

2275 North Reserve Street Tap Club

Casino & Tavern Conditional Use

Land Use and Planning Committee

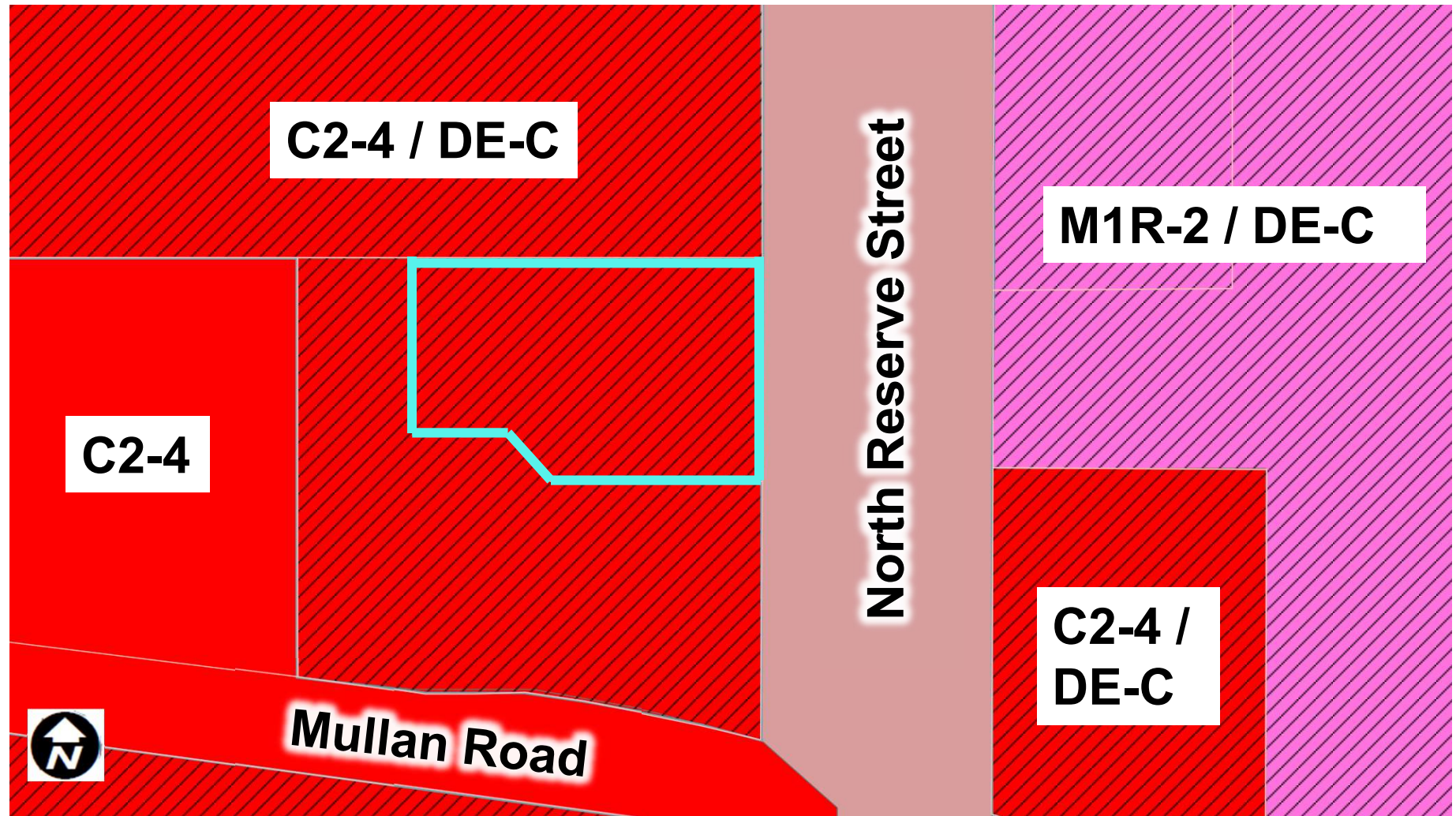
Cassie Tripard
Development Services
September 16, 2020



