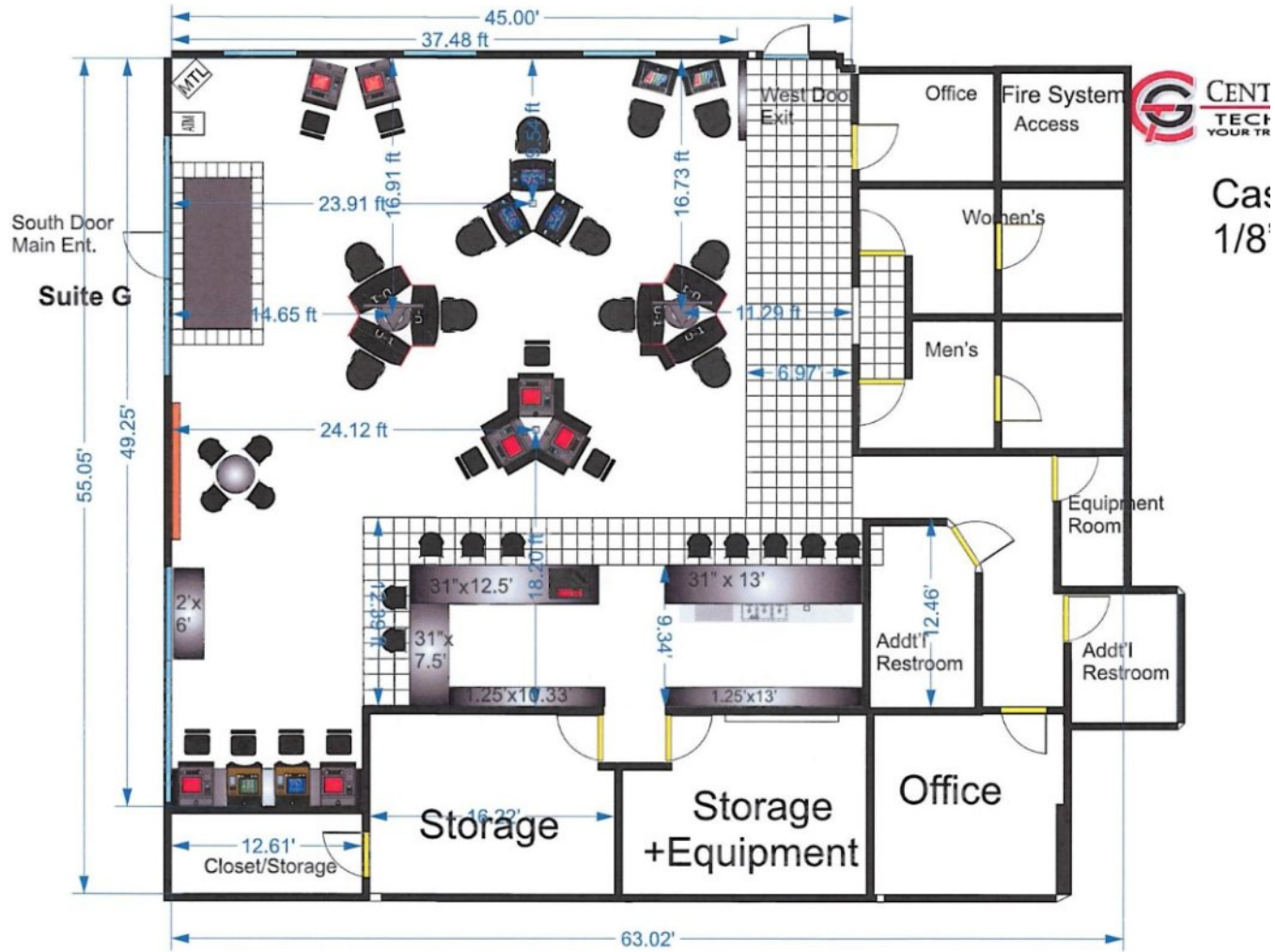


Attachment D - Special Review 923





Hilton Garden Inn

G F

24 Spaces

South

Image Landsat

45°45'09.36" N 108°34'37.59" W elev

1996

SPECIAL REVIEW APPLICATION

CITY OF BILLINGS

INSTRUCTIONS

All questions must be answered fully. Please type or print. You may attach further pages if additional space is needed. All plans and other exhibits submitted with this application will be retained as a part of the permanent record.

