



# **3760 Mullan Road, Cru Restaurant Casino & Tavern Conditional Use**

**City Council**

Lauren Stevens  
Development Services  
*November 7, 2022*



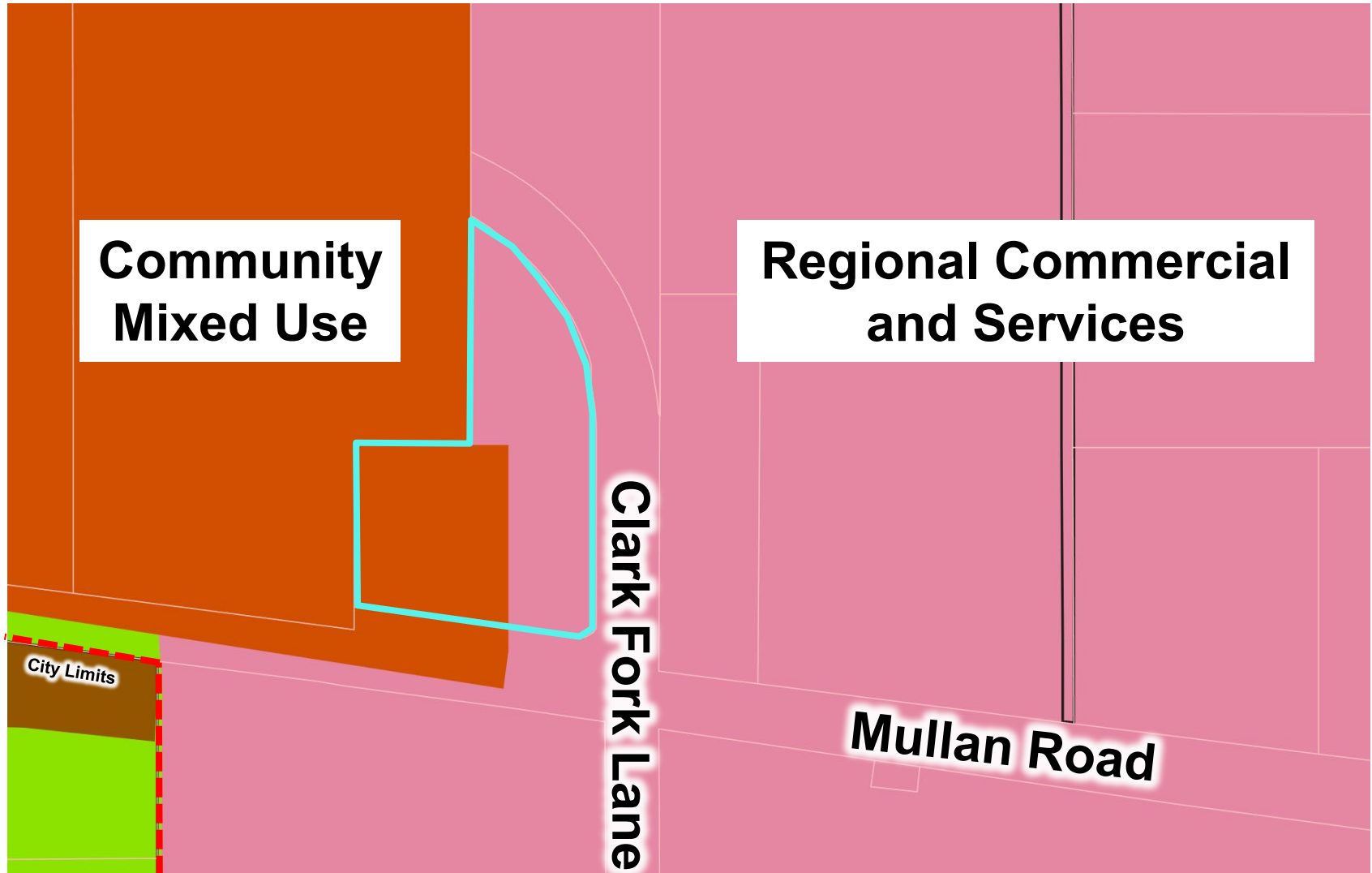


# Location



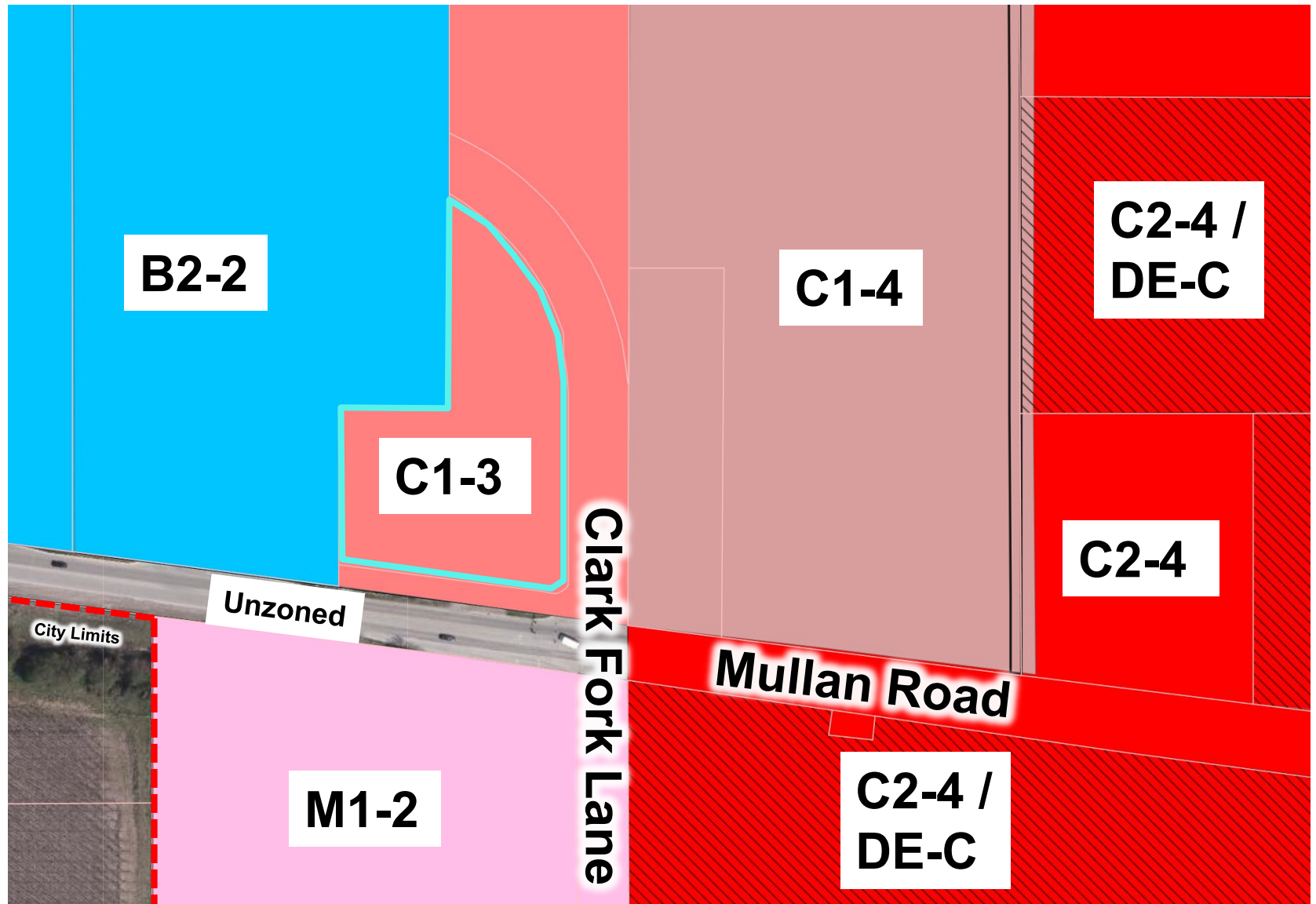


# Our Missoula Growth Policy





# Zoning Map





# Specific Title 20 Code Sections:



## Use and Building Specific Standards (Chapter 20.40):

### Section 20.40.040: Casinos, Taverns and Nightclubs:

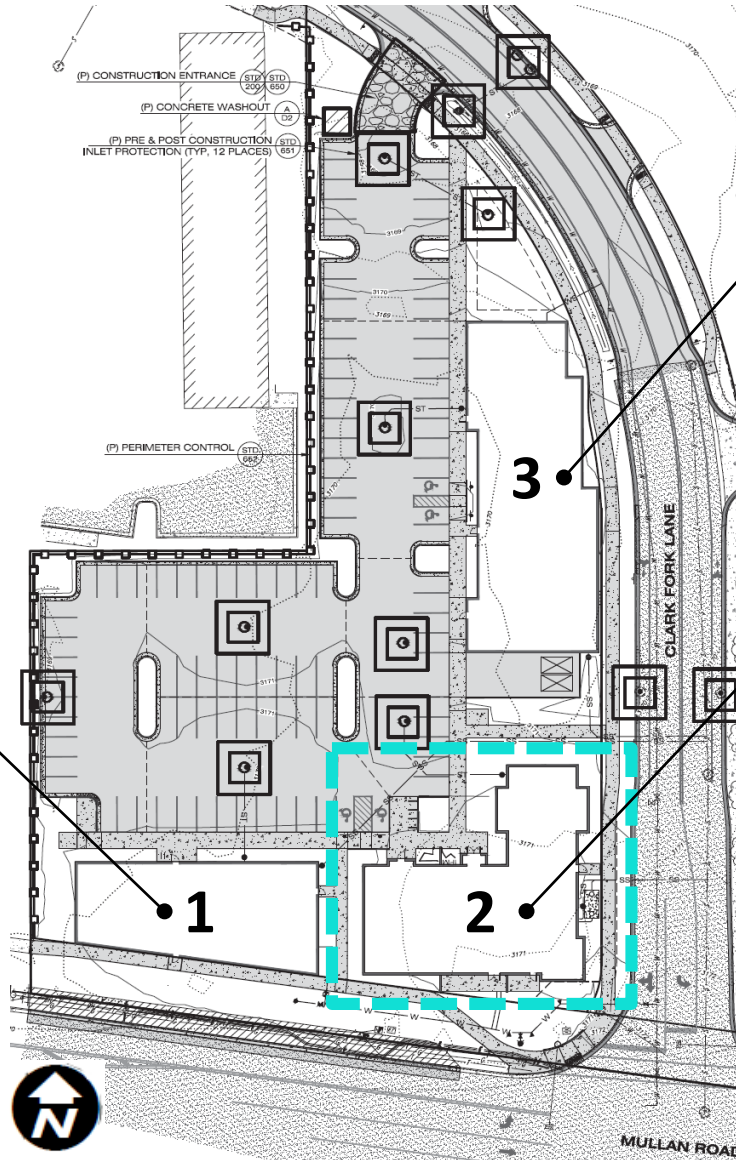
- Casinos must be located on parcels with frontage on an **arterial street** (except within CBD.)

### Section 20.40.170: Commercial Uses Not Exceeding 30,000 Square Feet:

- Site and building design standards, including:
  - Façade and building orientation
  - Mechanical equipment and trash receptacle placement and screening
  - Parking lot location and landscaping
  - Building design alternatives required for primary and secondary facades



# Site Plan



Future Building –  
uses TBD

Proposed New  
Building ~11,900  
square feet



# Parking Calculations



## Vehicle Parking Requirements (Table 20.60-1):

- **Restaurant:** 1 space per 4 seats + 1 space per 2 employees
- **Tavern/Casino:** 1 space per 4 seats + 1 space per 2 employees + 1 space per billiard table + 1 space per 2 gambling machines
- **Food & Beverage Retail Sales:** 1 space per 480 square feet

## Bicycle Parking Requirements (Table 20.60-2):

- **Short Term:** 1 space per 10 motor vehicle spaces
- **Long Term:** 1 space per 5 employees

