

Application & Applicant letter

CITY SPECIAL REVIEW **APPLICATION FORM**  
Billings Special Review# 971 - Project # PZ-18-00182

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the City of Billings Zoning Regulations.

Present Zoning: C1 - Shiloh Overlay  
Special Review Requested: Add Gaming to existing All Beverage

TAX ID# A30687 CITY ELECTION WARD # V

Legal Description of Property: 03-0926-23-1-01-50-0000 BVA Brose Valley Park Sub  
Brose Valley Park Sub, S23, T4S, R2SE, Block 1, Lot 10A, AM11.179 AC (07)

Address or General Location (If unknown, contact City Engineering):  
1801 Majestic Lane, Billings, Montana 59102

Size of Parcel (Area & Dimensions): 1396 sq. ft.

Present Land-Use: vacant tenant space

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X

If yes, please attach to application

\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): CB Industries LLC  
(Recorded Owner)  
1833 Iris Lane, Billings, Montana 59102  
(Address)  
406-698-7193 (Phone Number) cbrosovich@icloud.net (email)

Agent(s): Carol Brosovich  
(Name)  
1833 Iris Lane, Billings, Montana 59102  
(Address)  
406-698-7193 (Phone Number) cbrosovich@icloud.net (Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: Carol Brosovich Date: 10-31-2018  
(Recorded Owner)



## SPECIAL REVIEW APPLICATION CITY OF BILLINGS

Planning & Community Services Department  
2825 3rd Ave North, 4th Floor  
Billings, MT 59101  
Phone: 247-8676 Fax (406) 657-8327  
Website: <http://ci.billings.mt.us>

### NOTICE TO PETITIONER

The Zoning Coordinator will check the application for completeness after the deadline date. If the application is unacceptable, you will be notified as to what changes need to be made. Incomplete and/or unacceptable applications may delay the review process by four weeks or longer. Make sure your application is totally complete or your request will be delayed.

### INSTRUCTIONS

All applications shall be submitted to the Planning & Community Services Department, 2825 3rd Ave North, 4th Floor. The filing fee must accompany the application in order for it to be accepted. All questions must be answered fully. Please type or print. You may attach further pages if additional space is needed. All plans and other exhibits submitted with this application will be retained as a part of the permanent record.

1. Answer the following questions:

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

A) Essential Investments – The purposed approval of the license for CB Industries LLC will do little to upset the essential investments growth guidelines Billings has adopted. The area that the license will be utilized will not cost the city or its taxpayers any utility costs or upset any other areas that could be used to grow city infrastructure. With the placement being in an existing business it has zero negative impact on items such as the history and heritage of our city, public health and safety, emergency services, public active living spaces, or our school systems. Strong Neighborhoods – The location of the purposed license will fall into an already developed commercial park and will have little negative impact on any surrounding residential neighborhoods. There are many other established commercial businesses that operate in the area along with one other gaming/liquor establishment already placed in the Montana Club Restaurant. Mobility and Access – The purposed location fits this policy by being placed in an already established area where public transit along with interstate and city streets are easily maneuvered. Prosperity – This policy is one that we feel makes the strongest point to approve our proposal. The city has several similar licenses throughout and can attest to the benefit when it brings when speaking about taxes and the revenue production from these similar businesses. Immediately this business will create long term established jobs that benefit the population of Billings and help grow our economy without any cost to the tax payers. The current business owner and purposed location owners are local residents that spend locally and want help drive local employment and boost our economy.

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

B) There is a need to approve this addition to the location to promote the growth and capitalization of market conditions at 1801 Majestic Lane Billings, MT. This would be considered an added amenity to the travelers coming through Billings and make the current location an even more desirable stopping point for transient and destination tourists

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

C) The public interest will be served directly with the increase in foot traffic spending in our locally owned west end retail and hospitality businesses. This addition will drive more stays and spending to the Broso Park area which directly boosts our economy.

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.

D) This review is being sought to obtain an approval in zoning to allow CB Industries LLC to lease space and concession with Billings Ventures LP (Big Horn Resort) to add a casino operation to an already established bar/lounge in a high traffic location. CB Industries LLC already operates the bar/lounge at the hotel and services all the hotel and convention guests along with the three other hotel properties that don't have a lounge establishment. This would be placed in an already existing room that will be converted to a casino to provide the current and future guests of the resort and other hotels another desirable amenity.

2. Prepare a dimensioned site plan as follows:

A. One full sized site plan and one reduced copy of the site plan at 8½"x11" or 11"x17".

B. Scale of the full sized site plan shall not be less than 1" = 40'.

3. If applicable, the site plan must also include but not necessarily be limited to the following:

A. North arrow.

B. The locations and dimensions of all vehicular points of ingress and egress, drives, alleys, off-street parking spaces and loading spaces.

C. Illustrate lot size showing lot line dimensions.

D. The locations and dimensions of all existing and proposed buildings, structures, and improvements including those which will be removed. Please label all information.

E. Show setbacks from all property lines for existing and proposed buildings. City Special Review Packet 2018\_2019 update Sept 7, 2018