



BARGHAUSEN
A DIVISION OF CORE STATES GROUP

**CORE
STATES**

Project Narrative

Pre-Application Meeting

PREPARED BY

Barghausen Consulting
Engineers, LLC

Walmart Fuel Center No. 1872

PREPARED FOR

Walmart

CLIENT ADDRESS

2608 SE J Street
Bentonville, AR 72712

SITE ADDRESS

2750 Prospect Ave
Helena, MT 59601

PROJECT NO.

24359

DATE

08/07/2025

JURISDICTION

City of Helena

Project Overview

The scope of the project includes the development of a 1,600-square-foot Walmart convenience store, a 4,508 square-foot fuel canopy with six (6) multi-product dispensers (MPDs), and three (3) underground storage tanks with the capacity of 20,000 gallons each. The proposed site improvements include new asphalt paving to support ten (10) surface parking stalls. The project will remove 132 of the existing surface parking spaces within the Walmart development to accommodate the proposed improvements, resulting in 715 spaces for the existing Walmart Supercenter Development.

The Walmart fueling facility will occupy approximately 1.26-acres of the existing Walmart Supercenter development that is located at 2750 Prospect Ave, Helena, MT 59601. The Walmart Supercenter occupies one (1) parcel that is zoned General Commercial (B-2). Gasoline service stations with convenience stores are permitted uses in the B-2 district.

Access and Site Design

The project proposes to utilize the existing drive aisles and internal circulation as established within the Walmart Supercenter development for indirect access onto public rights-of-way. The fueling facility pad site is located along the southern edge of the Walmart Supercenter Development with frontage abutting Prospect Avenue. The convenience store will be located within the northern half of the pad site with the fueling canopy located between the convenience store and Prospect Avenue. The USTs are located along the eastern edge of the pad site to accommodate access for fuel deliveries. Please see the attached concept site plan for visual reference.

Building Design

The proposed building will be constructed with a variety of high-quality building materials and painted with simple, natural colors. The primary building materials for the convenience store will consist of stucco, split-face CMU, and storefront windows. The convenience store roofline varies in height to a maximum of approximately 16' at the tallest point. The canopy will feature a metal fascia with illuminated channel letters and a digital price sign. The architectural design is intended to be compatible with the existing supercenter development improvements. Sample color elevations are enclosed with our application for preliminary review and feedback. Please note site specific elevations will be provided as part of any Land Use Entitlement Applications.

Operational Characteristics

Items being sold would include prepackaged convenience grocery items, sundries, hot and cold drinks, tobacco products, beer and wine, alcohol, and automobile -related convenience items. Please note limited outdoor sales are proposed including an ice merchandiser, automated propane exchange, and seasonal displays. Cold storage facilities and limited on-site dry storage will be provided to support both retail sales and food service. Food preparation is limited to warming (reheating) and packaging for resale. The facility proposes alcohol and tobacco sales. Typical operating hours for the convenience store is 5 AM to 11 PM with self service fuel stations available 24-hours per day.

Questions

As we are in the feasibility stage of the project, we respectfully request answers to the following questions:

A. Planning and Land Use/Entitlements

1. Please confirm that the proposed use is permitted on the subject property.
2. Please identify any special zoning overlays that may be applicable to the project. (i.e, historic district overlay)

