

Application & Applicant Letter

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APPLICATION FORM

CITY SPECIAL REVIEW Billings Special Review# _____ - Project # P2-20-00156

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: Neighborhood Commercial

Special Review Requested: The construction of a drive-through for a coffee retailer a show in the enclosed site plan.

TAX ID# A15200 CITY ELECTION WARD # 1

Legal Description of Property: Suburban Homes Addition, Block 35, Lot 24A + Lots 25-28 + W2 LT 29

Address or General Location (If unknown, contact City Engineering): 446 Grand Avenue (5th + Grand)

Size of Parcel (Area & Dimensions): 17837 SF
129' 7' E-W by 137' N-S

Present Land-Use: Abandoned Convenience Store

Covenants or Deed Restrictions on Property: Yes _____ 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): Mag Tag, LLC

(Recorded Owner) 3125 Ave E. Billings MT, 59102

(Address) 406-680-8720 greenie410@gmail.com

(Phone Number) (cell)

Agent(s): Lawrence A. Smith

(Name) 435 Clark Ave Billings MT 59101

(Address) 406 672 2678 lsmith@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: Linda Rutherford Date: 7/6/2020
DocuSigned by: 15FCEFAA76A0498 (Recorded Owner)



In what way is your proposal consistent with the goals and policies of the adopted Growth Policy?

The project is an in-fill redevelopment of an aging commercial property. The project is an enhancement to the area that focuses on a clean safe environment with a use that benefits the surrounding residential community. The subject site will be improved with the latest landscaping and architectural requirements required under the new growth policy.

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

The intended use provides an ecofriendly use to the property instead of what the property has been used for over the last 30 plus years which has been gasoline/convenience. Site remediation for contaminants has been completed and monitoring is under supervision by DEQ. Because of the limited size of the parcel, this project fits the limited site size and will have pedestrian friendly access for both residents and kids from Billings Senior High School.

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

The public will benefit by in-fill redevelopment to today's standards. Access and safety will be updated based on today's requirements. New construction with desirable architecture will create an inviting, friendly atmosphere and create additional tax revenue vs. current taxable value. New construction/architecture will also benefit the immediate area.

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 existing vacated convenience store will be demolished. Fencing will remain erected during this time and after until new construction is mostly completed or the need to have it removed for parking lot and landscape construction requires it so that safety is not an issue. New construction will then begin of a permanent 860-1,000 SF coffee shop with a drive-through lane and outdoor seating. The use will change from gasoline/convenience sales to coffee, assorted drinks, and food items commonly found in this type of business. The special review is being sought to approve a drive-In service.