

Application and Site Plans  
Special Review #958 – 54<sup>th</sup> St W and Grand Avenue

This proposal is consistent with the adopted growth policy in that it will provide services to several thousand house holds on the west end of Billings. The west end, specifically west of Shilo, has grown considerably the last several years. Residential has been the primary growth. However, with the increase in residential homes there have been no retail or commercial services included to support the needs of the households.

There is need for several services in the area, including but not limited to gas, convenience store, salon, health and fitness, and food and beverage. The average distance to the nearest service is 3.5 miles. With the increase of households, the middle school and churches in the area all services will be a great addition to the area.

The public interest will be served in that we are giving them necessary services closer to home. In today's busy lifestyle, the public demands services and products close to home. We are located inside the Billings city limits and have every right to provide commercial services to the homes in the surrounding areas.

Our project specifically, will provide a 17-18,0000 sq. ft. building that would be the home of the The Den, a family owned existing business for over 50 years in Billings. The Den would occupy about 4-5000 sq. ft and remainder would be leased out to other potential businesses. We will target businesses that are needed in the area. Food, pet grooming, hair and nail salon ect. The reason we are requesting special review is that The Den, currently has an all beverage liquor license with gaming. In order to relocate The Den the property would have to be approved for consumption of alcohol and gaming. We would also be serving food in The Den which has never been the case before. We would cater to families that want to come in a have a meal, and also become a neighborhood lounge where people could gather together for an adult beverage and watch all different sporting events.

If approved, Rich Wrobel and Terra Pierce will be the owners and developers of the property. The Den would be the only full beverage license with gaming allowed on the property. No other tenants will be allowed to sell, consume or distribute alcohol, beer or wine on the property.

*Richard P Wrobel* 9-28-2017  
*Terra Pierce* 9/28/2017

# MK SUB BLOCK 1 LOT 2

**A-LINE**  
 DRAFTING AND DESIGN  
 JEFF WOLLSCHLAGER  
 (406) 321-2280  
 725 GRAND AVE.  
 BILLINGS MT, 59101

GRAND AVE

BILLINGS

MONTANA

**OWNER**

TBD

**INDEX OF DRAWINGS**

T1.0 TITLE/ SITE PLAN

**ADOPTED CODES**

INTERNATIONAL BUILDING CODE, 2012 EDITION  
 INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION  
 INTERNATIONAL FUEL GAS CODE, 2012 EDITION  
 INTERNATIONAL MECHANICAL CODE, 2012 EDITION  
 INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION  
 NATIONAL ELECTRICAL CODE, 2014 EDITION  
 UNIFORM PLUMBING CODE, 2012 EDITION

**SITE INFO**

PROPERTY ADDRESS: GRAND AVE  
 TOWNSHIP: 01 N RANGE: 25 E SECTION: 31  
 SUBDIVISION: MK SUB BLOCK 1 LOT: 2  
 FULL LEGAL: MK SUB, S31, T01 N, R25 E, BLOCK 1, LOT 2, (08) ANNEX - 07-18533 (08)

Lot Size: 2.113 Acres  
 ZONING: COMMUNITY COMMERCIAL  
 SETBACKS: 20' FRONT, 10' STREET ADJACENT  
 50% ALLOWED LOT COVERAGE

**GENERAL NOTES**

-PROPOSED STRUCTURE TO MEET ALL ZONING AND CODE REQUIREMENTS



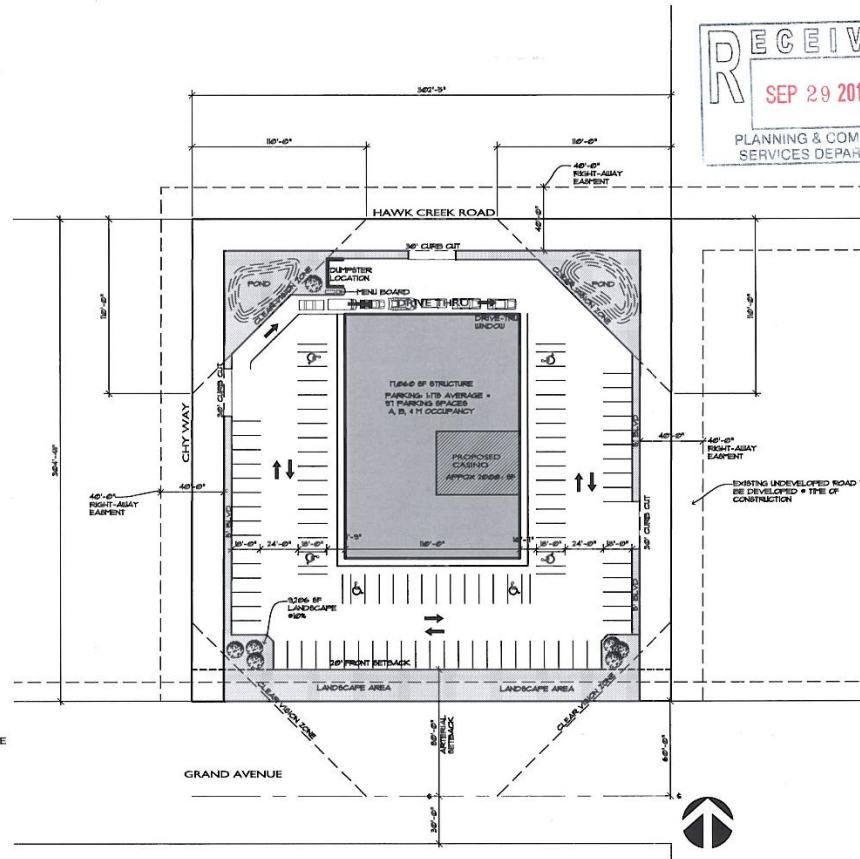
INSPIRATION IMAGE

NTS



VICINITY MAP

600 FEET PERIMETER FROM SUBJECT PROPERTY (no schools/ church's)  
 NTS



**1 SITE PLAN**  
 T1.0 SCALE: 1/32"=1'-0"

S.I.O SITE PLAN	
SHEET	
1	X