3. Please describe the land use approval process for entitlements, including submittal requirements, fees, any relevant appeal processes, public meetings and/or hearings, as well as the projected timeframe for plan review.
4. Please identify any subdivision or platting that may be required in conjunction with the entitlement application process.
5. Should your preliminary review indicate the need for any variances or administrative exceptions, please provide details on the process itself, including applicable criteria.
6. If applicable, please provide any Planned Development or other development agreements that may be adopted for the site to verify additional use allowances and special design standards.
7. If available, please provide a copy of the original land use entitlement approvals for the development of the Walmart Supercenter.
8. Please confirm any environmental review thresholds and requirements.
9. Please describe any environmental or other special studies that may be required (e.g., traffic impact analysis, soils report, stormwater report, cultural resources, etc.)?
10. Please identify any hours of operation restrictions that may be applicable to the project.
11. Please identify if any separate approvals or special restrictions are applicable for beer and wine, alcohol, and tobacco sales.
12. Please identify any special requirements or restrictions for outdoor sales (i.e. fire wood, propane cage, ice chest, etc.)
13. Please bring attention to any obvious site planning issues or potential concerns as they pertain to the City's zoning standards.
14. Please confirm the minimum quantitative standards for building, parking, and landscape improvements on the site.
15. Please identify any requirements for Electric Vehicle (EV) spaces (EV Ready or EV Capable).
16. Please identify any outstanding code violations that may need to be resolved in conjunction with the entitlement and/or permitting process for the project.
17. If applicable, please identify the scope of any non-conforming site or zoning upgrades to the overall Supercenter development that may be required as a condition of approval.
18. Please identify any special building design standards.
19. Please confirm the application of the sign standards to fueling canopy structures. Is the canopy structure subject to the code allowances for wall/attached signs? Are price signs exempt from sign area and dimensional standards?
20. Is internal illumination permitted for all new wall and freestanding signage?
21. Please identify any development impact fees that would impact the project (e.g., traffic impact, emergency services impact, etc.).

B. Engineering / Utilities

1. Please confirm applicable stormwater and water quality standards for the project.
2. Please identify any available information or background on typical infiltration rates that are found in vicinity of the site.
3. Please identify if the trash enclosure is required to drain to sanitary sewer.
4. Please identify if a grease interceptor is required for the convenience store or the trash enclosure.
5. Please identify any special requirements to connect utilities to the site, if known.
6. Please identify any potential utility service upgrades that may be required to serve the project.
7. If applicable to your scope of review, please provide preliminary feedback on the proposed location and access to the trash enclosure.
8. Identify and quantify, if possible, all utility impact and/or mitigation fees that may be anticipated for the project.
9. Please describe the permit process to cover all site improvements including the timeframes for first and subsequent reviews.
10. Identify if a separate civil engineering permit for site improvements is required to be approved prior to submittal of the required building permit applications.
11. Please identify the contact information for any separate utility purveyors and waste hauler that may be applicable to the project.

C. Public Works / Transportation:

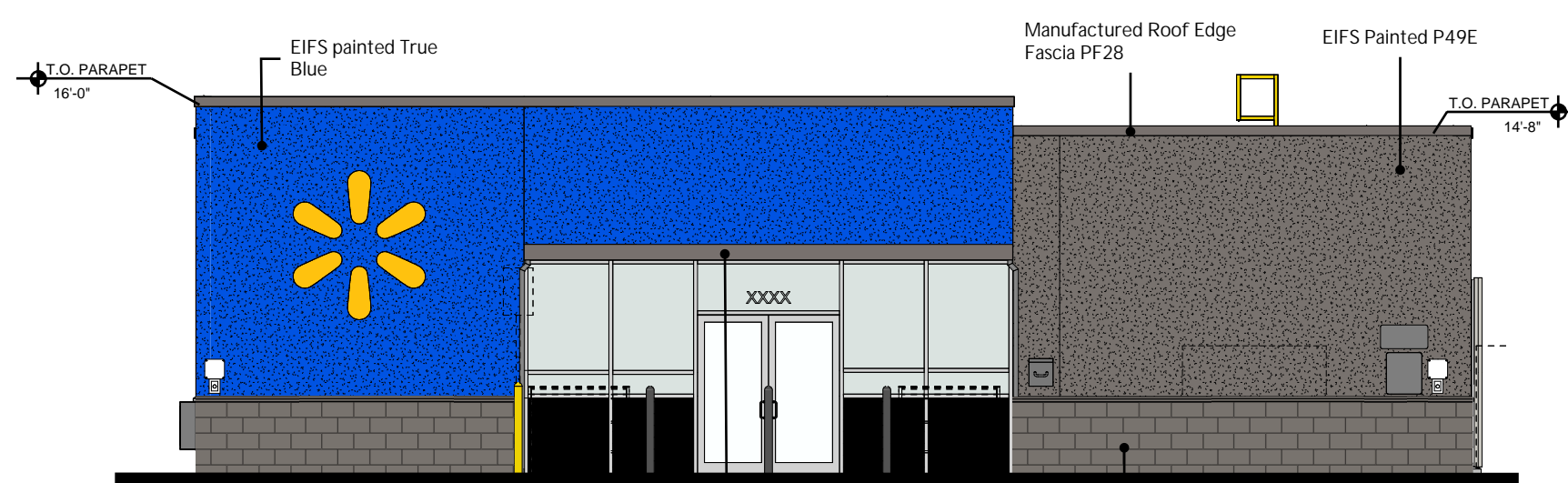
1. Please identify any circulation and LOS issues surrounding the project site in relation to the driveways and nearest intersection.
2. Please provide feedback on any proposed driveway locations and turn movements allowed.
3. Please confirm that existing access locations within the Supercenter development may remain without modifications.
4. Please identify the scope of the traffic study, if required.
5. Please identify the scope of any off-site improvements, including frontage improvements and/or right-of-way dedications that may be required.
6. Please identify if any State transportation permits or coordination with outside agencies is required.
7. If applicable to your scope of review, please provide preliminary feedback on the proposed location and access to the trash enclosure.

