

CITY SPECIAL REVIEW APPLICATION FORM

CITY SPECIAL REVIEW

City Special Review# _____ - 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: _____

Special Review Requested: _____

TAX ID# _____ CITY ELECTION WARD # _____

Legal Description of Property: _____

Address or General Location (If unknown, contact City Engineering): _____

Size of Parcel (Area & Dimensions): _____

Present Land-Use: _____

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

Owner(s): _____
(Recorded Owner)

(Address)

(Phone Number) (email)

Agent(s): _____
(Name)

(Address)

(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:  _____ Date: _____
(Recorded Owner – digital signature allowed)



Kueber Coffee Montana, LLC | 7 Brew Franchisee | 445 E Market St, Suite 310, Louisville, KY 40202

01/29/26

Via: portal

City of Billings

316 N. 26th Street

Billings, MT 59101

Attn: Zoning Commission

**RE: 7 Brew Coffee – 533 S 24th St W
Project Narrative**

Seven Brew is a drive thru only coffee concept that serves beverages and no food. We serve a variety of made to order beverages, including coffee, tea, Italian sodas, smoothies, shakes, energy drinks, and hot chocolate.

We believe we are the face of a coffee revolution with our unique speed of service coupled with quality products. Our delicious drinks are made from the best ingredients, served by always energetic, upbeat, fun, and welcoming baristas, in a fast and consistent drive thru. Each one of our location's employees between 40-50 high energy people that are sure to put a smile on guests' faces!

Our model takes up a small footprint of around half an acre to an acre with a 510 square foot building. At Seven Brew, we offer drive thru only with two ordering lanes that help us process orders ultra-fast (think Chick-fil-A) to allow our guest to get in and out to tackle their day. There is no interior or exterior seating available. Our baristas greet guest at their vehicles with iPad and drinks are then delivered directly to the vehicles. There are no obnoxious speaker boxes, all our interactions are person to person. Our stands operates Sunday thru Thursday from 5:30 am to 10:00 pm and from 5:30 am to 11:00 pm on Friday and Saturday.

Our thoughtfully designed building has a canopy that stems from each side to protect our employees and our guests from the weather during the ordering and delivery process. We do offer walk up ordering service, but this equates to less than 1% of our sales and is typically used by first responders, which we offer a 50% discount too.

We are proposing to redevelop the property located at 533 S 24th Street, that was previously a veterinary office. The site will be redeveloped with a 510 square foot coffee stand and a 388 square foot remote cooler and storage structure along with a dumpster enclosure and associated site, utility and landscape improvements. The stand, cooler/storage structure, and dumpster enclosure are clad in an attractive and durable Nichiha fiber cement product. Nichiha cladding is highly durable and can withstand a variety of harsh environments, including extreme temperatures, moisture, UV radiation, and insects all while requiring minimal maintenance.





Kueber Coffee Montana, LLC | 7 Brew Franchisee | 445 E Market St, Suite 310, Louisville, KY 40202

Special Review Considerations

The Zoning Commission shall consider the following items for special review:

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

This redevelopment is consistent with the goals and policies of the adopted Growth policy by:

- *Providing infill development of previously developed site*
- *Planning and construction of interconnected sidewalks to promote livability*
- *Creating 60-70 jobs to foster economic development and tax base*

2. How the site is 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 site is of sufficient area to accommodate the proposed use. It's location along S 24th Street will provide a convenient service along this commercial corridor, while also allowing safe and easy service to the residential neighborhood to the north. Ample parking is provided on site to accommodate employees during shift change. Landscaping is provided in accordance with the requirements of the zoning district.

3. How the proposed use is compatible with nearby uses and how the applicant intends to mitigate any potential impacts.

The building and cooler/storage structures are located along the front property line adjacent to the S 24th Street right of way, a commercial corridor. The existing screen fencing adjacent to the residential properties to the northwest and west will remain in place. And unlike traditional drive through business, 7 Brew does not have a order menu and speaker box, but rather takes order directly at customers vehicles person to person.

4. How the proposed use will not impede the normal improvement of surrounding property.

The redevelopment of the site will consolidate two driveways along Lampman Ave into one and provide a landscape buffer which does not currently exist. Sufficient on-site parking will also be provided to eliminate any unwanted street parking.

If you have questions or concerns about these items, please contact me at brian.evans@7brewteam.com or 502-528-1798.

Best,

Brian Evans
Director of Entitlements

