

Attachment D
Applicant Letter – Special Review #896 – 525 24th Street West

Attachment Special Review Application: 525 24th Street West.

This special review is to move an existing business from Rimrock Mall to the proposed location. It will not result in additional gaming licenses or beer and wine licenses used in the City. The business has been located in Rimrock Mall for approximately 20 years and has made a business decision to relocate. The license will not remain in Rimrock Mall.

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

Use of the property located at 24th and Broadwater is consistent and compatible with other uses in the neighborhood. Located in part of the shopping center is a pizza restaurant and an oriental food restaurant.

Re-use of existing space rather than new construction will contribute to infill and avoid urban sprawl and expanding city services to new areas. The building used is in an area that historically been commercially used. A large part of the shopping center was a former food store.

This use of the shopping center will provide more business choices to the neighborhood within walking distance or short car ride to the premises.

This use of the shopping center will allow the retention of a successful business in the City of Billings that is managed by responsible, long term residents and provides steady employment to its workers.

Empty or vacant storefronts are unattractive to customers of adjacent businesses and to those purchasing or improving adjacent property. Having occupied space with an attractive and active storefront will improve the image of the neighborhood.

By building close to existing traffic patterns and within walking distance for some customers the use of the shopping center should reduce emissions from vehicles and maintain healthy air quality levels.

This business provides an adaptive reuse of an existing structure. It make better use of property to conserve resources.

B. Why is there a need for the intended use of the property at this location?

The business has been located at Rimrock Mall for approximately 20 years. It is necessary that the business relocate to an area that is accessible to its existing customers. The new use of the property will increase the economic viability of the shopping center, improving its ability to attract and retain tenants.

C. How will the public interest be served if this application is approved?

The business can be located in a safe and accessible location without disrupting other businesses or causing parking problems. By meeting the growth goals as set forth above the relocation of the business is in the public interest.