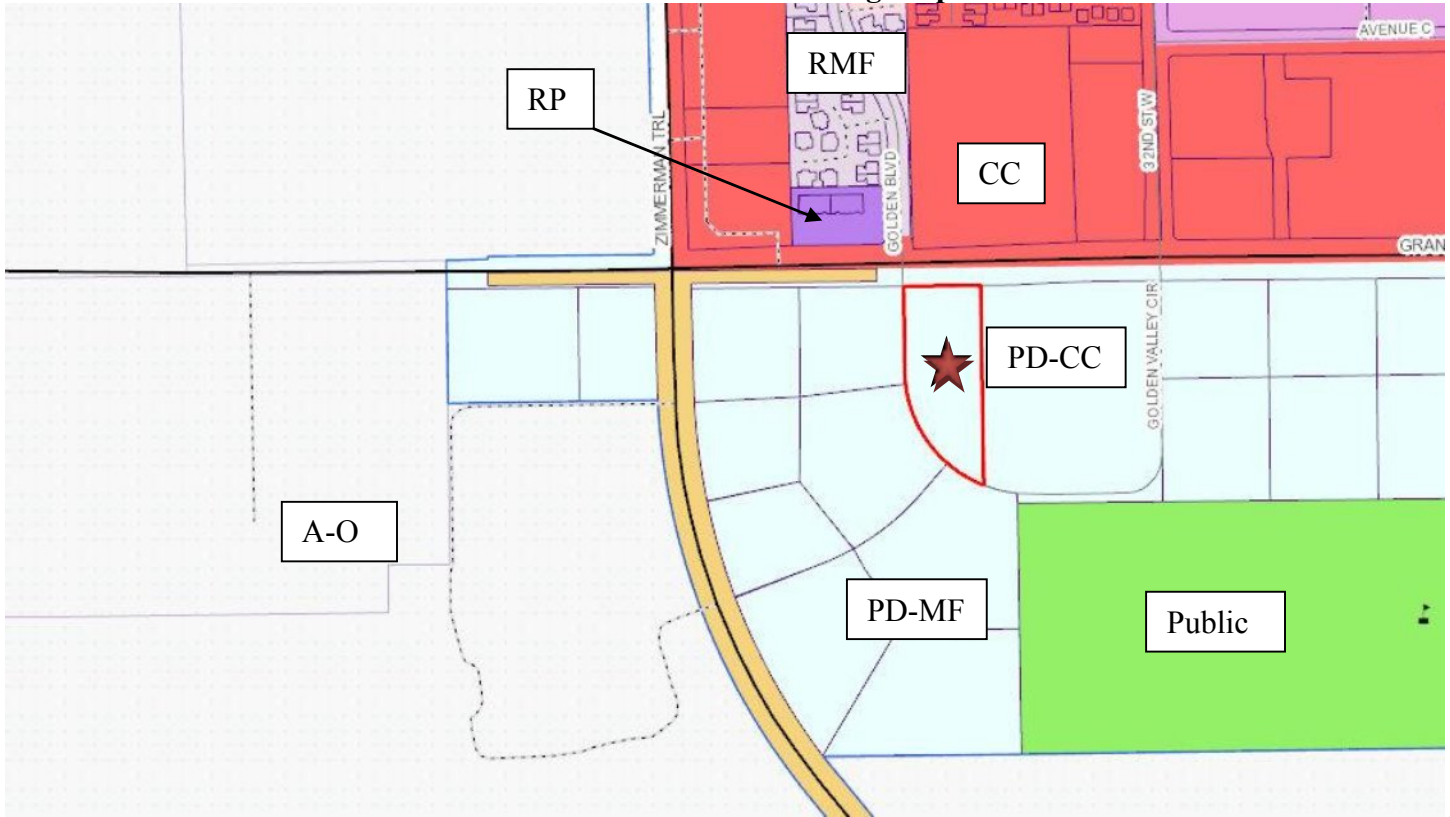
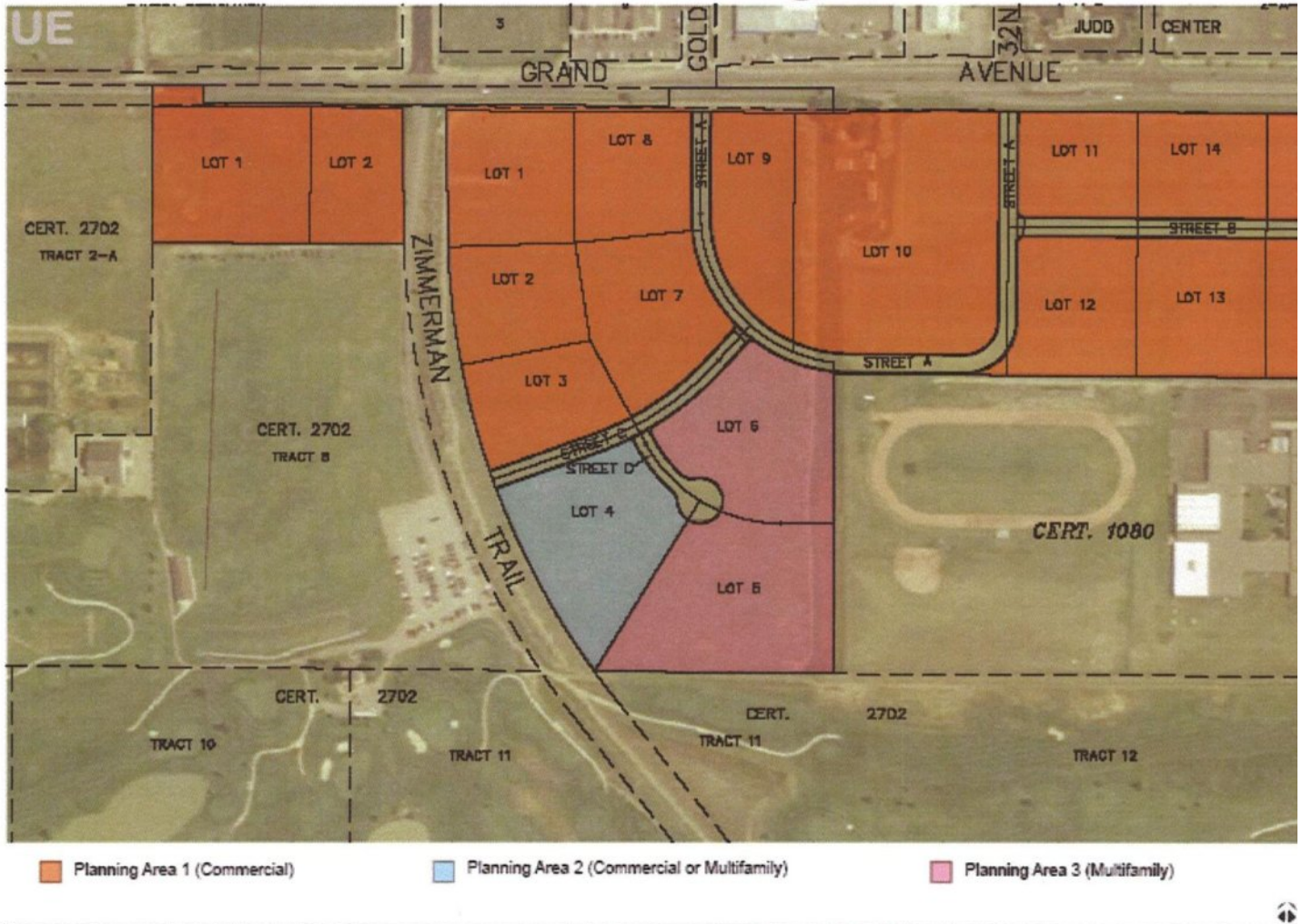


