



February 13, 2026

**City Special Review 1004**  
**Project # PZX-26-00025**

**City/County  
Planning Division**

**Billings  
Metropolitan  
Planning  
Organization**

P.O Box 1178  
Billings, MT 59103  
[plnonline@billingsmt.gov](mailto:plnonline@billingsmt.gov)

P 406.657.8247

Dear Property Owner:

This is to inform you of the following request recently submitted to the City/County Planning Department.

**City Special Review 1004 – 533 S 24th St W – Drive Through Service adjacent to residential**– A special review request to allow a drive through service adjacent to residential zone districts for a new coffee facility, in a Corridor Mixed Use 1 (CMU1) zone, on Lots 1-3, Block 5, Valley View Acres Subd., S07, T01 S, R26 E, a parcel of land approximately 29,039 sf. A pre-application neighborhood meeting was held on January 22nd, at 6:00 pm at 2225 Overland Avenue. Per Section 27-1005.N.1(a); A drive-thru establishment that adjoins, including any location across an alley, residentially zoned property, is subject to special review. The purpose of the special review is to allow operation of a drive thru beverage establishment adjacent to parcels in the Mid-Century Neighborhood (N2) Zone. Tax ID: C01734.

**The City Zoning Commission will hold its public hearing in the City Council Chambers, 5th Floor City Hall at 316 N 26th St on March 3, 2026, beginning at 4:30 pm.** All interested people are invited to attend in person.

Additional information on this application is available on-line at <https://www.billingsmt.gov/2361/Current-Zoning-Applications> or in the Planning Offices at City Hall, 316 N 26th St, 5th Floor.

Written comments may be sent to the Zoning Commission via US Mail to P.O. Box 1178, Billings, MT 59103 or via email to [johnsont@billingsmt.gov](mailto:johnsont@billingsmt.gov), [husmank@billingsmt.gov](mailto:husmank@billingsmt.gov), or [bernsb@billingsmt.gov](mailto:bernsb@billingsmt.gov) before NOON on March 3, 2026. All emails received prior to this time will become part of the record for the special review. Comments sent prior to this notice are also part of the public record.

**The City Council has designated March 23, 2026, at 5:30 p.m. as the date and time to receive the Zoning Commission recommendation and conduct a public hearing for Special Review 1004 in the City Council Chambers, 5th Floor City Hall at 316 N 26th St.**

Before taking any action on an application for a **special review use**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. Those findings and recommendations will be based on **BMCC 27-1623.D (1 through 9)**. Each zoning district is primarily intended for a predominant type of use as identified in BMCC Table 27-1000.1. There are also a limited number of **specific uses subject to special review that may or may not be appropriate in a particular district**, depending upon all the circumstances of the individual use on the site and in context with surrounding development. **Special review uses are special exceptions to the general terms of Billings Zoning Code.**

In no case shall the City Council approve a special review use other than the one advertised. The City Council shall take one of the following actions on these Special Review requests: 1) approve the application; 2) conditionally approve the application; 3) deny the application; 4) allow withdrawal of the application; or 5) delay the application for a period not to exceed thirty (30) days.

The Zoning Commission and City Council will hear all people wishing to speak relative to the proposed Zone Change. Testimony regarding the above-mentioned items may also be submitted in writing to the Planning Division or to the Mayor and City Council, P.O. Box 1178, Billings, MT 59103.

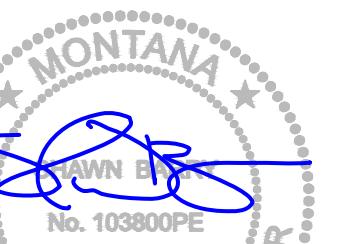
Additional information on this item is available in the Planning and Community Services Office. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Brenda Berns, Planning Clerk, at [bernsb@billingsmt.gov](mailto:bernsb@billingsmt.gov) or (406) 247-8610.

