

Attachments Variance 1000

City Special Review Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed Special Review application packet, including any required fees, for a Special Review to be processed by the Planning Division.

1. **Present Zoning:** CMU2
2. **Written description of the Special Review** including existing conditions and proposed development:
Addition & remodel of the existing Rio Sabinas building located in Shiloh Crossing. The development includes J's Pub & Grill as the primary restaurant function as well as the Black Chip Casino as the secondary tenant.
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:**
SHILOH CROSSING SUB (09), S14, T01 S, R25 E, BLOCK 1, LOT 5C, LT 5C BLK 1 SHILOH CROSSING SUB AMD (09)
5. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force and mailing address of Chairperson: WEST END TASK FORCE, STEVE ZEIER, 5415 SUMMER STONE ST, BILLINGS, MT, 59106
6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
7. **A copy of the meeting notice.** please attach to this form
8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form
9. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 17th day of April, 2025.
 - 2) The Special Review application is based on materials presented at the meeting.

Owner (s): John Johnson Telephone: (307)-262-1735
Address: 2230 Bryan Stock Trail, P.O. 50630, Casper, WY 82605 Email: john@jrgrestaurants.com

Agent (s): Collaborative Design Architects Telephone: (406)-248-3443
Address: 2280 Grant Road, Suite C, Billings, MT 59102 Email: mitchell@cd-mt.com

Johnson Restaurant Group
2230 Bryan Stock Trail (82601)
PO Box 50630
Casper, WY 82605

April 21, 2025

City of Billings – Zoning Commission
Planning & Community Services Department
2825 3rd Ave North, 4th Floor
Billings, MT 59101

RE: Neighborhood Preapplication Meeting Certification for 840 Shiloh Crossing Blvd

To Whom It May Concern,

This letter is provided to formally certify that a Neighborhood Preapplication Meeting was held on **April 17, 2025**, from **6:00 PM to 7:00 PM MST**, at the project site located at **840 Shiloh Crossing Blvd, Billings, MT 59102**, in accordance with the requirements of the Special Review process administered by the City of Billings.

The purpose of the meeting was to present and discuss the proposed design for the remodel and addition to the existing **Rio Sabinas** building. The new project will introduce **J's Pub & Grill** alongside **Black Chip Casino**, revitalizing the currently vacant property with an updated restaurant and gaming concept.

The meeting was hosted by representatives from **Johnson Restaurant Group (Owner)**, **Collaborative Design Architects (Architect/Agent)**, and a broker from **NAI Business Properties**. Attendees included two local stakeholders, including representatives of the **Long Family**, who expressed enthusiastic support for the revitalization of the site and the anticipated increase in business activity it would bring to the area. Notably, Mack Long commented on the sign-in sheet, "this will be a great improvement," reflecting the community's optimism for the project.

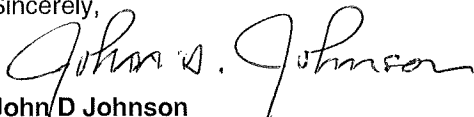
During the meeting, the architectural team presented the **Schematic Design Package** to convey the intent of the proposed remodel and addition. The materials included floor plans, site information, and representative imagery. Visitors had the opportunity to walk the site and discuss design elements, finishes, and structural changes with the architects, who were available to answer questions and explain the complexity of the improvements.

This letter is submitted alongside the following materials for documentation:

1. Mailer Notice of the Neighborhood Meeting (as distributed on 04/09 by Johnson Restaurant Group)
2. Meeting Sign-In Sheet (as recorded at meeting)
3. Schematic Design Package presented during the event (attached for reference)

Should additional information be required, I would be happy to provide clarification or further documentation.