1. Answer the following questions:
 - A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

Land Use Element

1. **ISSUE:** *Neighborhoods are experiencing pressures from new development and land use changes. This proposal places a casino and bar in an area that is already home to other restaurants and casinos, instead of mixing it into non-familiar industries or close to residential neighborhoods.*
2. **ISSUE:** *The current zoning ordinances and subdivision regulations do not always prevent incompatible uses in and adjacent to existing City neighborhoods and County townsites. This proposal will place a high quality atmosphere and construction that is in keeping with the character of nearby restaurant and casino businesses.*
4. **ISSUE:** *Urban sprawl threatens the rural character of land surrounding Billings, increases the cost of providing public services, and threatens the vitality of the city core and downtown area. This proposal places a new business in an established retail mall space without being free standing separate from other establishments by large open areas and parking lots.*
6. **ISSUE:** *There is a desire for more mixed use neighborhoods. This proposal will place an alternative entertainment destination for the guests of the Hilton Garden Inn next door. In addition, The Marriott is planning on locating directly across the street from this proposed location, in April 2015. The Marriott is planning on 92 rooms for guests. This proposal will allow the instant service for those new guests in the retail trade area instead of adding to additional traffic flow throughout the City of Billings.*

Economic Development Element

1. **ISSUE:** *We need to continue a cohesive focus in economic development.*
2. **ISSUE:** *Lack of living-wage jobs*
This proposal will create living wage jobs for multiple employees and suppliers of the services.
3. **ISSUE:** *Entryways to our communities should be attractive and not present physical barriers discouraging economic development.*
This proposal will locate a viable business in an area that is heavily frequented by newcomers to Billings and those from surrounding communities. This will anchor customers into an area close

to the Interstate and thoroughfares of Billings so they do not have to drive through town.

8. **ISSUE:** *Billings needs to attract businesses that pay higher wages. This proposal will meet the objectives of improving the quality of life for residents, strengthening the local economy and creating living wage jobs.*

Aesthetics Element

This proposal will have no negative impact on the aesthetics elements addressed in the Growth Policy Statement.

Natural Resources Element

This proposal will have no negative impact on the natural resources elements addressed in the Growth Policy Statement.

Open Space and Recreation Element

This proposal will have no negative impact on the open space and recreation elements addressed in the Growth Policy Statement.

Transportation Element

2. **ISSUE:** *Safe and efficient traffic circulation around and through the City. This proposal will place the casino and bar on established thoroughfares and immediate interstate highway access.*

3. **ISSUE:** *Lack of adequate traffic control.*

5. **ISSUE:** *Obstacles to efficient and safe traffic flow.*

This proposal will situate the new business where traffic flow has been already established and safely monitored.

12. **ISSUE:** *Deterioration of air quality due to vehicle emissions.*

This proposal will locate the casino and bar in a centrally located entertainment and motel district. By doing this, the proposal will create less need for potential customers to drive to reach the destination.

Public Facilities and Services Element

7. **ISSUE:** *There are vacant structures around Billings and in the County that could be reused. This proposal will absorb two vacant retail suites in a retail strip center on a main thoroughfare of Billings. This will delete two empty suite fronts.*

Cultural and Historic Resources Element

Because this proposal is situated in an established retail and motel area, it will have no negative impact on the cultural and historic resources elements addressed in the Growth Policy Statement.

Community Health Element

This proposal will have no negative impact on the community health elements addressed in the Growth Policy Statement.

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

1. *The location of this casino and bar at this location will fill two empty retail suites in the Heritage Plaza.*
2. *The longer the suites sit empty, the harder it is to fill them, and the City of Billings will suffer from empty buildings with no occupancy.*

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

1. *This casino and bar will compliment the restaurants in the area and service the guests of Hilton Garden Inn, and the new Marriot Hotel opening April 2015, that are across the parking lot and street, respectively, from this proposed location.*

D. Prepare a written statement addressing what is intended to be done with the property, including new construction or change in the use of the property, and why the special review is being sought.

The proposal calls for the two suites to be joined into one unit. The casino and bar will hold twenty gaming machines and 32 chairs. The present suites are not compatible for the use and will require internal building and permanent leasehold improvement construction.

Special review is being sought because the present retail office suites are not designed for such use.