

Attachment C Applicant's Letter

May 6, 2013

Planning & Community Services Division
4th Floor, Parmly Library
510 North Broadway
Billings, MT

To Whom it May Concern:

We are submitting this Zone Change Application for the property located at 111 S 24th St. West (Tax ID # A04891). The following paragraphs are in response to the questions found within the City Zone Change Application.

1. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

The rezoning of this property supports the Growth Policy in the following ways:


- a. Land Use Element Goal #6 expresses the city's desire for more housing and business choices within each neighborhood. The rezoning of this portion of the mini-mall would allow for a slightly broader array of businesses to be present in the available suites. While 24th is a principal arterial, and primarily commercial, immediately adjacent neighborhoods could benefit from having a diverse selection of businesses nearby.
- b. Economic Development Element Goal #1 illustrates a need for coordinated economic development efforts that target business recruitment, retention, and expansion. Since the property is already partly zoned Neighborhood Commercial, completing the zoning to Community Commercial would encourage further development and variety of businesses to look at opening their doors in this area.

2. Explain your 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 re-zoning of this lot to be entirely Community Commercial is essential to the owner's vision for this area. This zone change will complete the ability of the lot appeal to a more diverse group of business owners. This will also serve to make the zoning and use of the property consistent with that of the bulk of the property adjacent to and surrounding the property.

Additional information and materials specified within the Application forms are included in those forms and/or attached to this letter. We thank you very much for your continued support on this request, and for your consideration of our re-zoning application. Please feel free to contact me at (406) 294-2294 if you have any questions.

Sincerely,

A handwritten signature in purple ink that reads "Marshall Phil". The signature is written in a cursive, flowing style.

Marshall Phil

Summary of Pre-Application Meeting

As required by the City of Billings rezoning policy, a pre-application meeting was held on Monday, April 29, 2013 in what used to be the Hawaiian Grill in the mini-mall on 24th St West. Marshall Phil of Blueline Engineering was present to field any questions from the attendees.

Two individuals attended the meeting and the conversation was conflict free. Concern that an adult bookstore or marijuana shop not be allowed, was expressed by one individual. The owner, Rob Velcamp ensured that this was not the motivation for the zone change.

The meeting was focused primarily on information regarding the process of the zone change. One neighbor empathized that the zone change would be in the best interest of the owner.

Project Name Lot 1 Block 1 - Central Heights Sub 5th

Job # 13097

Date 4-29-13

Sign In Sheet - Zoning Neighborhood Mtg.

blueline

ENGINEERING

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