Total Seats = 224

Employees = 18

Gambling Machines = 20

Retail Sq. Ft. = 224

**Vehicle Spaces Required:**  
**77 Spaces**

**Bicycle Spaces Required:**  
Short Term: **8 spaces**  
Long Term: **4 spaces**



# Floor Plan - Basement



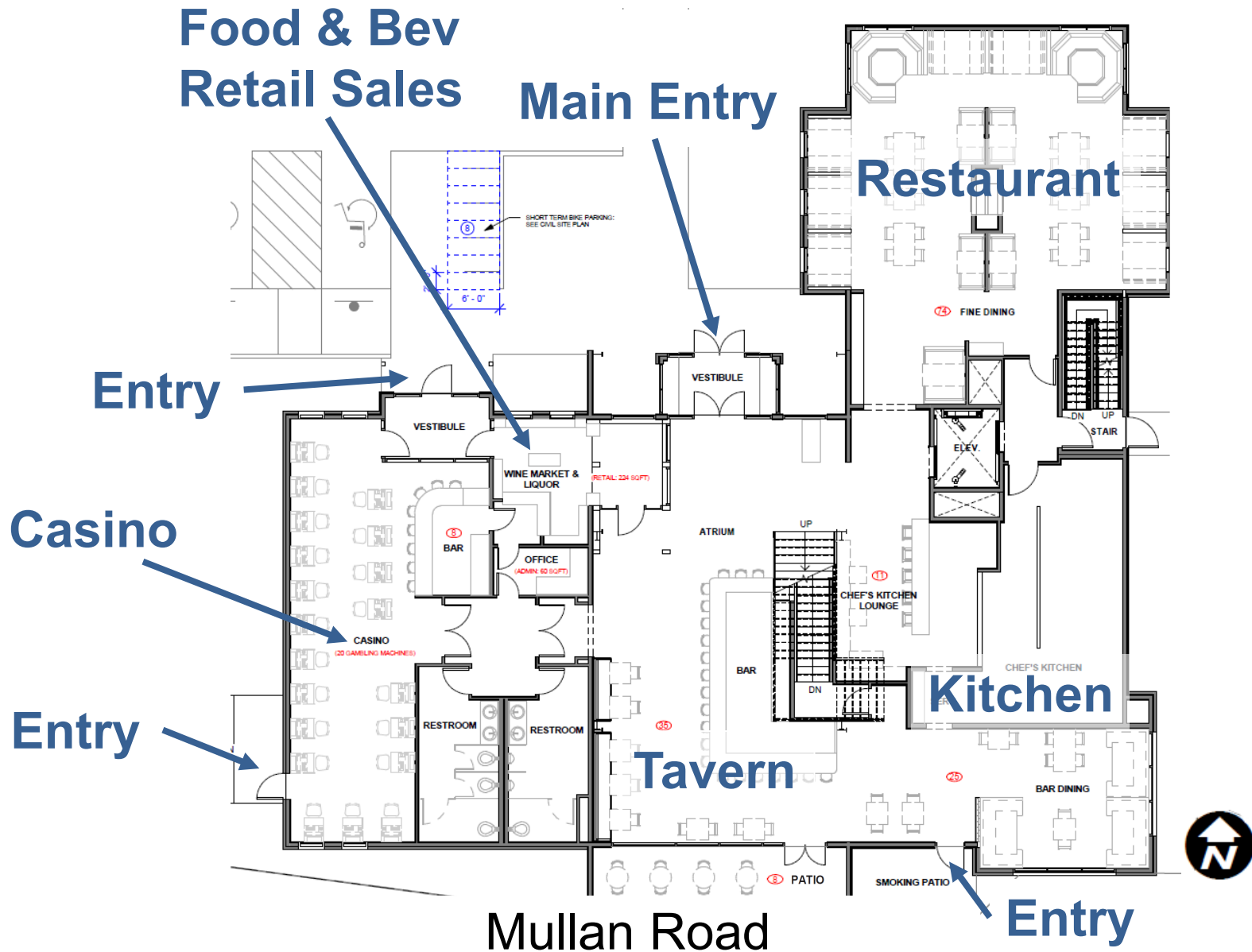
