



City of Helena
Pre-Application Information Form

DATE RECEIVED:

RECEIVED
By April Sparks at 11:57 am, Feb 16, 2024

Please fill out this form as best you can and return to the City Planning Office **five (5) days prior** to your pre-application meeting. If you have any problems filling out this form, please call the City Planning Office at 447-8490 and we will be happy to assist you.

PLEASE CHECK ONE: **SUBDIVISION** **NON-SUBDIVISION**

1. Name of Applicant: Reese Real Estate Development Partners
Name of Property Owner (if different): Reese Real Estate Development Partners (Proposed)
Address/City/State/Zip: 1076 Summit Drive, Middletown, OH 45042
Email: keith@reeserev.com Primary Phone: 513-292-5837

Secondary Phone: _____
2. Contact person: Garret Howicz Primary Phone: 630-464-8832
Email: ghowicz@se3.us Secondary Phone: _____

3. Legal Description and general location: SE Corner of Shorthorn Ave & Kelleher Ln

Please provide a general vicinity map, showing existing streets, north arrow and the proposed location of the site.

4. Describe land use proposal (CUP, zone change, etc.): Agricultural Retail Sales

5. What, if any, is the existing zoning? B-2

6. Do you plan to hire an engineer? Yes No Do you plan to hire a surveyor? Yes No

7. Are you aware of any site conditions that may affect development? No

8. Describe proposed water and sewer system: 2" domestic water service, 6" fire line, public sewer (if available)

9. Describe proposed streets/access: Three points of access on Shorthorn Ave

10. Do you intend to apply for a variance? TBD

11. Describe drainage provisions (if applicable): _____

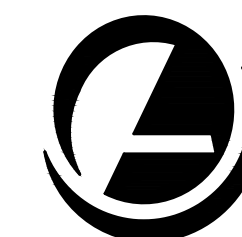
For Subdivision Pre-Application Conference, please complete the following additional information:

12. Name of proposed subdivision: _____

13. Number and size of lots: _____ approximate size of subdivision: _____

14. How do you intend to meet the park dedication requirement? cash donation park dedication
 Combination n/a

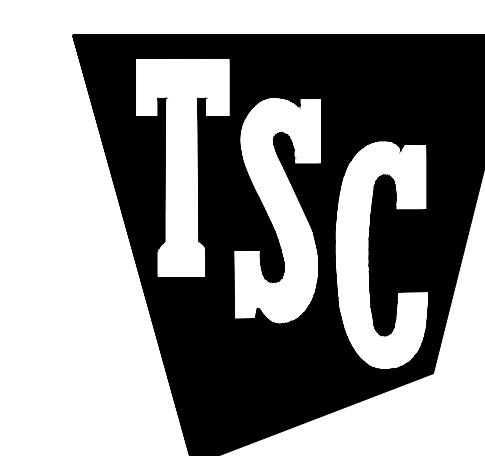
Please include a sketch of the proposed subdivision showing the layout of the existing streets in relation to the site.