Attachment A
Zoning Map



Subject Property ★



Attachment B
Site photos



Subject Property – View south from Grand Avenue



View east of subject property from Grand Avenue

Attachment B, continued
Site photos



View west along Grand Avenue



View across Grand Avenue from subject property

Attachment B, continued
Site photos



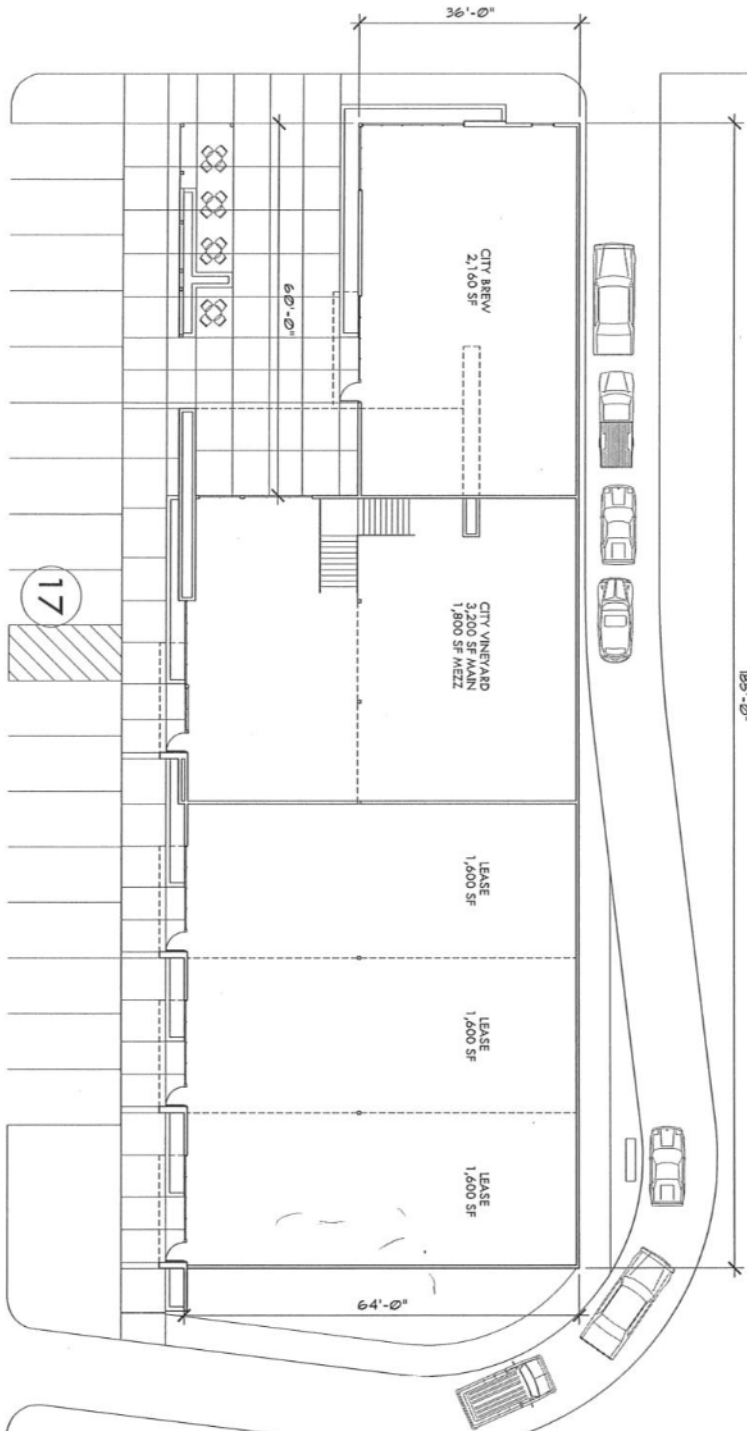
View north west across Grand Avenue from subject property