Clark Fork Lane

Mullan Road





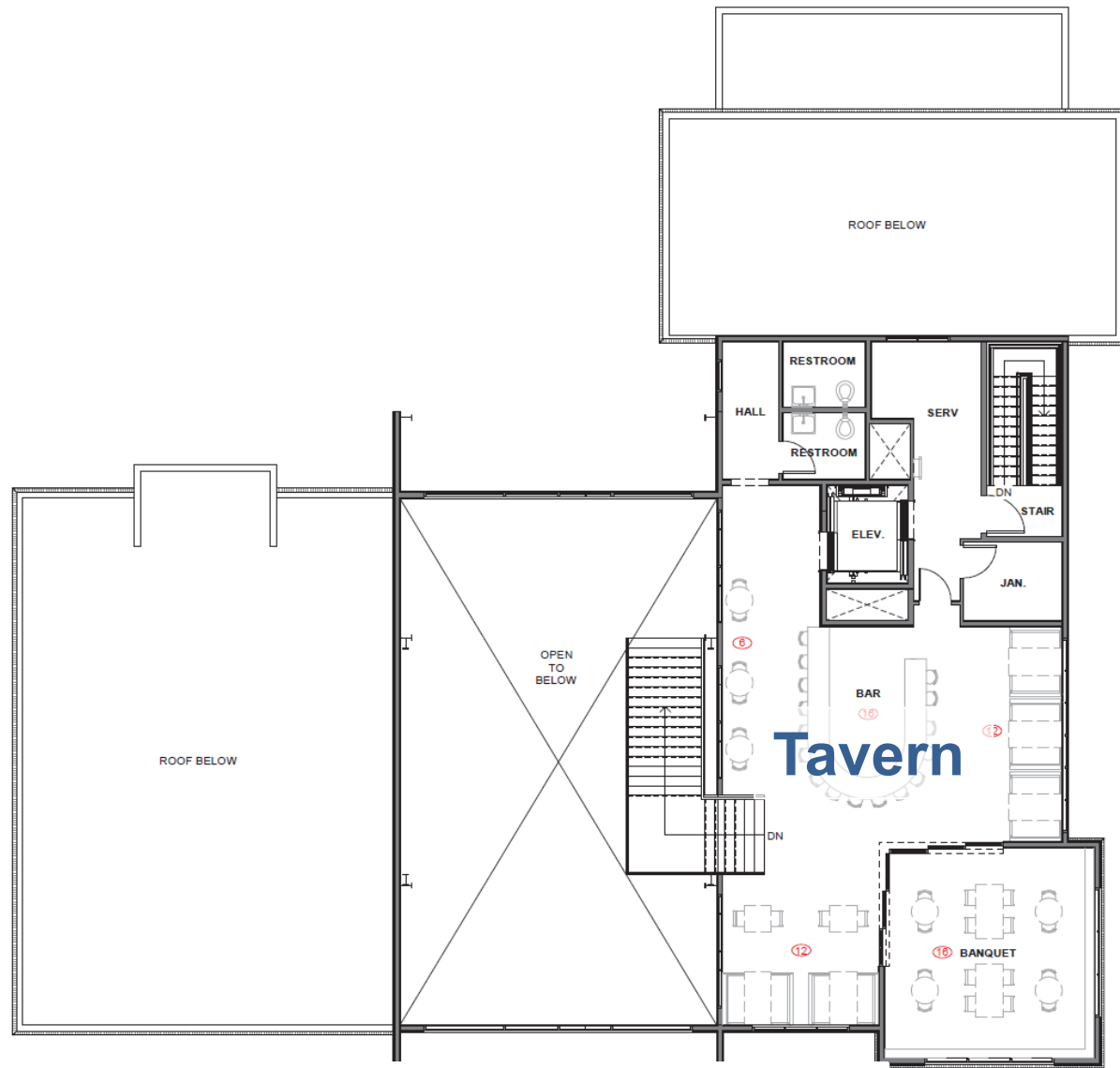
# Floor Plan – 1<sup>st</sup> Floor



Clark Fork Lane



# Floor Plan – 2<sup>nd</sup> Floor



Clark Fork Lane

Mullan Road



# Elevations



① SOUTH ELEVATION  
1/8" = 1'-0"