D. Fire Marshal

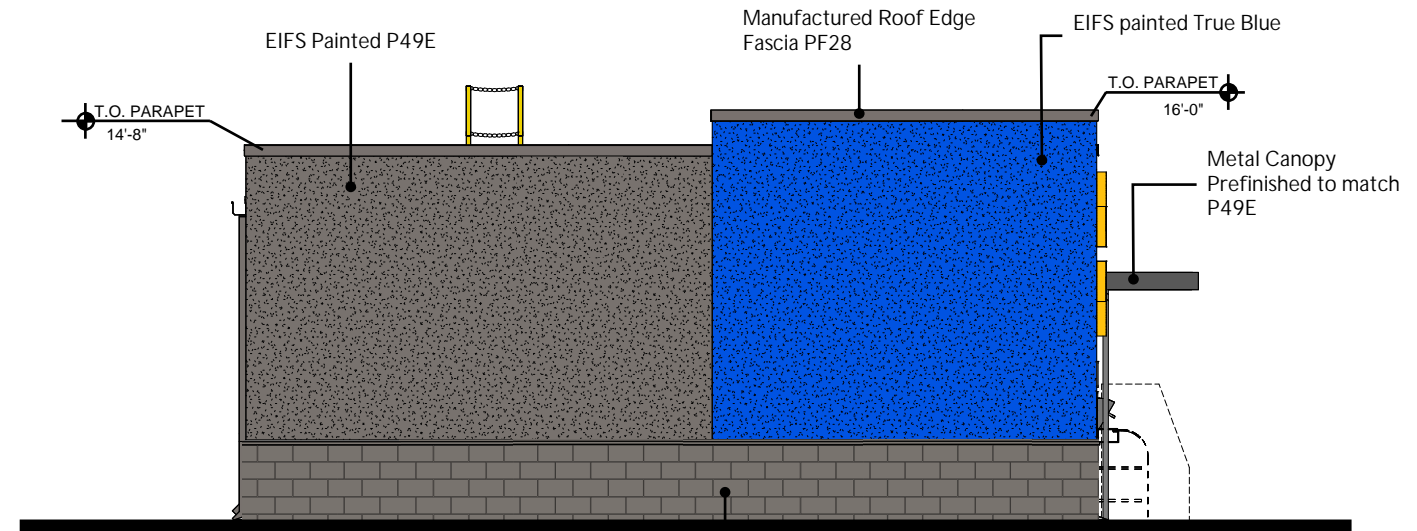
1. Please describe any separate permit requirements and plan review timeframes, including consideration for the underground storage tanks, fuel dispensers, fuel piping, and CO2 machine.
2. Please describe any fire protection design requirements (e.g., fire suppression).
3. Based on preliminary review, please confirm that no additional hydrants are required based on the current coverage provided from existing hydrants within vicinity of the site.
4. Based on your preliminary review, please confirm if fire access appears adequate to serve the proposed improvements. Identify any special fire access requirements for the site.
5. If known, please identify any air quality or other State agency approvals that may be required for the construction of the fueling facility, including installation of the underground storage tanks.
6. Please identify any special employee attendant requirements for the site, if known.