Sincerely,  
The Staff of the City/County Planning Division

**SPECIAL REVIEW CRITERIA AND CONSIDERATIONS**  
**BMCC 27-1623.D**

The zoning commission shall only recommend approval or conditional approval and the city council shall only approve or conditionally approve a special review request if:

- 1.** The special review use is consistent with the City's growth policy and applicable neighborhood plans, if any;
- 2.** The establishment, maintenance, or operation of the special review use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- 3.** The site for the proposed use is adequate in size and topography to accommodate the use while meeting the other requirements of this Zoning Code, including zone district dimensions, landscaping requirements, and parking.
- 4.** The special review use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- 5.** The special review use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- 6.** Conditions necessary to protect the public health, safety, and general welfare can be established, including but not limited to conditions on: (a) Regulation of the use;
  - (b) Special setbacks, buffers, or screening;
  - (c) Surfacing of parking areas;
  - (d) Street, alley, or service road dedications, improvements, or bonds;
  - (e) Regulation of points of vehicular ingress and egress;
  - (f) Regulation of signs;
  - (g) Regulation on the performance of the site, including noise, vibration, and odors;
  - (h) Regulation of the hours of activities;
  - (i) Timeframe for development
  - (j) Duration of use; and
  - (k) Other relevant conditions that will ensure the orderly development of the site.
- 7.** Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- 8.** Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion in public streets; and
- 9.** The special review use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the city council.



