

Special Review 928
Site Plan and Applicant Letter



April 16, 2015

Planning & Community Services Department
4th Floor
2825 3rd Ave North
Billings, MT 59102

RE: Request for Special Review For
Town Pump – Lucky Lils
770 King Park Drive
Billings, MT 59102

Planning Staff:

The New Inns, Inc, which is an operating company for Lucky Lils casino is looking to remodel the existing vacant Del Taco building into a casino. This project would be a remodel to the the existing building. See attached Location Map – Exhibit I. The following outlines the data requested by your application instructions.

A. Forward:

This land consists of the northern half of Lot 4A which has a total of 79,524 SF and is zoned Controlled Industrial. The vacant Del Taco building which we are remodeling was originally built in 2001. The proposed remodel will include a casino floor, 'cage', restrooms to meet the requirements for a potential increase in occupant load and other requirements per the Building Code.

1. Questions:

A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy? (Answer to Instructions 1.A)

1. Economic Development - This new addition will increase the economy of the area by making use of an existing building that is currently vacant. Lucky Lils will also employ additional full time people at this location to manage the business. This facility remodel will help strengthen the area economy through the creation of a viable business which has attracted a steady clientele in the region. This will help support the Billings job markets and the economy of area businesses.
2. Aesthetics - The area around the existing building and grounds is well landscaped and is kept in good condition. A new and attractive sign will be

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updated which will be a nice addition for the facility identification for potential clients and the neighboring businesses. The remodeled building will improve the appearance of the facility and area.

3. Natural Resources – Lucky Lils keeps their site area free of weeds, well landscaped, etc which helps with fire management.
4. Public Services –This new casino will provide an ever increasing population that uses these facilities to not only gamble, but also to spend time with friends.
5. Land Use Element – This addition will carry a similar land use as the neighboring Buildings.

- B. Why is there a need for the intended use of the property on this location. (Answer to Instructions 1.B)

Lucky Lils has operated casinos in the City and has seen an increase at all of it's locations. This one would provide a facility in this area where there currently is not a Lucky Lils. It is a great location for existing customers as well as first time customers to discover the Lucky Lils family.

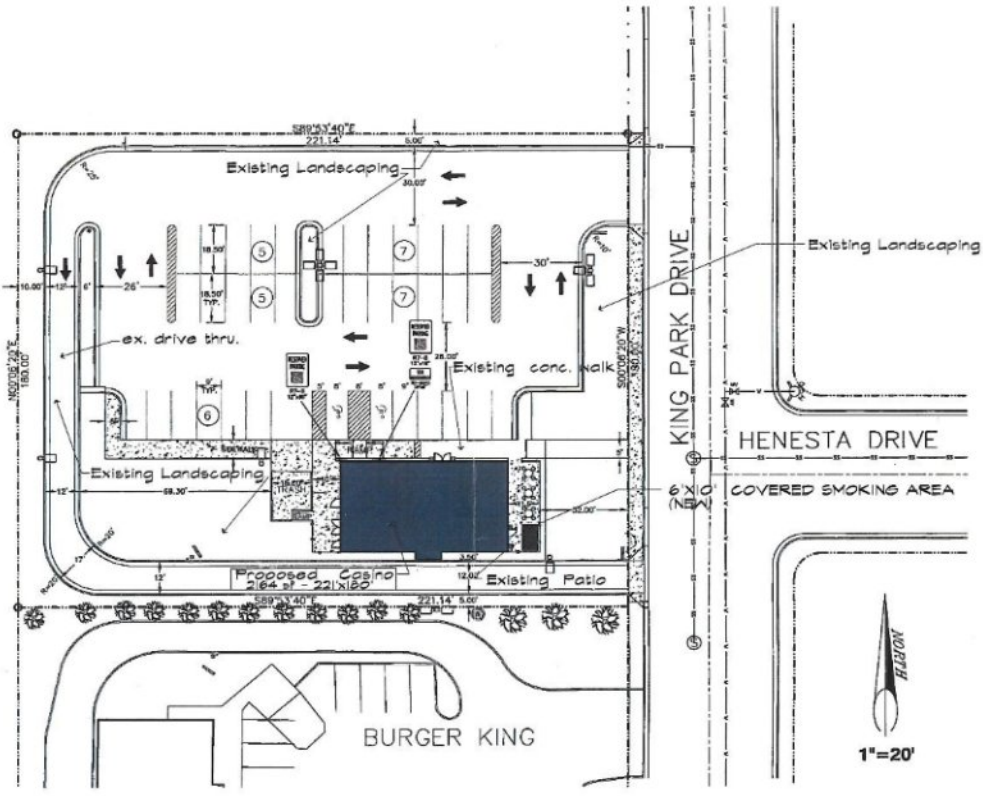
- C. How will the public interest be served if this application is approved? (Answer to Instructions 1.C)

This project will address many issues of public concern including providing a business that operates in an existing vacant building. It will provide for maintenance of the grounds including parking lot & landscaping. Also the service that it provides meets the needs of the area as well as it is located in a neighborhood of businesses that it is very compatible with.

- D. Prepare a written statement addressing what is intended to be done with the property, and why the special review is being sought. (Answer to Instructions 1.D)

The proposed use is a casino which will include a casino floor, a cage for services to the clientele, expanded restrooms, an office, a cooler and back room for supplies, storage and utilities. The exterior may be freshened up and signage will be new displaying the Lucky Lils brand per the City sign requirements.

The current facility is zoned Controlled Industrial. A casino is allowed under a special review approval.



SITE STATISTICS:
 GROSS AREA = 0.876 ACRES = 38,847 S.F.
 PERCENT COVERAGE (BUILDING) = 2,164 = 5.43%
 PERCENT LANDSCAPING = 10,286 S.F. = 26%



1" = 20'

SITE PLAN
 Scale: 1"=20'