

Special Review 931
Site Plan and Applicant Letter



August 3, 2015

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

RE: Request for Special Review For
Lucky Lils Casino, Bar & Liquor Store
261 Swords Lane
Billings, MT 59105

Planning Staff:

The New Inns, Inc, which is an operating company for Lucky Lils casino is looking to build a new building to house a liquor store, bar & casino where Zanes Truck Repair used to be. This project will include demolition of the existing buildings and redesigning and landscaping the develop-able site. See attached Site Plan – Exhibit I. The following outlines the data requested by your application instructions.

A. Forward:

This land consists of the southern half of Lot 4A which has a total of 2.36 acres and is zoned Highway Commercial. The vacant buildings which will be demolished and replaced were originally built in 1931 and 1964. The proposed building will include a casino floor with bar, 'cage' area, liquor store, offices, restrooms & storage room to meet the requirements of 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 building will increase the economy of the area by demolishing the old structures and replacing with attractive structures with vibrant business potential. Lucky Lils and the Liquor Store will also employ additional full time people at this location to manage the businesses. This new facility 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.

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8/3/15

2. Aesthetics - The site will be redesigned, landscaped and constructed on as a new and attractive building and grounds as well landscaped and traditionally maintained in great condition. A new and attractive sign will be updated which will be a nice addition for the facility identification for potential clients and the neighboring businesses. The new building will improve the appearance of the area.
3. Natural Resources – Lucky Lils keeps their site area free of weeds, well landscaped, etc. which helps with fire management. The site also has Alkalai Creek running through it and it will remain natural around it.
4. Public Services –This new casino will provide an the increasing population that uses these facilities to not only gamble, buy their beverage of choice and also to spend time with family & friends in the bar & casino.
5. Land Use Element – This building will carry a compatible land use to the neighbors such as the motels & restaurants nearby.

- 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. This facility will also include a liquor store and bar which there has not been a new one completed for quite some time in this area. 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 abandoned site & buildings. 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, bar & liquor store which will include a casino floor, a cage, a bar & the store for services to the clientele, expanded restrooms, an office, a cooler and back room for supplies, storage and utilities. The exterior will be an attractive & inviting structure and the signage will be new displaying the Lucky Lils brand per the City sign requirements.

The current facility is zoned Highway Commercial. A casino is allowed under a special review approval.

Parking Requirements

Bar/Casino = 4,130 SF x 1 space/100 SF = 41 spaces
Liquor Store = 1,400 SF x 1 space/200 SF = 7 spaces
Storage/Rstrooms = 1,764 ~ 10 spaces

55 spaces required + 3 accessible spaces = 58 total required

66 spaces + 3 accessible spaces = 69 spaces provided

Zoning

Highway Commercial

Lot Coverage 75% Max - 7.27%

Landscape requirements 10% - 10% finish landscaping +
44,940 SF of natural vegetation & Alkalai Creek on north half,
2.36 Total Acres

Legal Description

S27, T01 N, R26E, 9B, Parcel 000, COS 9B IN NESW [Less Hwy]

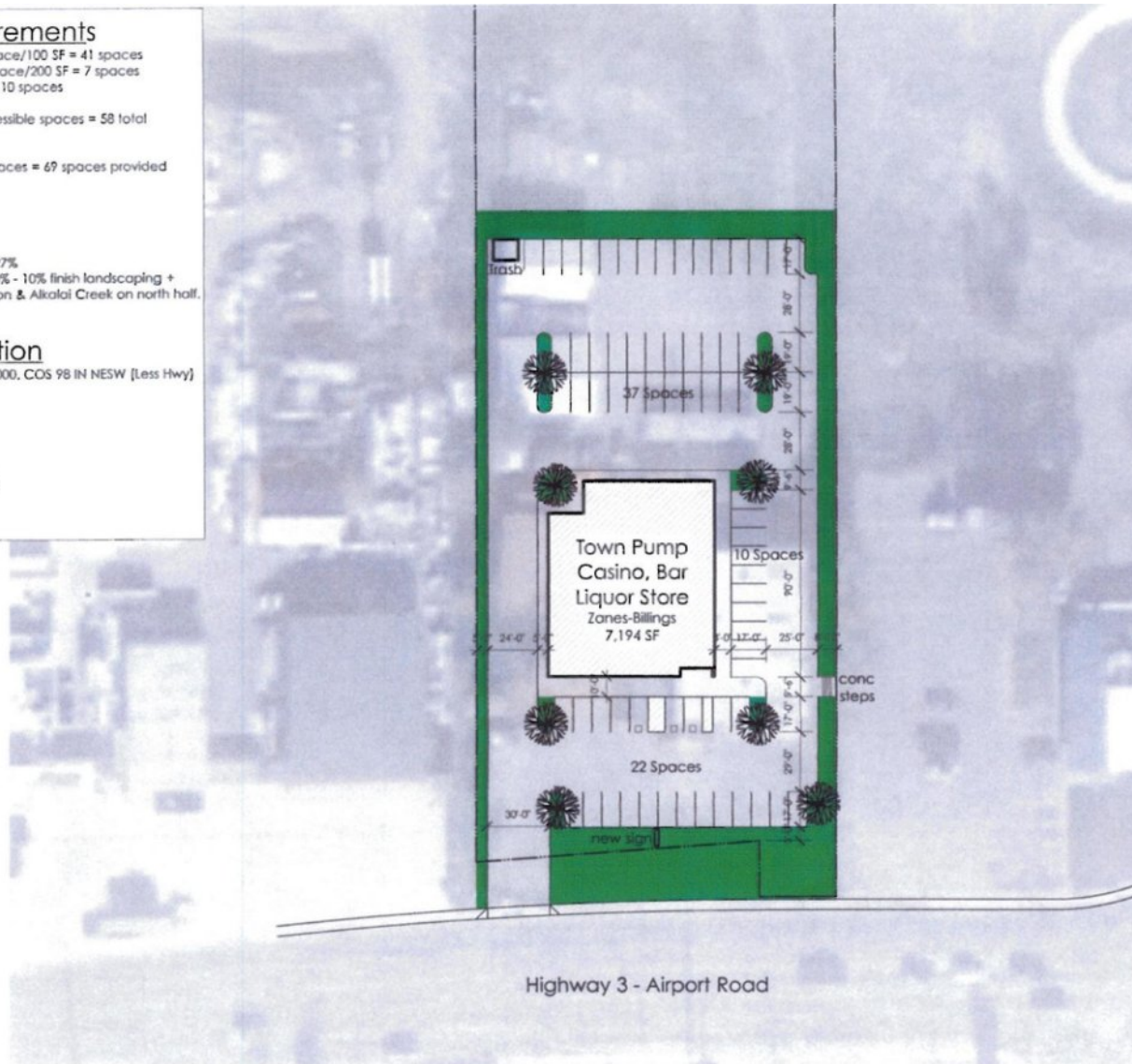
Address

261 Swords Lane

Proposed Use

A-2 Casino & Bar

M Liquor Store



TOWN PUMP CASINO, BAR & LIQUOR STORE at ZANES





LOOK EAST FROM SOUTHWEST



LOOK NORTH FROM SW



LOOKING FROM SOUTH



LOOKING NORTH FROM SE



LOOKING WEST FROM SE



LOOKING S FROM N