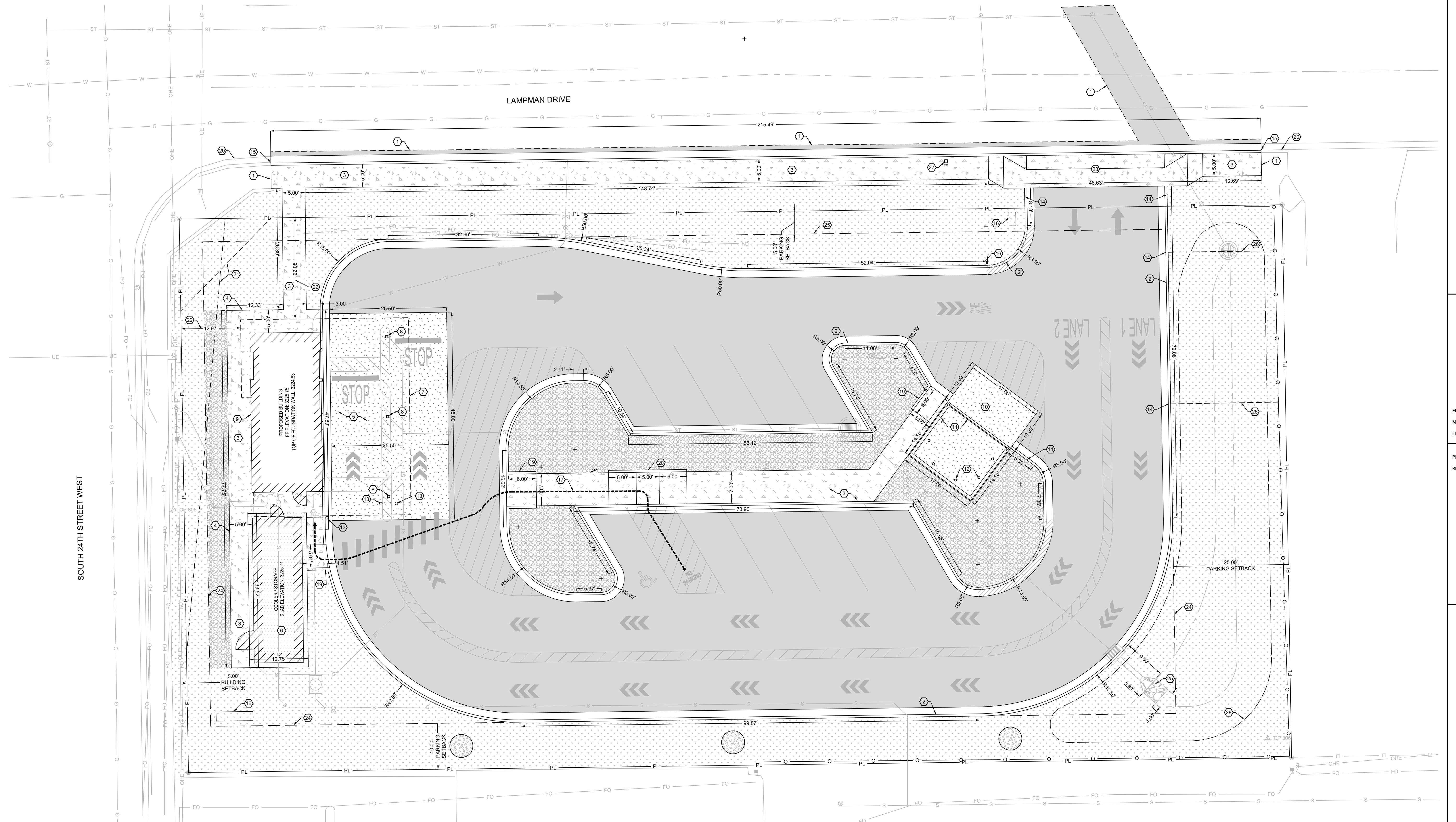
11/12/2025

ENGINEER OF RECORD:  
NAME: SHAWN BARRY  
LICENSE NO.: MT #PE-103800PE

PROJECT NUMBER: 110.009  
REVISION:

**7 BREW COFFEE  
BILLINGS, MT**

533 S 24TH ST W  
BILLINGS, MT 59102



**HATCH LEGEND:**

- = ASPHALT PAVEMENT  
PER DETAIL 2.06, SHEET C7.1.
- = CONCRETE SIDEWALK  
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- = CONCRETE PAVEMENT  
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- = COOLER/STORAGE PAD  
PER STRUCTURAL PLANS.
- = SPILL CURB  
PER DETAIL 2.01, SHEET C7.1.
- = TURF GRASS SOD.  
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK.  
PLACE 3" of 1"-2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- = LANDSCAPE MULCH.  
SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

**KEY NOTES:**

- ① MATCH EXISTING PAVEMENT.
- ② CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
- ③ SIDEWALK PER DETAIL 2.02, SHEET C7.1.
- ④ EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
- ⑤ CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
- ⑥ REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
- ⑦ BUILDING CANOPY OUTLINE.
- ⑧ CANOPY COLUMNS LOCATIONS, TYPICAL.
- ⑨ BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO DETAIL 2.07, SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
- ⑩ CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
- ⑪ TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- ⑫ 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
- ⑬ 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
- ⑭ INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
- ⑮ CONNECT TO EXISTING CURB.
- ⑯ SIGN, SEE SHEET C6.1.
- ⑰ ACCESSIBLE PATH FROM PARKING TO BUILDING.
- ⑱ TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
- ⑲ TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
- ⑳ EXISTING CURB AND GUTTER, DO NOT DISTURB.
- ㉑ STREET VISION TRIANGLE.
- ㉒ DIMENSION FROM PROPERTY LINE TO NEAREST BUILDING STRUCTURE.
- ㉓ CURB WALK/DRIVE APPROACH PER CITY OF BILLINGS STANDARDS.
- ㉔ BUILDING / PARKING SETBACK.
- ㉕ RIP RAP PAD PER DETAIL 4.04, SHEET C7.2.
- ㉖ SNOW STORAGE AREA.
- ㉗ REINSTALL MAILBOX POST AND MAIL RECEIPTACLE.
- ㉘ TOP OF PONDED AREA

**PROPOSED USE:**

RESTAURANT WITH DRIVE THRU.

**ZONING:**

ZONING: CORRIDOR MIXED USE 1.

**PARKING REQUIREMENTS:**

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 6 STALLS.  
PROVIDED = 11 STALLS, 10 STANDARD AND 1 ADA.

**STORMWATER NOTES:**

PRE-PROJECT IMPERVIOUS AREA	= 6,367 S.F.
PRE-PROJECT PEROVIOUS AREA	= 25,927 S.F.
TOTAL	= 32,294 S.F.
POST-PROJECT IMPERVIOUS AREA	= 19,710 S.F.
POST-PROJECT PEROVIOUS AREA	= 12,584 S.F.
TOTAL	= 32,294 S.F.

CURB & GUTTER: 1,100 L.F.

ASPHALT PAVEMENT: 12,809 S.F.

8" CONCRETE PAVEMENT: 1,564 S.F.

4" CONCRETE SIDEWALK: 2,457 S.F.

COOLER/STORAGE SLAB: 427 S.F.

TURF GRASS SOD: 9,869 S.F.

LANDSCAPE ROCK: 2,424 S.F.

LANDSCAPE MULCH: 59 S.F.