E. Building

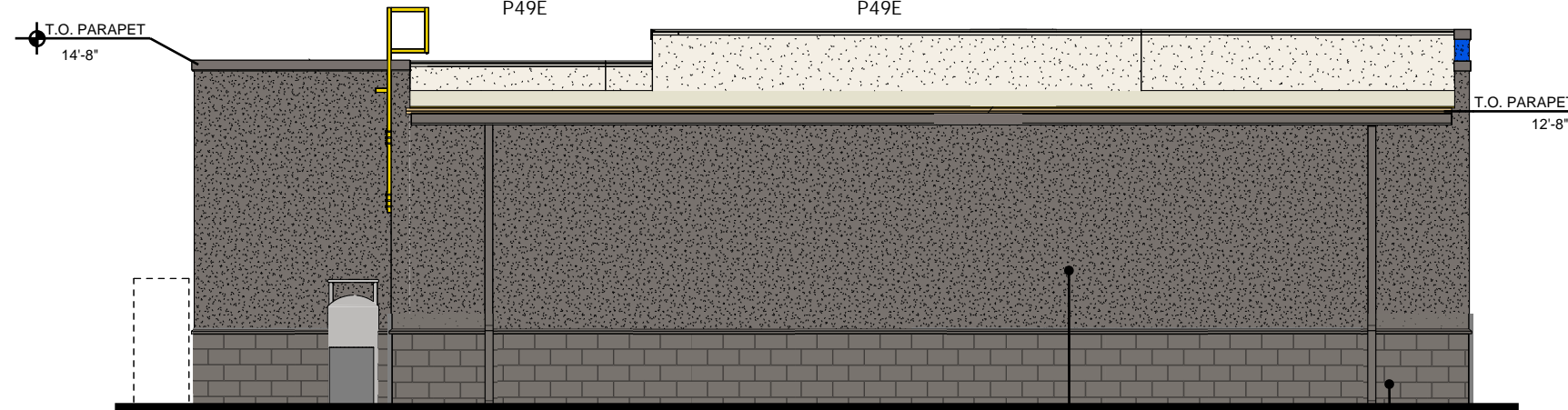
1. Please describe the permits and plan reviews that are required by each department for the construction of this project.
2. Please identify if separate applications are required for each structure, including the fuel canopy, trash enclosure, lot lights, and underground storage tanks.
3. Please identify the general timeframe for the first round of plans review and any subsequent rounds of reviews.
4. Please identify any available process to expedite plan reviews during the Building Permit Application.
5. Is concurrent processing of Building Permit applications allowed during the Entitlement process and/or Civil Improvement Permits at the applicant's risk?
6. Please identify if deferred submittals are allowed for the truss design and calculations, fire alarm, fire sprinklers, etc. (if applicable).
7. Please discuss accessibility requirements relevant to the site plan.
8. Please identify any special employee attendant requirements for the site, if known.
9. Please identify any public restroom requirements.
10. Please identify any police department notifications / approvals for surveillance plans.



