

Attachment C
Applicant's Letter



July 5, 2011
Project No. 92077.29

LOTS 3 AND 5, BLOCK 1
MONTANA SAPPHIRE SUBDIVISION
ZONE CHANGE APPLICATION

INTRODUCTION

The attached Zone Change Application is being submitted on behalf of Montana Sapphire, LLC for a proposed zone change from Entryway Light Industrial (ELI) to Highway Commercial (HC) for Lots 3 and 5, Block 1 of Montana Sapphire Subdivision. An exhibit identifying the subject parcels is attached to this application for reference.

The following information is provided to satisfy the supplemental information requirements for the Zone Change Application.

In what way is the proposal consistent with the goals and policies of the adopted growth policy?

The proposed zone change request is consistent with the land use element goals and objectives as it is consistent with the nature of the existing neighborhood and the type of uses allowed under the proposed zoning are compatible with adjacent uses. The proposed zone change may also encourage economic development by allowing more flexibility in land use.

Explain the need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.

The need for the zone change is to allow for more flexibility in land use than is allowed under the existing zoning. The existing adjacent zoning and land uses consist of mixed land uses including multi-family residential, planned unit development and commercial land uses. The allowed land uses under the proposed zoning is consistent with the adjacent properties.

July 5, 2011

Ms. Nicole Cromwell, AICP
Zoning Coordinator, Planner II
Code Enforcement Supervisor
Planning and Community Services Department
510 North Broadway, Fourth Floor
Billings, MT 59101

Reference: Lots 3 and 5, Block 1 of Montana Sapphire Subdivision
Pre-application Neighborhood Meeting
Project No. 92077.29

Dear Nicole:

As agent for Montana Sapphire LLC, the owner of the above-described parcels, we confirm the following:

1. A pre-application neighborhood meeting for the proposed zone change of this property was held on Monday, June 27, 2011, at the office of Sanderson Stewart.
2. The meeting was attended by the property owner's real estate agents and myself. None of the surrounding property owners or other members of the general public attended the meeting. Therefore, no presentations were made.

We have attached copies of the meeting notice and attachments along with the sign-in sheet for your review. Please contact me at your convenience with any questions you may have.

Sincerely,



Patrick Davies, PE, CDP, LEED AP
Associate/Senior Engineer

PD/tsc

c: Montana Sapphire LLC
P:92077.29_Cromwell_Zone_Change_Ltr_070511

PROPOSED ZONE CHANGE
LOTS 3 AND 5
MONTANA SAPPHIRE SUBDIVISION
JUNE 27, 2011
5:30 P.M.

NAME

ADDRESS

PHONE NUMBER

Blaine Popple	5403 KING	671-0399
Guy A. Vann	2608 HIGHTWOOD DR.	855-8946
Pat Davier	1300 N TRANS LICK WY	858-5255