**BUILDING AND LOT DATA:**

PROJECT FOOTPRINT 32,294 S.F. = 0.74 ACRES  
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.  
REMOTE COOLER = 280 S.F.  
CONSTRUCTION TYPE: V-B

**QUANTITIES**

CURB & GUTTER:	1,100 L.F.
ASPHALT PAVEMENT:	12,809 S.F.
8" CONCRETE PAVEMENT:	1,564 S.F.
4" CONCRETE SIDEWALK:	2,457 S.F.
COOLER/STORAGE SLAB:	427 S.F.
TURF GRASS SOD:	9,869 S.F.
LANDSCAPE ROCK:	2,424 S.F.
LANDSCAPE MULCH:	59 S.F.



0 5 10  
H. SCALE: 1" = 10



Call 811 or  
1-800-424-5555  
www.Montana811.org



2270 GRANT ROAD, STE 2  
BILLINGS, MT 59102  
Ph: 417-889-0645 Fax: 417-888-0657  
www.tothassociates.com  
COA MT# PEL-EF-LIC-60135  
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**C2.1**

SITE PLAN

DATE: NOVEMBER 10, 2025

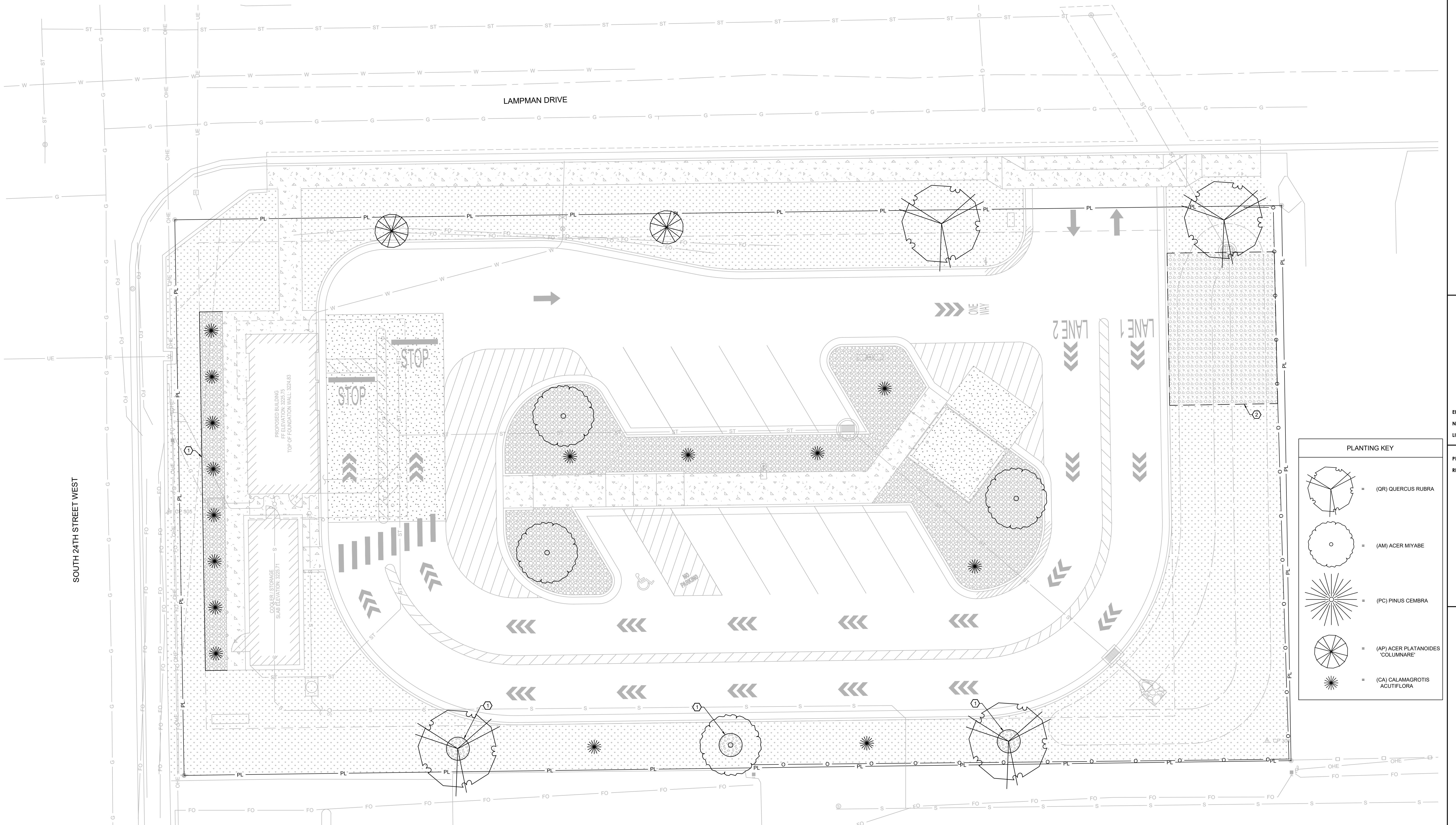


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 NAME: SHAWN BARRY  
 LICENSE NO.: MT #PE-103800PE

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 = SPILL CURB  
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 = TURF GRASS SOD  
 INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.