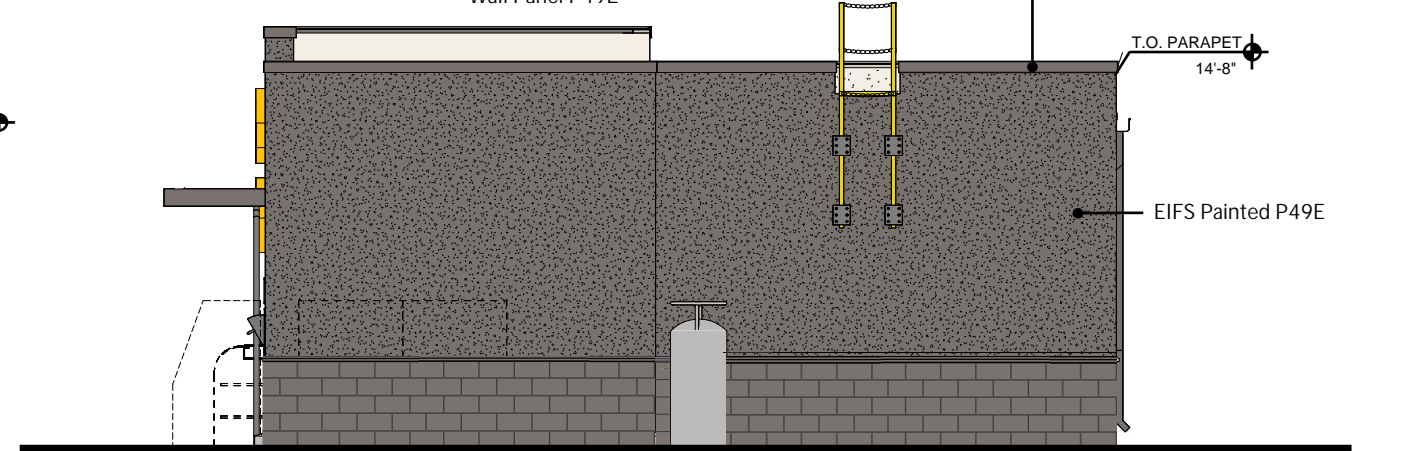
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



