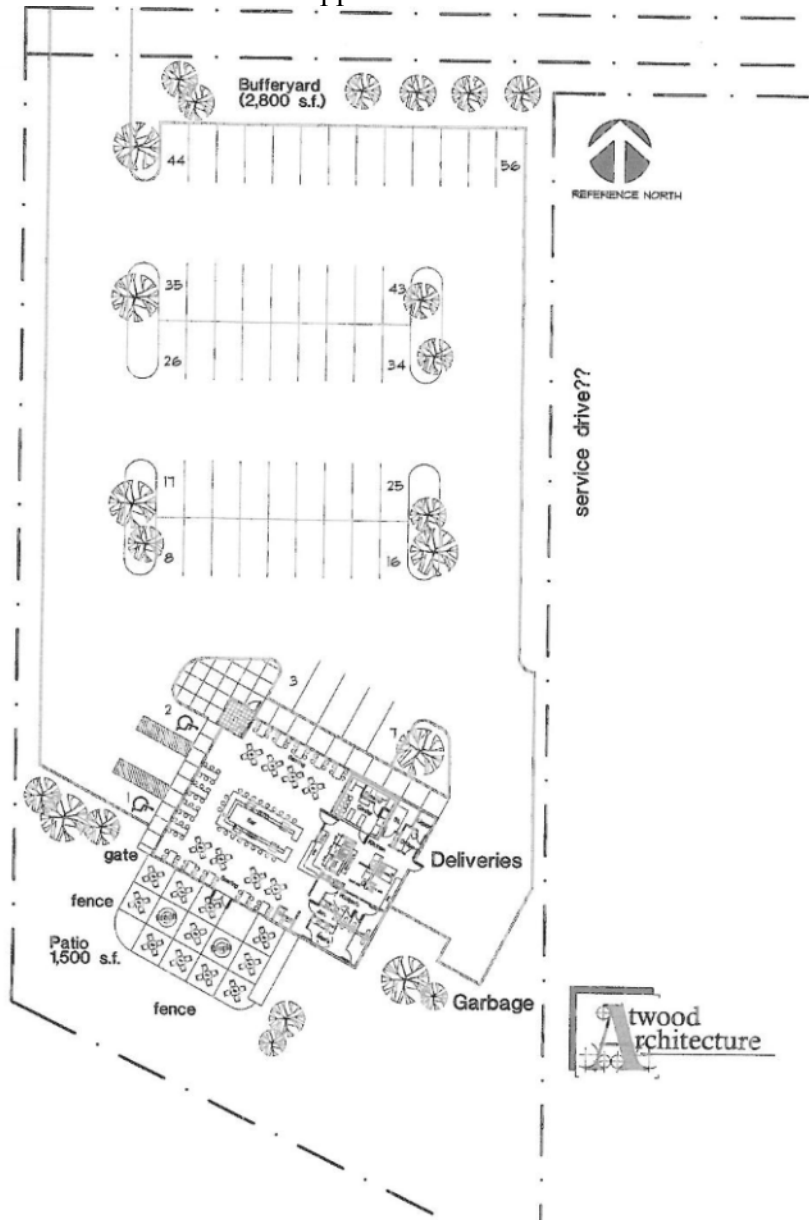


Special Review 927
Site Plan and Applicant Letter

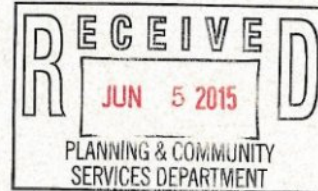


CONCEPT STUDY SITE LAYOUT FOR:
THE DIVIDE

1"=30'

BILLINGS, MONTANA

6-4-2015 *revised*
4,125 s.f of building plus 1,500 s.f of patio
5,625 s.f. - 56 stalls required
56 stalls provided



June 4, 2015

Nicole Cromwell, AICP
Planning & Community Services Department
2825 3rd Avenue North
Billings, MT 59101

Re: City Special Review #927
4020 Montana Sapphire Drive (aka 920 Shiloh Road)
Resubmittal of Revised Site Layout

Dear Nicole,

Attached please find copies (at 1"=20' and 1"=30' scales) of the updated/revised site layout for The Divide project.

Our office has spoken with Wayne Ware over the phone and are confident the layout meets the intention of the "gross square footage" criteria with the updated calculations.

If you have any questions about this request please feel free to call me at the number listed below.

Sincerely,
Atwood Architecture

A handwritten signature in blue ink that reads 'Scott Atwood'.

Scott Atwood, Registered Architect
copy: Dave Williams, Darrin Williams

Special Review Narrative The Divide Restaurant and Bar

April 6, 2015

Project Description:

An approximate 3,750 s.f. Restaurant and Bar

While not completely designed at this time, the project is seen as “non-high tech” with a western feel, using woods and stone in a warm, comfortable atmosphere. Locating the restaurant/bar adjacent to the Shiloh Conservation Area is seen as part of the atmosphere of the facility. We’ve used the term....”American Pub & Casual Dining Establishment” to describe our goals to others. We would like to note that the facility is not intended to house gaming or casino functions.

Project Address:

920 Shiloh Road (we have reason to believe this will change to an address on Montana Sapphire Drive but have not gone through that process just yet.)

Lot 7 of the Montana Sapphire Subdivision (off of Shiloh and King Avenue) - see attached

Question 1A:

We have investigated the proposed area, learned about the surrounding commercial and residential development as well as future growth expectations and determined that the area is the most suitable location to meet the goals for our proposed facility. The west end business and residential growth continues and it is expected that our facility will serve this area as well as draw from other areas of the City using the Shiloh Road transportation linkage.

Question 1B:

West end growth continues with the infilling of the Montana Sapphire Development (originally envisioned in 2002) with a variety of businesses and services. It is estimated that 70% of that development is either built out or under contract in some fashion with both residential and business development.

Question 1C:

Approval of the Special Request will allow us to build a new, attractive facility to serve the area and to employ more Billings citizens.

Question 1D:

The Special Review is an “automatic” requirement prior to the granting of an All Beverage license. We would like to note that the Special Review is NOT part of a desire for gaming or casino activity.

Questions 2 A and B

See attached exhibits showing a proposed floorplan and site layout. Because the drawings

have only been developed to a “conceptual” stage and further refinement is needed by a Kitchen Designer, it is anticipated that the facility could conceivably grow by another 250 - 500 square feet. However, we are comfortable stating that the facility will not exceed 4,500 square feet. Please note that again, due to the conceptual nature of the drawings at this time, full landscape design has not occurred just yet. We have been advised of both the City requirements and the Montana Sapphire Development requirements for bufferyards and landscaping requirements and agree to comply with them as part of the final permit submittal process.