

Application & Applicant letter

APPLICATION FORM

CITY SPECIAL REVIEW

Billings Special Review# 975 - Project # 92-19-00046

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: Community Commercial

Special Review Requested: on Premis Beer & Wine - No Gaming within 600'
GF Church Property with outdoor Patio

TAX ID# (A36378) CITY ELECTION WARD # 5

Legal Description of Property: Lot: 2 Block: 1 Subdivision Shiloh Commons
Shiloh Commons SUB (18), S02, T01S, R25E, Block 1, Lot 2

Address or General Location (If unknown, contact City Engineering):
149 Shiloh Road Billings Montana 59106

Size of Parcel (Area & Dimensions): 1.42 Acres (4000 sf restaurant)

Present Land-Use: Mixed-Use ~~Multi-Family Apartments~~ / Commercial

Covenants or Deed Restrictions on Property: Yes X No _____

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): Groat Road LLC

(Recorded Owner)

1430 County Manor BLVD Ste. 3 Billings MT 59102

(Address)

406-591-4540

(Phone Number)

MTstock@Bresnan.Net

(email)

Agent(s): _____

(Name)

(Address)

(Phone Number)

(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: [Signature] Date: 3/11/2019

(Recorded Owner)



The Shiloh Commons is Montana's premier lifestyle campus, located in the heart of Billings' thriving west end. Combining the activity of over 60,000 sf of retail, office, and restaurant space at the base of 144 upscale homes, Shiloh Commons is a true confluence of energy. The mix of unique businesses draws people in and beckons them to stay. The project includes four, four-story garden style condo style apartment buildings with underground parking. Additionally, there is a 6,500 sf retail building offering fast casual dining and gourmet coffee with drive-through.

Shiloh Commons is located on 9.37 acres at the Northeast corner of the intersection of Shiloh Road and Central Avenue. The combination of retail, office, restaurant and apartments encourage a pedestrian oriented space that promotes a healthy work live environment.

Sophie's Kitchen will be the newest restaurant addition to the campus focused on fresh and healthy breakfast and lunch offerings. Sophie's Kitchen will build on the owner's success as one of the premiere breakfast spots in Seattle. The special review requested by Shiloh Commons will allow Sophie's Kitchen to serve beer and wine beverages as part of its brunch menu.

Shiloh Commons CC&R's do not allow gaming on the property grounds. All restaurants located in the Shiloh Commons must generate at least 60% of their revenue from the sale of food.

Site Plan





Subject property