

Application & Applicant Letter



The undersigned as owner(s) of the following described property hereby request a Special Review from the terms of the Zoning Regulations.

Check one: City of Billings Special Review Yellowstone County Special Review

Address 2499 Gabel Rd Billings, MT 59102

Legal Description Cenex Park Subdivision, Block 4, Lot 3

STATEMENT: Answer the following questions on a separate document and upload to the online project attachments.

- 1. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?
2. Why is there a need for the intended use of the property at this location?
3. How will the public interest be served if this application is approved?
4. Statement. 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.

Required Project Uploads

- Site Plan --Signed Application and Statement (Special Review Questions)
--Radius Map & Certified List of Property Owners --Typed Mailing Labels Certified Surrounding Property Owners

Online Applications: https://services.billingsmt.gov/citizenaccess/

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.

Recorded Owner(s) KING MCCALL LLC

Owner's Address P.O. Box 80965 Billings, MT 59108-0965

Owner's Phone Number (406) 690-4452 (E-mail)

Applicant/Agent COREY WELTER ENTERPRISES, INC. by Corey Welter, President

Applicant/Agent's Address 4010 Montana Sapphire Drive Billings, MT 59101

Applicant/Agent's Phone Number (406) 670-3836 (E-mail) mtoilman@welterconsulting.com

Signature of Recorded Owner(s) James D. Renteria, member Date 12/2/20

AUTHORITIES: SEC. 27-1503. SPECIAL REVIEW BY CITY ZONING COMMISSION. (a) General. Although each zoning district is primarily intended for a predominant type of use, there are a number of uses which may or may not be appropriate in a particular district depending upon all the circumstances of the individual case.

AUTHORITIES: SEC. 27-1509. SPECIAL REVIEW BY COUNTY ZONING COMMISSION. (a) General. Although each zoning district is primarily intended for a predominant type of use, there are a number of uses which may or may not be appropriate in a particular district depending upon all the circumstances of the individual case.

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

Special Review Application - Questions - Corey Welter Enterprises, Inc.

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

This proposal is for the re-location of operations of an existing all-beverage liquor license with gaming from a location that would have to be grandfathered in under the new Billings Re-Code to a location that would have no existing or future conflicts with the new codes.

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

The Gable Road corridor is rapidly expanding and is in need of new consumer services. This location is only a few blocks away from a new high rise motel being built on Overland Avenue and is only blocks away from 24th Street West and King Avenue.

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

Re-locating from our present location on Grand Avenue will give us considerably more room which will require the addition of 10 -12 new employee positions. We will offer more of an upscale bar with a casino to serve the needs of not only the gaming public, but also an alternative to the existing liquor establishments in the area.

D. Prepare a written statement addressing what is intended to be done with the property, include new construction or change in the use of the property, and why the special review is being sought.

A complete remodel will be done including the addition of a fire suppression system with 24-hour monitoring as required by the existing fire code. A tap on the water main will be required to supply the fire suppression system. All bathrooms, doorways, etc. will be ADA compliant. Minor plumbing and electrical work will need to be done for the bar and casino. All furniture, fixtures, and equipment will be of the highest quality available.

In conclusion, Applicant hopes that this Special Review application will be approved as was the prior application, relating to the same subject property and the same use, which was approved by unanimous vote of the City Council on October 26, 2020. There are no churches, schools, residential zoned areas near the location of the subject property.