 = LANDSCAPE ROCK  
 PLACE 6" OF 1"-2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

 = RIP RAP  
 PLACE 6" RIP RAP OVER COMMERCIAL GRADE WEED FABRIC.

 = SNOW STACK AREA  
 PLACE 12" OF #2 ROUND STONE OVER COMMERCIAL GRADE WEED FABRIC.

 LANDSCAPE PLANTING BEDS. BEDS SHALL RECEIVE MINIMUM 12" DEPTH OF SOIL MIX CONSISTING OF 3 PARTS TOPSOIL, 1 PART SAND, 1 PART ORGANIC MATTER. COVER SOIL MIX WITH COMMERCIAL GRADE WEED FABRIC, TOPPED WITH 4" DEPTH OF SHREDDER HARDWOOD MULCH. COLOR TO BE APPROVED BY OWNER. PLANTINGS BY OWNER.

**KEY NOTES:**

① INSTALL HEAVY DUTY METAL EDGING (MIN 1/8" THICK) TO SEPARATE LANDSCAPE PLANTING AREAS FROM TURF AREAS.  
 ② SNOW STORAGE BOUNDARY.

**PERIMETER LANDSCAPING:**

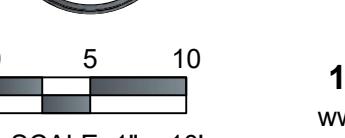
360 LF FRONTAGE @ 1 TREE / 40 L.F. = 9 TREES

**PLANTING LIST**

TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT x SP)
<b>CANOPY TREES</b>					
QR	NORTHERN RED OAK ( <i>QUERCUS RUBRA</i> )	4	4	2" CAL. B&B	60'X60'
<b>NON-CANOPY TREES</b>					
AM	STATE STREET MAPLE ( <i>ACER MIYABE</i> )	6	6	2" CAL. B&B	50'X30'
AP	COLUMBIAN NORWAY MAPLE ( <i>ACER PLATANOIDES COLUMNARE</i> )	2	2	2" CAL. B&B	50'X20'
<b>EVERGREEN TREES</b>					
PC	SWISS SWINE PINE ( <i>PINUS CEMBRA</i> )	2	2	2" CAL. B&B	30'X20'
<b>SHRUBS</b>					
CA	KARL FOERSTER ( <i>CALAMAGROTIS ACUTIFLORA</i> )	11	11	18" MIN.	36" MIN.

**GENERAL LANDSCAPING NOTES**

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AN EXISTING UTILITY LOCATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
- ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
- CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
  - A. 2 PARTS BY VOLUME TOPSOIL
  - B. 1 PART BY VOLUME BROWN RIVER SAND.
  - C. 1 PART BY VOLUME PEAT MOSS.
  - D. 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.



H. SCALE: 1" = 10'


 Call 811 or  
 1-800-424-5555  
 www.Montana811.org

 C5.1  
 LANDSCAPE PLAN  
 DATE: NOVEMBER 10, 2025

**CITY SPECIAL REVIEW****CITY SPECIAL REVIEW APPLICATION FORM**

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 &amp; 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: \_\_\_\_\_  
(Recorded Owner – digital signature allowed)

Date: \_\_\_\_\_



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

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01/29/26

Via: portal

**City of Billings**  
**316 N. 26th Street**  
**Billings, MT 59101**  
**Attn: Zoning Commission**

**RE: 7 Brew Coffee – 533 S 24<sup>th</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> Street will provide a convenient service along this commercial corridor, while also allowing safe and easy service to the residential neighborhood to the north. Amble 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 24<sup>th</sup> 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](mailto:brian.evans@7brewteam.com) or 502-528-1798.

Best,

A handwritten signature in blue ink, appearing to read "Brian Evans".

Brian Evans  
Director of Entitlements

