

# Site Plan



## Applicant Letter



July 6, 2016

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

RE: Request for Special Review For  
Casino, Bar & Liquor Store  
1524 Main Street  
Billings, MT 59105

### Planning Staff:

Town Pump, Inc, which is an operating company for casinos is looking to remodel the existing building and adding onto it to house a liquor store, bar & casino where Kentucky Fried Chicken used to be on Main Street in the Heights. This project will include remodel of the existing building, an addition 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 Lot 1A of the Arrowhead Subdivision which has a total of 38,928 SF and is zoned Highway Commercial. The vacant building, which will be remodeled with an addition was originally built in 1980. 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.

The lot's location for the casino/bar/liquor store SW property corner is a little over 300' from the NE property corner of Arrowhead Park (the parking area). The Park has a children's Play area which is about 380' south of that NE corner and a baseball field about 160' from that NE corner. Since the defined separation is 600' from property line to property line, the view is entirely obstructed by buildings and trees and there is no direct physical access, we are requesting a waiver based on Section 27-612 (a)(1)b.2 & 3. of the Unified Zoning Regulations.

### 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 remodeling and adding to the old structure and making it a more attractive structure with vibrant business potential. The casino 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.
  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 – Their casinos keep their site area free of weeds, well landscaped, etc. which helps with fire management.
  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 their adult 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)

Town Pump 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 the demand for this type of business has increased. 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 local area. It is a great location for existing customers as well as first time customers to discover the Town Pump family of businesses.

- 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 & 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, 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

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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 Town Pump brand of casinos per the City sign requirements.

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

Sincerely,



Alex Tommerup, AIA

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cc: Planning and Community Services Department w/ enclosures (1)  
Dan Sampson, Town Pump, Construction and Development Manager (1)