Location



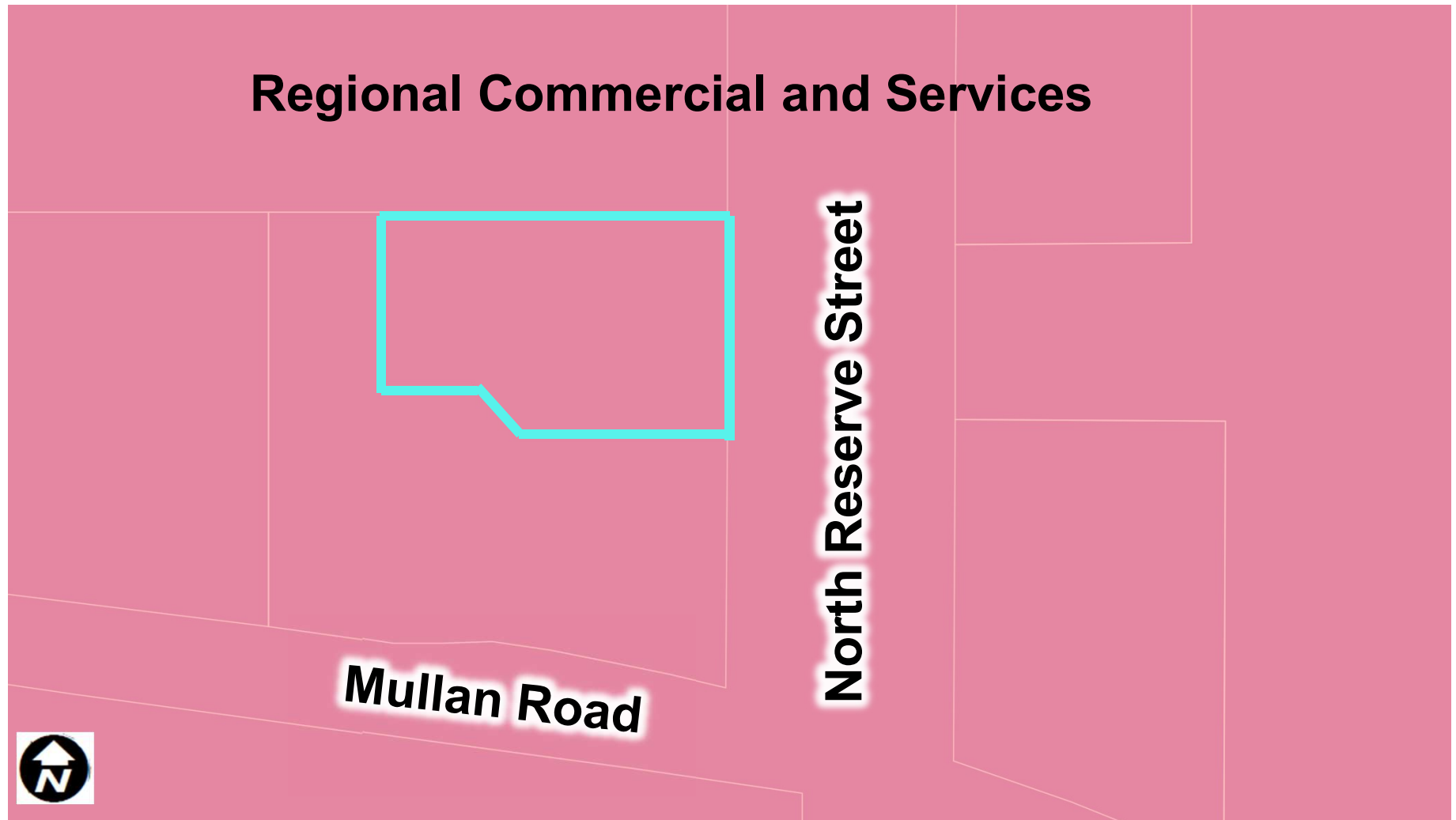
Zoning Map



Our Missoula Growth Policy



Regional Commercial and Services



Current Conditions



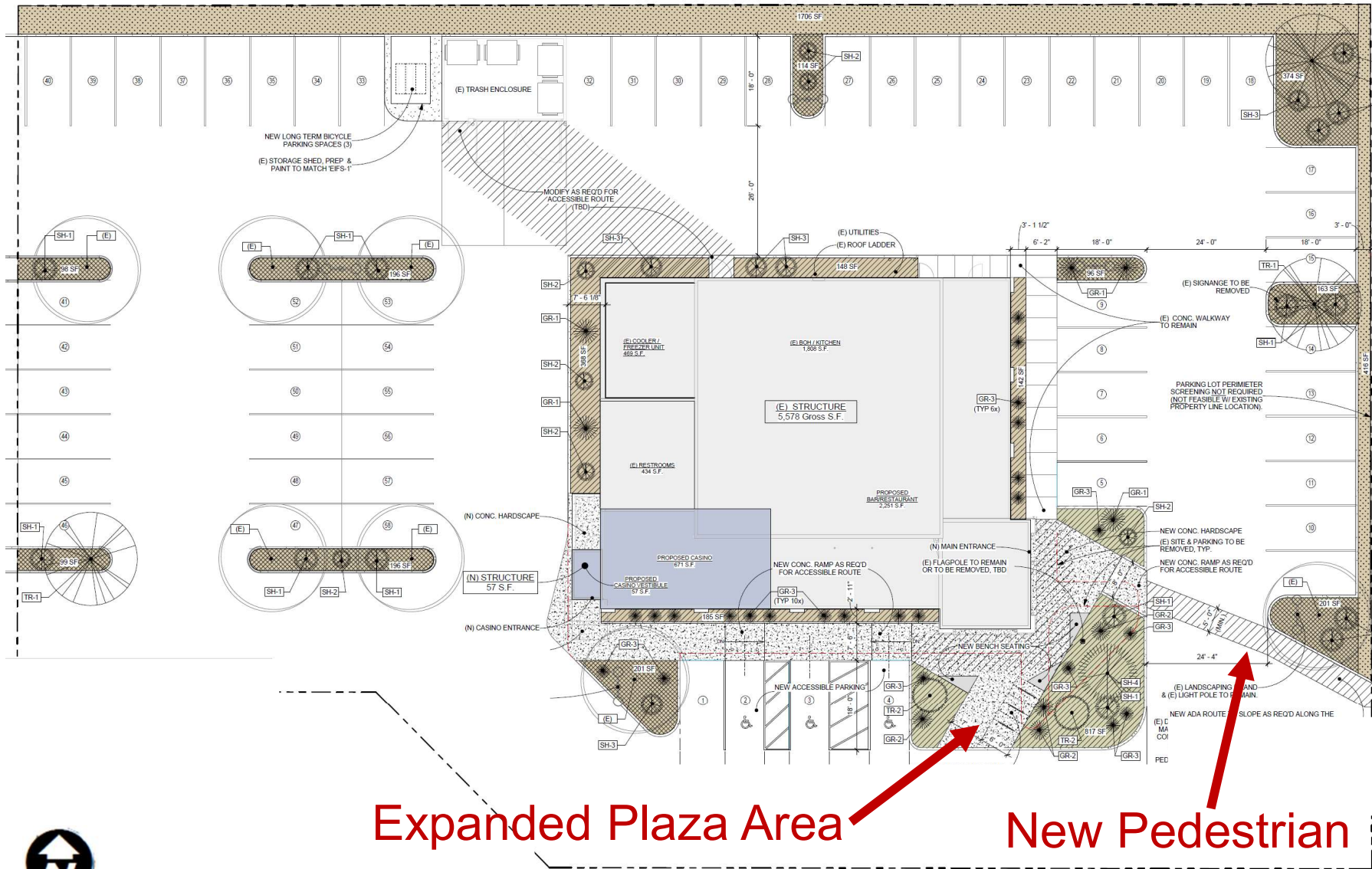
Current Conditions



Current Conditions



Site Plan



N Reserve Street

Expanded Plaza Area

New Pedestrian Route



Parking Calculations



CASINO

20 MACHINES	= 10 SPACES
4 SEATS	= 1 SPACE
2 EMPLOYEES	= 1 SPACE

RESTAURANT / TAVERN

145 SEATS	= 36 SPACES
14 EMPLOYEES	= 7 SPACES

<u>TOTAL PARKING SPACES REQUIRED</u>	= 55 SPACES
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<u>TOTAL SPACES PROVIDED</u>	= 58 SPACES
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BICYCLE PARKING SPACES REQUIRED

SHORT TERM (1 PER 10 MOTOR SPACES)	= 6 SPACES
LONG TERM (1 PER 5 EMPLOYEES)	= 3 SPACES



Elevations



Elevations



Conditional Use Review Criteria



- Compliance with Title 20 zoning standards;
- Compatible with the character of the surrounding area – site and building design;
- In the interest of public convenience;
- No adverse impact on general welfare of the neighborhood or community;
- Compatible operating characteristics;
- Traffic safety – all modes of transportation.

Conditions of Approval (1)



The tavern and casino conditional uses at 2275 North Reserve Street shall comply with all applicable portions of Title 20 and Design Excellence Review approval. Plans submitted at the time of building permit application shall substantially conform with the plans submitted at the time of conditional use review, subject to the review and approval of Development Services prior to building permit approval.

Approval of the tavern and casino conditional use request located at 2275 North Reserve Street, 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 the condition of approval