

ATTACHMENT
Applicant Letter & Site Plan

Opportunity Bank
SPECIAL REVIEW APPLICATION
Lots 3 and 4, Block 5, Sunnyside Subdivision

SECTION 1 – SPECIAL REVIEW RESPONSES

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

The redevelopment of Lot 3, Block 5 of Sunnyside Subdivision from a hotel to a bank and restaurant with parking in portions of the adjacent Lot 4 provides essential services to the community and neighboring businesses. This infill development will occur on a lot with existing infrastructure in place, reducing costs of development and increasing the utilization of the property. The proposed development will meet all City of Billings landscape requirements, ensuring the property is visually appealing.

1B. Why is there a need for the intended use of the property at this location?

The proposed development will serve Opportunity Bank's clientele with a new bank space with a drive through window. The proposed restaurant will serve customers downtown and residential neighborhoods with building space and a drive through window. The bank and restaurant will be located on Lot 3, Block 5 of Sunnyside Subdivision, which is zoned Community Commercial. The proposed parking lot, which would be located within a portion of Lot 4, Block 5 of Sunnyside Subdivision, zoned Residential-7000, will serve the bank and restaurant customers and employees.

1C. How will the public interest be served if this application is approved?

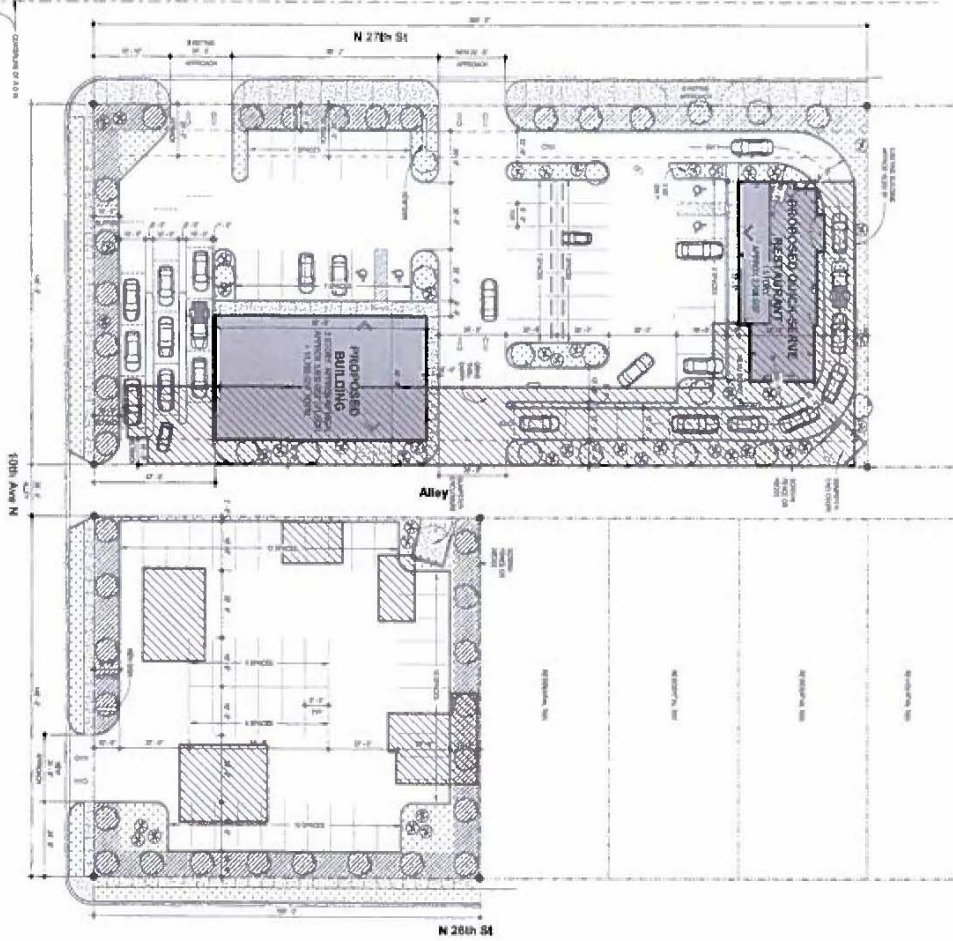
The redevelopment of the property to the bank, restaurant, and parking lot will bring the property up to the current City of Billings code requirements, which will positively impact the property, surrounding properties, and North 27th Street frontage.

1D. 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 proposed development would construct a new bank and restaurant with drive through windows within Lot 3, Block 5 of Sunnyside Subdivision. The lot is zoned community commercial, which allows the development of both the bank and the restaurant. The adjacent lots are zoned Residential-7000. Due to the proposed drive through window on the bank and restaurant adjacent to the residential use, the special review is required. The lot currently contains a hotel.

Additional parking for the proposed bank and restaurant will be on the adjacent portions of Lot 3, Block 5 of Sunnyside Subdivision. The proposed parking lot will encompass the south 100-feet and north 50-feet of the south half of Lot 4, Block 5, which is zoned Residential-7000. The proposed parking lot falls within the use for the zoning with special review. The portion of Lot 3 to be developed into the parking lot is currently residential property. Access to the parking lot would be via the adjacent alley west of the lot.

SITE PLAN



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PARKING SPACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALKWAY UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STREET UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ALLEY UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.



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OPPORTUNITY BANK
BILLINGS
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SITE PLAN



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