

Attachment C Applicant's Letter

Nicole Cromwell
City County Planning
510 North Broadway
4th Floor, Parmly Library
Billings, MT 59101

October 31, 2011

RE: Zone Change Application, Lot 1, Block 1, Meadowood Subdivision

Nicole:

I am applying for a Zone Change from R-9600 to R-7000 for the above referenced lot. This will allow the existing duplex to be sold as owner occupied condominiums instead of the current rental use. The area of the parcel within the Zone Change is 9,836 square feet (75' Wide, 131' Long).

A mailing list was obtained from the Planning Office for the individuals within 300 feet of the referenced property. On May 23, 2011 those individuals were sent letters from the owner and engineer inviting them to the meeting which was held at the Century 21 office located at 1605 Shiloh Road on Tuesday, May 31, 2011 at 6:00 PM.

No meeting minutes are available as none of the individuals invited attended the meeting. We waited until 6:20 and determined that no one was going to show. There was one phone call from a woman who could not attend the meeting but wanted to let the owner and engineer know that she was in favor of this zone change. Based on the attendance of the meeting, the neighbors appear to be in favor of the Zone Change.

Attached is a letter dated Sept. 18, of 2011, that was sent to the individuals as listed on the attached certified mailing list asking for their comments on this proposed zone change.

As of this date I have not received any opposition and the City Planning Department has received letters with comments in favor of this zone change request.

The City's concern over the spot zone change should no longer be a concern, since the neighbors do not feel that the zone change will have a negative impact on them.

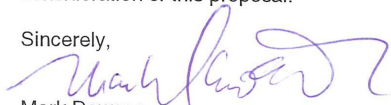
Issue 1 of the Land Use Element is covered by the Zone Change to have predictable land use that is consistent with neighborhood. By allowing this Zone Change, the land use becomes more consistent with the single family neighborhood. The property is currently used as a rental duplex and the proposed use will prepare condo documents and sell the two sides as owner occupied residences.

Issue 11 of the Economic Development Element is met by this application. The preservation of neighborhood character and quality of life will be maintained through the fact that the new owners of the condos will be living at this location.

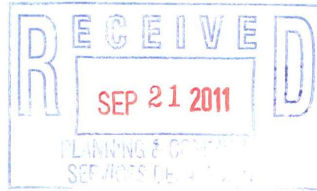
Issue 5 of the Community Health Element will be satisfied. The owner occupied duplex will help to provide the neighborhood with a sense of community. An owner in a neighborhood is more likely to be responsive to the needs of an area, make more efforts to care for their property and be an active part of the neighborhood as compared to renters.

I am available to answer any questions regarding the requested Zone Change. Thank you for your consideration of this proposal.

Sincerely,



Mark Dawson
1605 Shiloh Road
Billings MT 59106



September 8, 2011

Dear Neighbor:

I am representing Mark and Angie Dawson as they apply for a zone change for the property at 2302 Meadowood Street. The current zoning is R-9600 and the proposed zoning is R-7000. R-7000 zoning will allow the existing rented duplex to become two individually owner-occupied townhomes. One of the renters wants to buy one side.

We feel that this will benefit the neighborhood because owner occupied properties tend to have less transient occupants who are more likely to invest in property improvements, and be an active part of the neighborhood as compared to renters. A neighborhood meeting was held on May 31, 2011 to allow neighbors to address any concerns they had about the zone change and for us to have a chance to explain and answer any questions. None of the neighbors attended this meeting, which led us to believe that there is no opposition to this zone change.

If that is the case, we would appreciate your signature on a letter to the City Council stating that you are not opposed to the zone change for Lot 8, Block 1 of Meadowood Subdivision. A sample letter is enclosed along with a stamped envelope. You may either sign the provided template letter or draft your own letter.

If you have any questions, please feel free to contact either Mark Dawson at 591-0021 or myself, Marshall Phil at 294-2294. Your help is greatly appreciated.

Sincerely,

Marshall Phil

 **Yellowstone County Interactive Mapping Site**



Lon:-108.573 Lat:45.795

Legend

Results

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*2302 Meadowood St.
 Zone Change R-96 to R-76
 Existing Use = duplex
 Proposed Use = same with unit ownership*