P219E
Everyday Blue



P220E
Sky Blue



PF28
Pre-Finished
Dark Gray



Paint P218E
True Blue

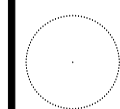


Paint P49E
Dark Gray

NOT SITE -SPECIFIC: FOR VISUAL REFERENCE ONLY



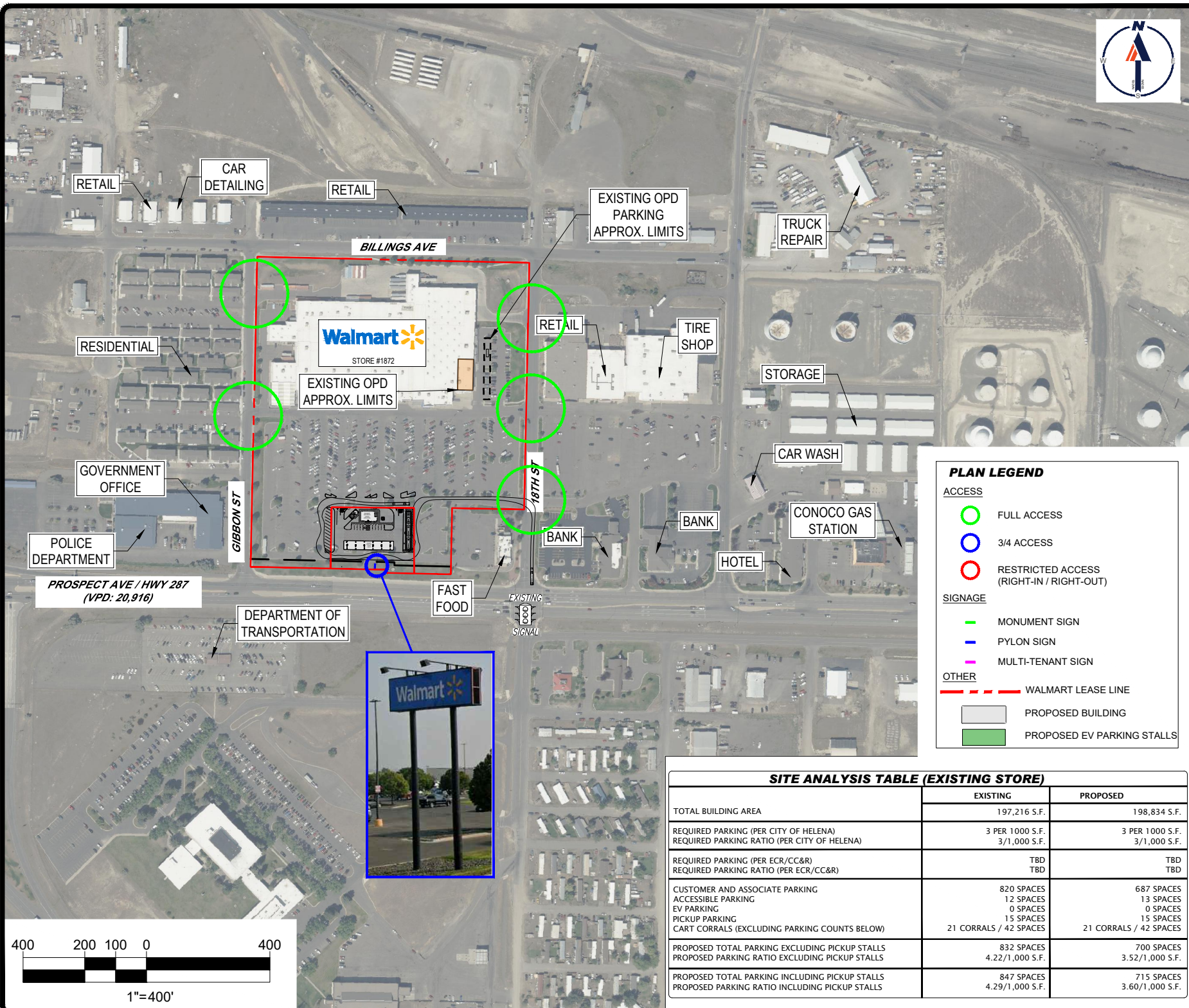
REVISIONS	BY



SUPERCENTER #1872
2750 PROSPECT AVE. HELENA, MT 59601
WALMART REAL ESTATE BUSINESS TRUST
2608 SE J STREET
BENTONVILLE, AR 72716



DATE:
07/03/2025
**OVERALL
CONCEPT**



PLAN LEGEND

ACCESS

- FULL ACCESS
- 3/4 ACCESS
- RESTRICTED ACCESS (RIGHT-IN / RIGHT-OUT)

