

Application and Site Plans
Special Review 967 – 4007 Avenue B

June 26, 2018

Special Review Application Answers to Questions:

- A. The new 3,500 sq. ft. development will improve vacant land and create more tax base for the City of Billings and County of Yellowstone.

This new development will create a lot of new construction jobs. The new development will house TOPZ Sandwich Company and Palms West Pub & Casino whose businesses will promote equal opportunity and economic advancement. The two new businesses will provide new local jobs which benefit the community and by providing new jobs ensure a strong Billings economy. TOPZ Sandwich Company plans to employ between 12-15 new employees in their second location in Billings. Their current location at 900 South 24th Street West, Suite 6 employs 10-12 employees. Palms West will create 6-8 new jobs for their second location in Billings. Their current location employs 6-8 employees at The Palms Grand at 1112 Grand Avenue.

- B. The northwest corridor is still very limited in food and entertainment options. TOPZ Sandwich Company will provide another good food option for northwest patrons, and Palms West will provide additional food and drink options along with the gaming for entertainment.
- C. Again, the public interest will be served by providing more food and drink options in the northwest corridor.
- D. The small 23,671 sq. ft. northwest community commercial zoned lot will be developed by constructing a small 3,500 sq. ft. building for restaurant use that will house two tenants, a 1,500 sq. ft. new TOPZ Sandwich Company restaurant with drive thru service, and a 2,000 sq. ft. new Palms West sports pub, eatery, and casino. The property is already zoned properly for this type of use, but we are asking for a waiver of the 600 ft. rule as there is a church located 500 ft. to the north of this parcel from property corner to property corner. The new building will be located well over 650 ft. from the actual church building, but the church has a very large amount of parking and landscaping south of the church so the property corners are only 500 ft. apart. We believe our hard commercial corner on Shiloh Road and Avenue B has plenty of buffer properties adjacent to the north including Sylvan Nursery, Avenue C, and the strip center north of Avenue C which blocks any visibility looking south from the church down Shiloh Road.

We also have observed that there is very limited pedestrian traffic using the sidewalk adjacent to Shiloh Road between this parcel going north to the church property so pedestrian safety would not be a concern.

