

CITY SPECIAL REVIEW APPLICATION FORM

CITY SPECIAL REVIEW

City Special Review# 999 - Project #

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: CMU1

Special Review Requested: Drive-through is adjacent to residential zone districts

TAX ID# D01590

CITY ELECTION WARD #1

Legal Description of Property: Tract 1, C.O.S. 3691, S09, T01 S, R26 E

Address or General Location (If unknown, contact City Engineering): 4140 State Ave

Size of Parcel (Area & Dimensions): 0.5 Acres

126-feet x 175-feet

Present Land-Use: Laundromat Facility

Laundromat Facility

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

Owner(s): Nestor Nava Chavez

(Recorded Owner)

6303 Skycrest Drive, Billings, MT 59106

(Address)

406 855-4356

(Phone Number)

nestor1chavez@gmail.com

(email)

Agent(s): Performance Engineering

(Name)

3412 Colton Blvd. Suite 202, Billings, MT 59102

(Address)

(406) 384-0080

(Phone Number)

taylor@performance-ec.com

(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:

Nestor Nava Chavez

(Recorded Owner - digital signature allowed)

Date: 3/31/2025

Tract 1, Certificate of Survey No. 3691

City Special Review Written Statement

- ✓ Consistent with the goals and policies of the adopted Growth Policy

The addition of a drive-thru restaurant and indoor seating aligns with the adopted growth policy by promoting safe, accessible, and attractive neighborhoods that provide essential services. This development supports a cost-effective and well-connected transportation system, by offering convenient dining options while maintaining the economic vitality of the community. Thoughtful site planning, including landscaping and pedestrian connectivity, enhances the visual appeal and livability of the area while ensuring public safety. Additionally, the project's proximity to existing infrastructure makes it a cost-efficient investment that supports long-term sustainability and property value stabilization.

- ✓ Adequate in size and location to accommodate the proposed use while still meeting all of the zone district requirements such as landscaping and parking

The proposed use allows to “accommodate commercial and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking.” A special review is required due to the site's proximity to residential zoned areas; however, the location and size of the space ensures compliance with all zoning requirements, including landscaping, parking, and buffering standards.

- ✓ Compatible with nearby uses and how the applicant intends to mitigate any potential impacts

The proposed use is compatible with the adjacent residential zoning as it is designed to minimize impacts on nearby residential properties. The drive-through order point faces Van Buren Street corridor, vehicle queue/circulation is directed toward the far side of the property, adjacent to State Avenue, reducing potential disruptions to residential areas to the south and to the east. Additionally, the applicant will incorporate CMU1 to N1 buffering measures such as landscaping, fencing, and proper lighting to further mitigate noise, light, and traffic concerns.

- ✓ Will not impede the normal improvement of surrounding property

The proposed use will not impede the normal improvement of the surrounding property, as it is strategically located in a mixed-use area with both commercial and residential influences. Positioned just south of BNSF Railroad, west of existing residences, and east of established commercial businesses such as Ace Hardware, and Family Dollar, the site is well-suited for commercial activity. The development is

designed to ensure smooth traffic flow, adequate buffering, and compliance with zoning requirements, preventing any negative impact on nearby residential properties.