

# Attachments Variance 1000

**CITY SPECIAL REVIEW** **CITY SPECIAL REVIEW APPLICATION FORM**  
City Special Review# 1000 - Project # PZX-25-00059

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: CMU2

Special Review Requested: \_\_\_\_\_

Per Table 27100.1 of BMCC City Zoning Code (2021), Special review is required for Casino, Large (10 or more machines) in CMU2 zoning.

TAX ID# A34027B **CITY ELECTION WARD #** V

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)

Address or General Location (If unknown, contact City Engineering): \_\_\_\_\_

840 Shiloh Crossing Blvd, Billings, MT, 59102

Size of Parcel (Area & Dimensions): 1.7973 acres, 369.40' (E/W), 218.90 (N/S)

Present Land-Use: EATING AND DRINKING ESTABLISHMENT - ALL BEVERAGE LICENSE, ON

EATING AND DRINKING ESTABLISHMENT - ALL BEVERAGE LICENSE, ON-PREMISE CONSI

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

Owner(s): John Johnson  
(Recorded Owner)

2230 Bryan Stock Trail, P.O. 50630, Casper, WY 82605

(Address)

(307)-262-1735

(Phone Number)

john@jrgrestaurants.com

(email)

Agent(s): Collaborative Design Architects

(Name)

2280 Grant Road, Suite C, Billings, MT 59102

(Address)


406-248-3443

(Phone Number)

mitchell@cd-mt.com

(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:  Date: 4/22/2025  
(Recorded Owner - digital signature allowed)

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

April 21, 2025

Daniel J. Brooks, Chairman  
City of Billings Zoning Commission  
Planning & Community Services Department  
2825 3rd Ave North, 4th Floor  
Billings, MT 59101

**RE: Support Letter for Special Review Application – 840 Shiloh Crossing Blvd**

Dear Chairman Brooks,

On behalf of Johnson Restaurant Group, I am pleased to submit this letter in support of our application for Special Review related to the proposed remodel and addition at **840 Shiloh Crossing Blvd** in Billings, Montana. The project involves the revitalization of the existing Rio Sabinas building into a new and enhanced dining and entertainment destination: **J's Pub & Grill**, paired with a complementary gaming component, **Black Chip Casino**.

The proposed development aligns with the City of Billings' adopted Growth Policy by reactivating a currently vacant commercial property within a key commercial corridor. Our project supports infill development, leverages existing infrastructure, and encourages reinvestment in an established commercial district, consistent with the goals of sustainable, compact, and coordinated growth.

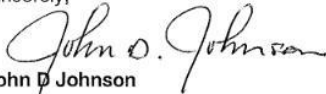
The site is of adequate size and appropriate location to accommodate the proposed use. Our team has carefully developed a design that remains fully compliant with all applicable zone district standards, including **parking, landscaping, and setbacks**. The layout also ensures efficient internal circulation and compatibility with adjacent commercial uses.

We are committed to minimizing potential impacts on surrounding properties. The restaurant and casino uses are planned with sensitivity to neighboring developments, featuring controlled access, defined service areas, and an enhanced façade to improve visual appeal. Our team has taken steps to ensure that the scale, function, and activity level of the project harmonize with the character of the Shiloh Crossing district.

Importantly, this project will **not impede the normal improvement or development** of surrounding properties. Rather, it is expected to catalyze positive momentum in the area by drawing additional customers, enhancing the streetscape, and contributing to the overall vibrancy of the Shiloh corridor.

We are enthusiastic about the opportunity to contribute to the continued growth of the community through this project and appreciate your consideration of our application.

Sincerely,



**John D Johnson**  
Owner  
Johnson Restaurant Group  
Office: 307.265.3029 (Ext 103)  
Cell: 307.262.1735