Subject Property ★

Attachment C Site Plan

1
1/16"=1'-0"
PROPOSED FLOOR PLAN



TOTAL BUILDING: 11,960 SF
 TOTAL PARKING: 85 SPACES
 FOOD: 5,000 SF @ 10/1,000 = 50 SPACES
 RETAIL: 7,000 SF @ 25 PLUS 1/200 = 32 SPACES

1 MAY 2015



PRELIMINARY

S2

PROPOSED
SITE PLAN

**COLLABORATIVE DESIGN
ARCHITECTS**

2280 GRANT ROAD - SUITE C BILLINGS, MT 59102 2 408.246.3443 F. 408.246.3742

**CARDWELL RANCH SUBDIVISION
MAIN FLOOR PLAN**

BILLINGS MONTANA

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Attachment D Applicant Letter

City Brew/City Vineyard Special Review Application Addendum

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

This proposal is consistent with both the adopted Growth Policy and the Planned Development Agreement for the East 80 at Cardwell Ranch (PDA), included with this application. The PDA contemplates a "mixture of commercial, retail, office, professional, medical and related uses..." This proposal, a commercial retail building consisting of a City Brew Coffee drive-up and retail store, combined with a City Vineyard retail store and wine bar, fits squarely within the PDA's allowed uses. The proposal is consistent with the growth categories within Cardwell Ranch, including the Frontier Cancer Center directly East of this proposed use. The coffee shop and wine store/bar retail operations are consistent and aligned with the PDA's stated goal that development patterns promote "economy, convenience, and amenity" within the PDA.

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

City Brew/City Vineyard has recognized a growing demand in its existing business for this location, with necessary expanded space for both operations. City Vineyard, in particular, hopes to respond to increasing consumer demand for broader product offerings and space for special tasting events. City Brew and City Vineyard recognize an increasing need for their business West of 24th Street, serving an expanding population base along the Grand Avenue corridor. City Brew and City Vineyard are gratified to be able to respond to demand driven needs and to serve their growing customer base.

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

The design and construction of this proposed project will present a thoughtful use of the site, with upscale and quality building materials, harmonious with and reflective of the existing Frontier Cancer Center design and architecture. As stated above, there is a real consumer demand for City Brew/City Vineyard retail services in this corridor, and the quality of the building and businesses will enhance the character of this growing retail sector.

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.

City Brew and City Vineyard intend to build and operate one City Brew Coffee retail store, including drive-up service, with one City Vineyard retail store and wine bar attached, operating under a beer and wine license without gaming. The proposal contemplates a building

size reasonably proportionate to the site. Drive through stacking is designed to minimize any traffic impact, and inflow and outflow congestion concerns are negligible. Special review is being sought for drive through operation (City Brew) and on-premise alcohol consumption (City Vineyard) per the PDA and City of Billings requirements. The existing property is agriculture, bordered directly to the East by Frontier Cancer Center. Will James Middle School's property line falls within 600 feet of the proposal (though the school building itself does not), which will require a waiver of the 600-foot separation requirement for on-premises alcohol consumption. There is a visual barrier between the proposed building and the school, as well as no direct physical access (fencing) between the school's property and the proposed site, which would authorize the waiver.