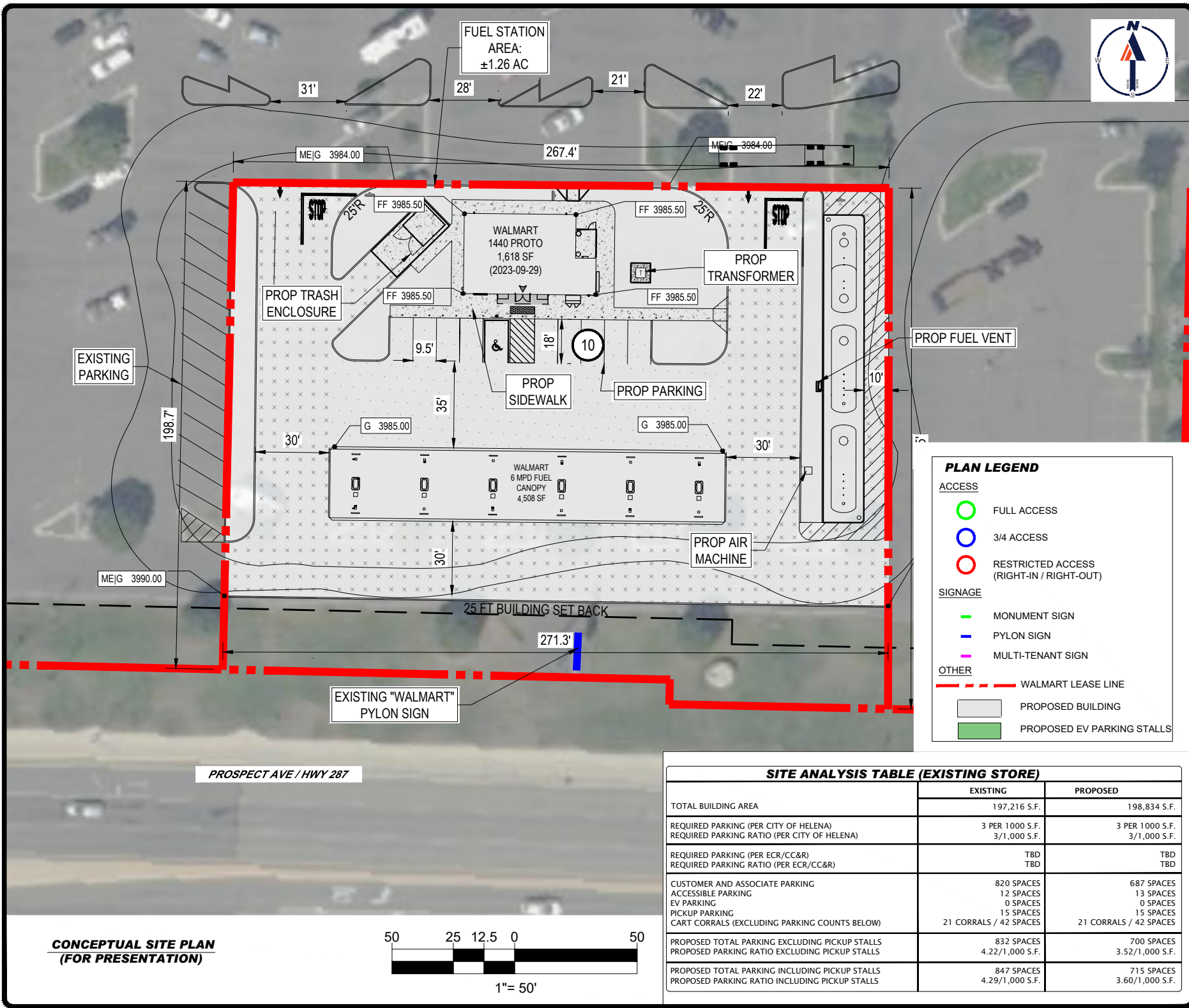
SIGNAGE

- MONUMENT SIGN
- PYLON SIGN
- MULTI-TENANT SIGN

OTHER

- WALMART LEASE LINE
- PROPOSED BUILDING
- PROPOSED EV PARKING STALLS

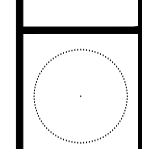
SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	197,216 S.F.	198,834 S.F.
REQUIRED PARKING (PER CITY OF HELENA)	3 PER 1000 S.F.	3 PER 1000 S.F.
REQUIRED PARKING RATIO (PER CITY OF HELENA)	3/1,000 S.F.	3/1,000 S.F.
REQUIRED PARKING (PER ECR/CC&R)	TBD	TBD
REQUIRED PARKING RATIO (PER ECR/CC&R)	TBD	TBD
CUSTOMER AND ASSOCIATE PARKING	820 SPACES	687 SPACES
ACCESSIBLE PARKING	12 SPACES	13 SPACES
EV PARKING	0 SPACES	0 SPACES
PICKUP PARKING	15 SPACES	15 SPACES
CART CORRALS (EXCLUDING PARKING COUNTS BELOW)	21 CORRALS / 42 SPACES	21 CORRALS / 42 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS	832 SPACES	700 SPACES
PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	4.22/1,000 S.F.	3.52/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	847 SPACES	715 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.29/1,000 S.F.	3.60/1,000 S.F.



REVISIONS	BY

BOHLER

SEE OUR WEBSITE FOR MORE INFORMATION
BOHLER ENGINEERING & ARCHITECTURE
1000 W. MAIN STREET, SUITE 100
BENTONVILLE, AR 72716
PH: 479.271.1111
WWW.BOHLER-ENG.COM



SUPERCENTER #1872
2750 PROSPECT AVE. HELENA, MT 59601
WALMART REAL ESTATE BUSINESS TRUST
2608 SE J STREET
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CONCEPT

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