**OXFORD
ARCHITECTURE**

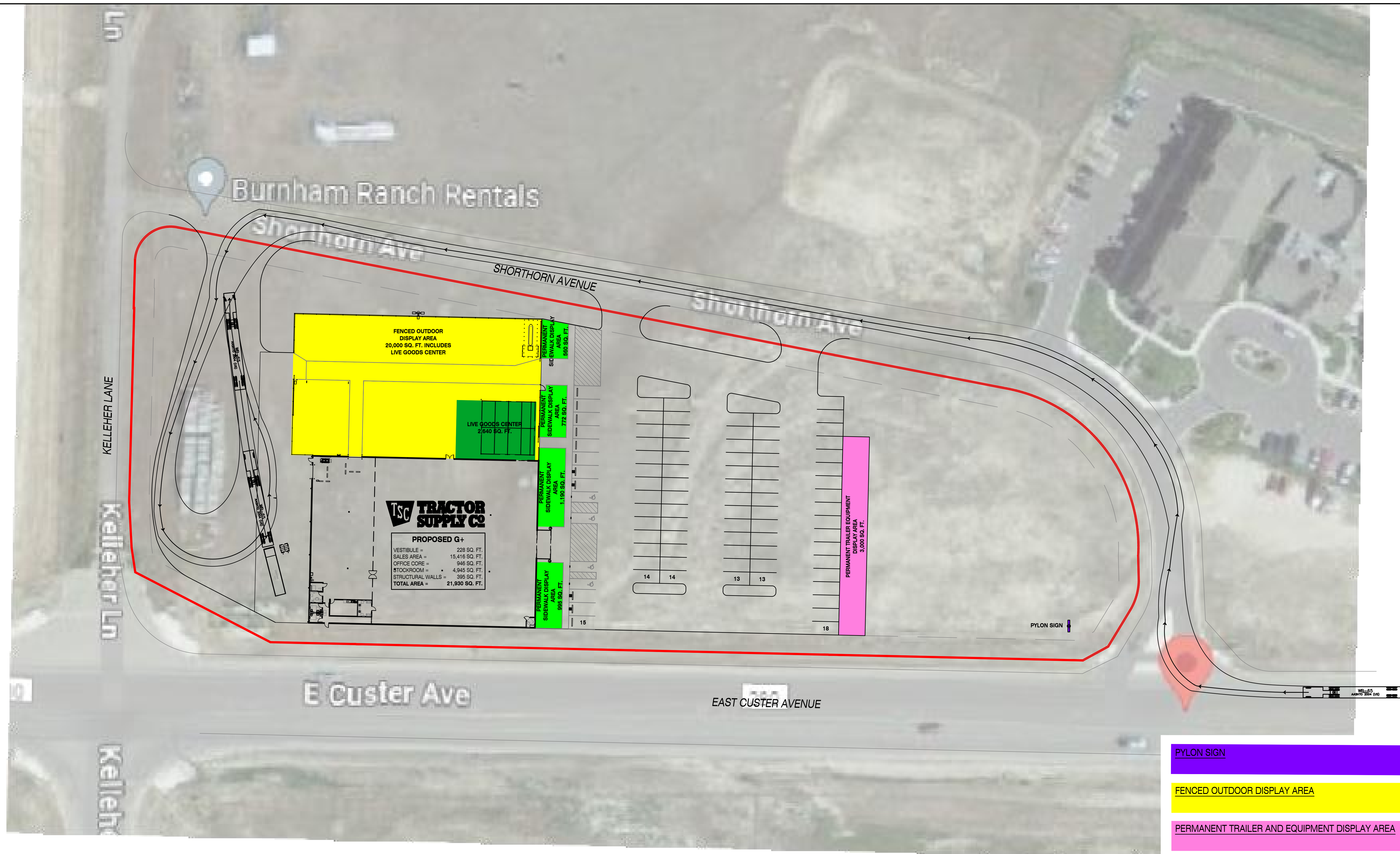
2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture



TRACTOR SUPPLY COMPANY

HELENA
MONTANA

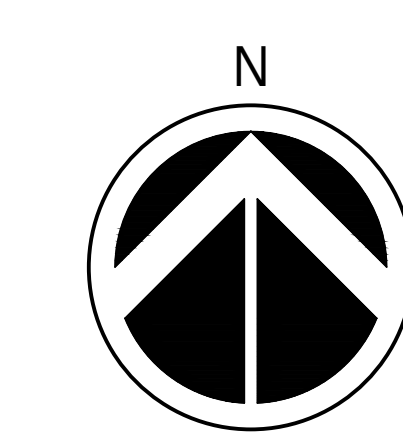


PROPOSED G+	
VESTIBULE =	228 SQ. FT.
SALES AREA =	15,416 SQ. FT.
OFFICE CORE =	946 SQ. FT.
STOCKROOM =	4,946 SQ. FT.
STRUCTURAL WALLS =	395 SQ. FT.
TOTAL AREA =	21,930 SQ. FT.

- PYLON SIGN
- FENCED OUTDOOR DISPLAY AREA
- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- PERMANENT SIDEWALK DISPLAY AREA
W/ 5' CLEAR WALKWAY
- LIVE GOODS CENTER

PROPERTY LINE

4.27 ACRES
PARKING PROVIDED: 87 SPACES



SITE PLAN
SCALE: 1" = 30'
HELENA, MONTANA

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Job Number: 0430.024
Date: 02.06.2024
Revisions:
Revisions:
Revisions:

Sheet Number: **SITE**