for your consideration of this request. Please contact me with any additional questions or request for more information.

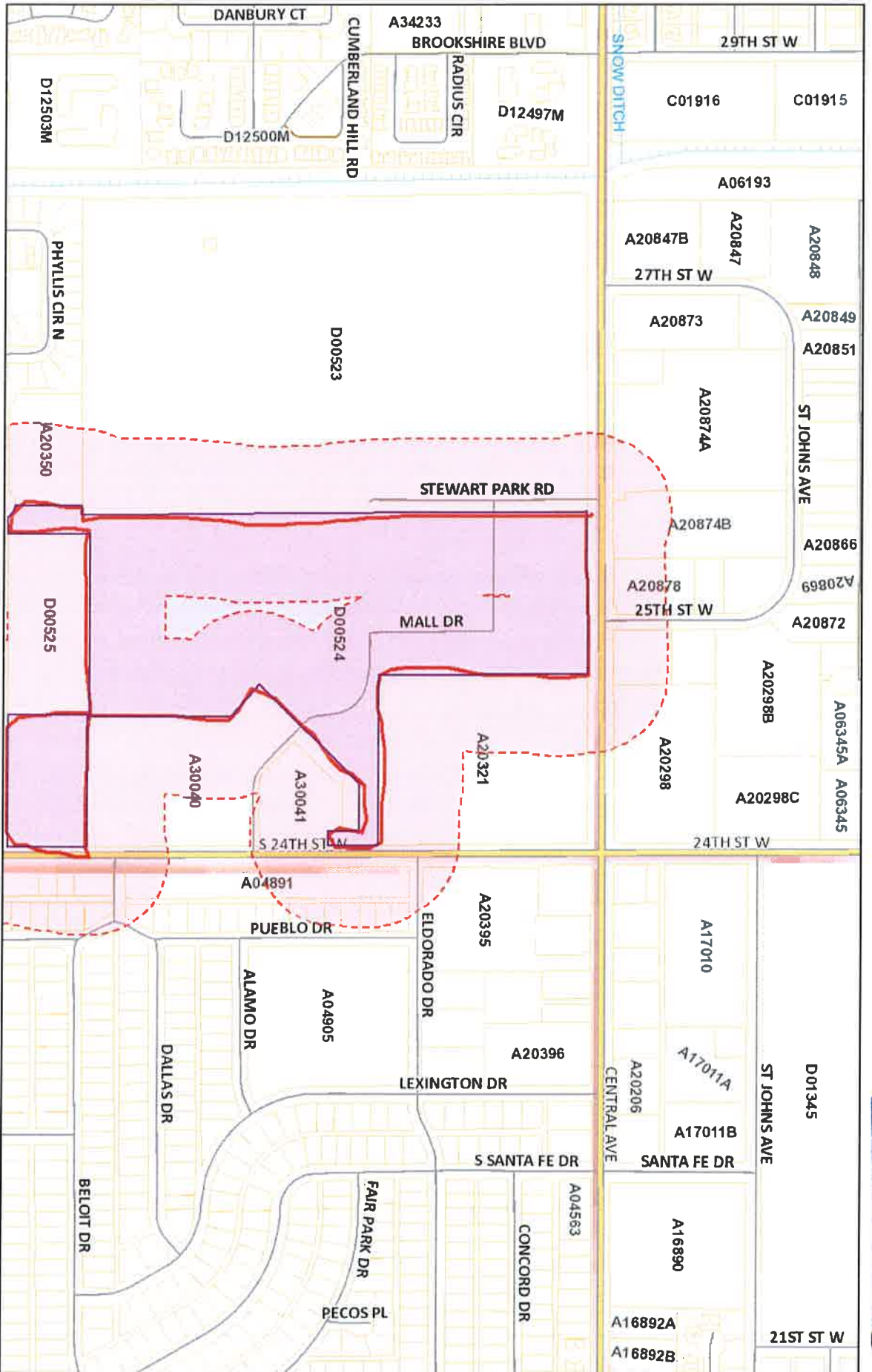
Respectfully,



Steven Zeier

# 300' Radius Map 300 S 24th St W - SR

Certified True  
 10/2018  
 Dept of Revenue  
 RG



July 30, 2018

polygonLayer    polylinesLayer    polygonLayer  
 Override 1    Override 1    Override 1

*Steve Zeier*  
 406 - 670 - 6969

