



ZONING SPECIAL REVIEW REQUEST



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 2551 Wise Lane, Billings MT 59101

Legal Description NE 1/4 Section 27, T. 1S., R. 25E; Tr. 3, C.o.S. 1964

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) Josh Starr, COO; Town and Country Supply Association

Owner's Address 18 8th Avenue, PO Box 367, Laurel, MT 59044

Owner's Phone Number (406) 628-6314 (E-mail) jstarr@tandcsupply.com

Applicant/Agent Ryan Welsh, KLJ Engineering

Applicant/Agent's Address 2611 Gabel Road, Billings MT 59102

Applicant/Agent's Phone Number (406) 245-5499 (E-mail) ryan.welsh@kljeng.com

Signature of Recorded Owner(s) 

Date 11-29-21

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. For example, the location, nature of the proposed use, the character of the surrounding development, traffic capacities of adjacent streets, and potential environmental effects, all may indicate that the circumstances of the development should be individually reviewed. It is the intent of this chapter to provide a system of review of such uses so that the community is assured that the uses are compatible with their locations and with surrounding land uses, and will further the purpose of this chapter and the objectives of the comprehensive plan.

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. For example, the location, nature of the proposed use, the character of the surrounding development, traffic capacities of adjacent streets and potential environmental effects, all may indicate that the circumstances of the development should be individually reviewed. It is the intent of this chapter to provide a system of review of such uses so that the community is assured that the uses are compatible with their locations and with surrounding land uses, and will further the purpose of this chapter and the objectives of the comprehensive plan.

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



To whom it may concern,

As part of the Zoning Special Review Request, we have been asked to answer the following questions with regards to our Market Basket site redevelopment on Wise Lane in Yellowstone County.

1. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?
 - This project will upgrade a very old facility that had degraded through time and has downgraded the aesthetics of the area.
 - It will continue to offer the current amenities that are being offered now while adding new options for the residents in the surrounding area.
 - It will offer new job availability for residents in the area.

2. Why is there a need for the intended use of the property at this location?
 - This location provides essential products for the local area residents and workers in the way of petroleum products and food. The addition of the entertainment section of the business will also provide a new option for these individuals with less travel out of the local area.

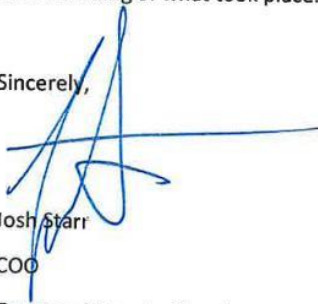
3. How will the public interest be served if this application is approved?
 - The new facility will reduce vehicle crowding around the existing roadways by moving the facility further back on the lot and allowing for a change in the driveway approaches from those roadways that will help drivers to enter them with a better view of traffic therefore increasing safety.
 - The entertainment section of the facility again offers the option of a venue closer to the local residents, and an option for more employment opportunities.

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.

- We are proposing to build a new facility just to the west of the existing building to house the current convenience store and deli. This facility will have upgraded petroleum pumps and more access to parking to alleviate the crowding on the existing lot during peak times. We are also proposing to add a casino in this new facility to make available an option for entertainment in the area that helps customers stay closer to home and support a business locally positioned.

Also, as part of the application, I certify that a neighborhood meeting was held on Thursday, November 11, 2021 via zoom. Attached is a copy of the meeting announcement, slideshow, and recording of what took place.

Sincerely,

A handwritten signature in blue ink, appearing to read "Josh Starr", is written over a horizontal line. The signature is stylized and somewhat illegible.

Josh Starr

COO

Town and Country Supply