

APPLICATION FORM

CITY SPECIAL REVIEW Billings Special Review# 989 - Project # P2-20-00261

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: All beverage w/ gaming license and Approval of an outdoor patio.

TAX ID# C07979 CITY ELECTION WARD # 5

Legal Description of Property: LAMPMAN Subd S12, T01S, R25 E, Block 17A, Lot 2, Lt 2 Blk 17A LAMPMAN SUB AMD (1-615 HERE)

Address or General Location (If unknown, contact City Engineering): 3189 King Ave W Billings, MT 59102

Size of Parcel (Area & Dimensions):

Present Land-Use: Abandoned gas station

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): Daj Enterprises, LLC (Recorded Owner)

(Address) 402-670-4722 dougjenkins250@gmail.com (Phone Number) (email)

Agent(s): Josh Benson (Name)

(Address) 3117 Falcon Ridge Way (Phone Number) 734-673400 (Email) joshbenson@outwestgaming.com

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: Douglas Jenkins, owner, DAJ ENTER LLC Date: 12/2/2020 (Recorded Owner)



Special Review application

Question 1A:

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

LAND USE ELEMENT

Issue: Neighborhoods are experiencing pressures from the new development and land use changes.

Goal: Predictable land use decisions that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans.

Objectives:

1. Preserve neighborhood integrity
2. Empower neighborhood groups.

Answer: We plan to assist Pie Guys Pizza in expanding their long-standing delivery operation into a sit-down restaurant dine-in eating. The placement of a full liquor with gaming license offers consistency with current neighborhood characteristics. We believe that building a small outdoor patio at this location would also enhance the area's appeal to desirable consumers.

ECONOMIC DEVELOPMENT ELEMENT

Issue: We need to continue a cohesive focus in economic development.

Goal: Coordinated economic development efforts that target business recruitment, retention, and expansion.

Objectives:

1. Strengthen area economy
2. Create living-wage jobs
3. Improve quality of life for residents

Answer: The expansion of an outdoor patio and full liquor license would allow a more dynamic entertainment element for the area. The outdoor patio would allow expanded and desirable seating for restaurant customers. An outdoor patio open during warmer months would bring value to the neighborhood and we feel would be well received. There would be no speakers, or music system. Noise would certainly be less invasive than traffic. We would be happy to shut the patio down at a reasonable hour. We feel that something like this would be a refreshing change for the neighborhood especially as it would be tied to a gaming property. One of our goals is to improve public perception that gaming properties.

Issue: Lack of living-wage jobs.

Goal: Increase the median income of households and individuals

Objectives:

1. Improve the quality of life for residents
2. Attract and retain businesses that offer competitive wages and benefits
3. Reduce dependency on social programs

Answer:

Creating an expanded outdoor patio for Pie Guys Pizza and Wardens would allow more space to be used for dining and intensify the positive ambiance of our businesses. More outdoor space during warmer months would allow for more restaurant businesses and increase the the number of employees needed to keep up with demand. The wages for these positions offer more than living wage minimums for Yellowstone County which is \$11.05/hour.

AESTHETICS ELEMENT

Issue: There are areas of the city and county that are unattractive and present a poor image of the community

Goal: Visually appealing communities

Objectives: Improve the image of the community

Answer: We would like to build a visually appealing outdoor patio. This could include a gas or electric fireplace as a focal point for the outdoor space. A fence as illustrated below could encompass the patio offering the area something new, appealing, and welcoming for the neighborhood.



Issue: New development and signs, cell towers, power lines, and other structures could reduce the visual quality of the rims.

Goal: Unobstructed views of the rimrocks surrounding the city of Billings

Objectives:

1. Improve signage standards

Answer: Re-finish existing sign to enhance look/feel. We would also be willing to landscape around the bottom of the sign enhancing the signs look.

CULTURAL & HISTORIC RESOURCES ELEMENT

Issue: Historic landmarks and structures are being lost to neglect and development.

Goal: Identification and protection of the historical, archaeological, and cultural resources of Yellowstone County

Objectives: Improve awareness of historic and cultural resources

Answer: Warden's gaming establishments are all branded and built to tell the story of my Fathers career as a prison Warden. We use local history especially as it ties into prisons or stories of "Old western outlaws." We intend to showcase stories significant to the cultural history of Yellowstone County and Billings, especially as it correlates to the story my father's career in corrections. We believe people have a natural interest in the history of their community. When we can tie local history into my fathers' career being a prison Warden, we find it to be a winning recipe, peaking people's interest in the "Wardens" brand.

To capture and preserve the history of Billings and Yellowstone county, we use historical photos, memorabilia, and old newspaper articles. Our intent is to create an establishment offering an ambiance that people feel they are taking a step back into time when walking through our doors, but also being the cleanest and nicest place in town. Using rustic finishes and reclaimed barnwood, we can build a modern and clean establishment, while capturing the old western look and feel our state and community is proudly known for.

Question 1B:

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

Answer:

This location has been sitting vacant and abandon for nearly a year. As an alternative to an abandon gas we would like to offer something that is fresh, new, and will be well received. Allowing a visually appealing outdoor patio will help bring people to the area for lunch, dinner, and will be a welcomed business addition to this area.

Question 1C:

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

Answer:

This would offer two reputable businesses a chance to create and enhance the positive perception for this area of the city. We feel that allowing our business to utilize a full liquor license as well as permit the use of an aesthetically desirable outdoor patio will attract the type consumers that will be well received by residential and commercial residents.

Question 1D:

Prepare a written statement addressing what is intended to be done with the property, and why special review is being sought.

Answer: We are seeking permission to build an small outdoor patio approximately 600 square feet on the west side of 3189 King Ave suite A. This patio would be located along the 32nd Ave at the cross street of 32nd and King Avenue. We are also seeking permission to change to upgrade to a full liquor location instead of just beer/wine.

Question 2A & B:

See attached