Sincerely,



John D Johnson

Owner

Johnson Restaurant Group
Office: 307.265.3029 (Ext 103)
Cell: 307.262.1735

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Meeting Agenda

Client: Johnson Restaurant Group **Date:** 04/17/25
Project: J's Pub & Grill Neighborhood Meeting **Time:** 6:00 pm
Project No: 2454 **Location:** X

Attendees: Mitchell Osland, Travis Smith, John Johnson, **Brian McDonald, Mack Long, Karen Long**

Agenda Items

Topic X *meeting notes in red

Meeting Agenda:

1. **Welcome & discuss purpose of the Meeting.**
 - a. Meeting started at 6:10 PM.
2. **Present J's Pub & Grill Schematic Design Package**
 - a. Collaborative Design Architects to review packages to participants.
 - b. All 14 pages of package were reviewed and presented to meeting participants.
3. **Site walk & questions.**
 - a. Walk site with Architects & Owner to see the space and talk about the future vision.
 - b. Exterior and Interior walk was had with meeting participants.
4. **Meeting close & Sign out**
 - a. Please write your name on the sign in sheet & leave any comments you may have about the project.
 - b. Comments from the Long Family (Mack & Karen): The Long family is excited for the new restaurant to come to the currently unoccupied space.



J'S PUB & GRILL NEIGHBORHOOD MEETING - SIGN IN SHEET
04/17/25 - 6:00PM - 840 SHILOH CROSSING

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NAME / CONTACT INFORMATION (OPTIONAL)	COMMENTS:
Mack Long 406-208-0707	This will be a great improvement.
Travis Smith	
MICHELLE OSLAND	
John A. Johnson	
Karen J. Song	

YOU'RE INVITED

NEIGHBORHOOD MEETING

JOIN US FOR A BRIEF PRESENTATION OF THE NEW VISION
FOR 840 SHILOH CROSSING BLVD.

WHEN: APRIL 17TH, 6:00 PM
WHERE: 840 SHILOH CROSSING BLVD

COMING SOON



J'S PUB & GRILL
SCHEMATIC DESIGN



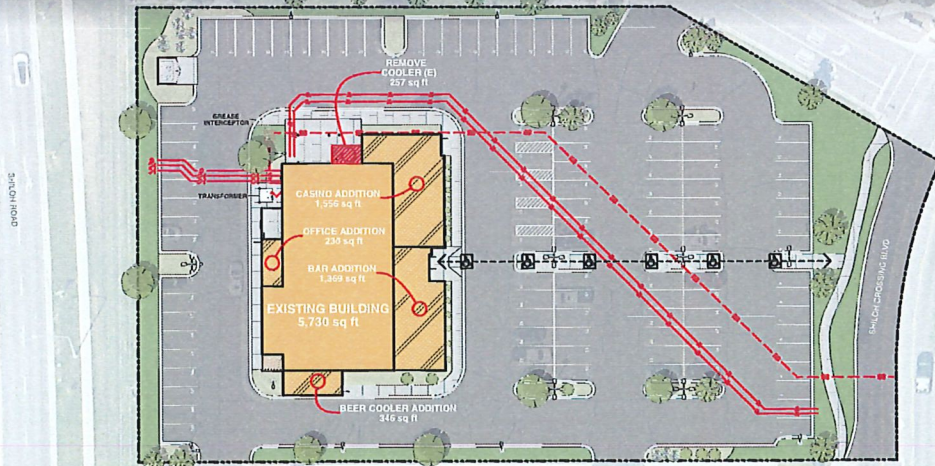
ARCHITECTS



THE NEW VISION

Located in the former *Rio Sabinas Cantina*, **J's Pub & Grill** will provide a refreshed contemporary atmosphere with American cuisine and dining. The addition and remodel will include refreshed areas for outdoor seating, enlarged bar seating for the more casual scene, and a spacious dining room. **The Black Chip Casino** will offer exciting gaming experiences on site with a full bar and a lively atmosphere.

Join us on **April 17th at 6 pm at 840 Shiloh Crossing Blvd,**
Billings, MT to learn more!



JOHNSON
RESTAURANT
GROUP



COLLABORATIVE
DESIGN
ARCHITECTS