View from Mullan Road

## MATERIALS LEGEND

	METAL ROOF		BRICK
	METAL SIDING 1		HORIZONTAL WOOD SIDING
	METAL SIDING 2		SPANDRAL PANEL



③ NORTH ELEVATION  
1/8" = 1'-0"

View from parking lot



# Elevations



View from Clark Fork Lane

② EAST ELEVATION  
1/8" = 1'-0"

## MATERIALS LEGEND

	METAL ROOF		BRICK
	METAL SIDING 1		HORIZONTAL WOOD SIDING
	METAL SIDING 2		SPANDRAL PANEL



View from adjacent parcel

④ WEST ELEVATION  
1/8" = 1'-0"



# Perspective Views



## MATERIALS LEGEND



METAL ROOF



BRICK



METAL SIDING 1



HORIZONTAL WOOD SIDING

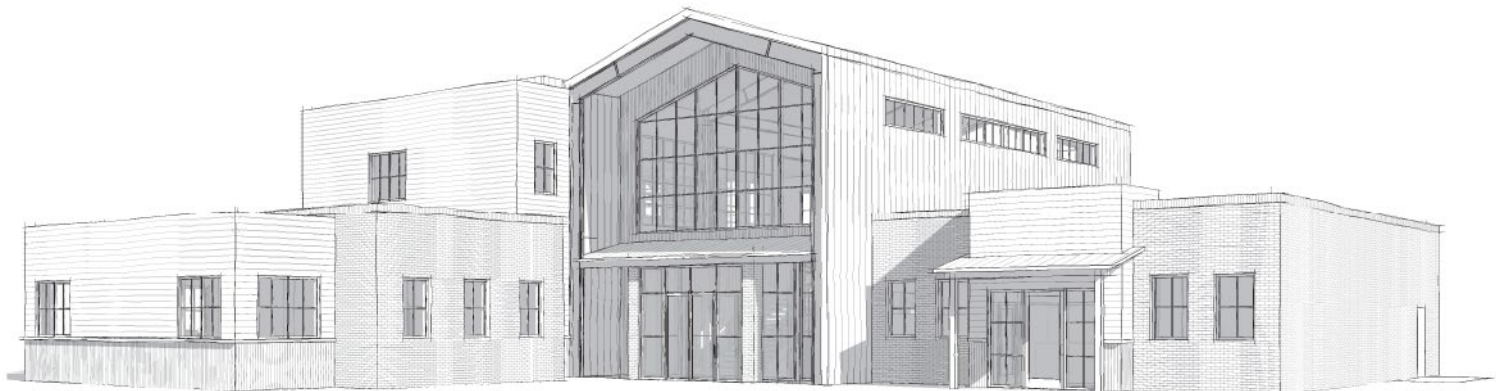


METAL SIDING 2



SPANDRAL PANEL

View from intersection



View from parking lot



# Conditional Use Review Criteria



In determining whether all applicable review criteria have been satisfied, the City Council may specifically consider agency and public testimony.

1. In the interest of public convenience without an adverse impact on general welfare of the neighborhood or community;
2. Will not impede orderly development of surrounding properties;
3. Compatible operating characteristics – hours, traffic, and noise;
4. Traffic safety – all modes of transportation
5. Compliance with the Growth Policy, and other adopted plans;
6. Address light, open space, and natural features;
7. Compatible with the character of the surrounding area – site and building design;



**Approval** of the Tavern and Casino conditional use request located at 3760 Mullan Road, in accordance with Missoula City Zoning Ordinance, Title 20, Sections 20.10.020.D, 20.40.040, 20.85.070, and 20.105.040.I.2 and X.1, based on the findings of fact in the staff report and subject to one condition of approval.



# Condition of Approval (1):



The Tavern and Casino conditional uses at 3760 Mullan Road shall comply with all applicable portions of the Title 20 Zoning Ordinance. Plans submitted at the time of building permit application shall substantially conform to the plans submitted at the time of conditional use review, subject to review and approval by Development Services prior to building permit approval.