

Zone Change #661
Applicant Letter & Pre-application neighborhood meeting minutes



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May 4, 2015

Planning & Community Services Department
2825 3rd Ave North, 4th Floor
Billings, MT, MT 59101

To Whom It May Concern:

We are submitting this Zone Change Application for the following parcels: Lot 19, Clark Subdivision, Section 11, T. 1S., R.26 E., P.M.M. in Yellowstone County, Montana (Tax ID # D01776 and D01777); The R-150 zoned portion of Lot 20, N PT L:20 (LESS KIMBLE SUB 2ND), Clark Subdivision, Section 11, T. 1S., R.26 E., P.M.M. in Yellowstone County, Montana (Tax ID # D01778). More specifically, Starting at the South West corner of Lot 20; thence N0°13'00"E for a distance of 415.70 feet to a point; thence N90°00'00"E for a distance of 971.50 feet to a point; thence S09°06'00"E for a distance of 421.00 feet to a point; thence S09°45'00"E for a distance of 141.04 feet to a point; thence N90°00'00"W for a distance of 879.87 feet to a point; thence N00°13'00"E for a distance of 139.00 feet to a point; thence N90°00'00"W for a distance of 180.00 feet to the point of beginning containing 12.352 acres more or less.

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 #2 requests that new developments that are sensitive to and compatible with the character of adjacent City neighborhoods and County townsites. The proposed zone change occurs within a mixed-use neighborhood with existing commercial zoning adjacent to the proposed zone change properties.

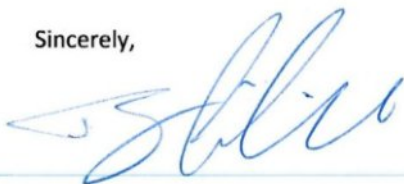
- b. Land Use Element Goal #6 desires more mixed-use neighborhoods. By re-zoning these lots to Community Commercial, this will provide more of a live-work environment while reducing commuting and subsequent drain on natural resources and traffic congestion. Adding more commercial development within this mixed-use neighborhood could increase surrounding property values.
- c. Natural Resources Element Goal #6 expresses the need for protection of groundwater, surface water, riparian areas, air quality, and productive agricultural land. A commercial development will have significantly lower effect on water quality than a residential development, due to lower wastewater flow rates typically found in commercial developments. The septic system will discharge from one central location and not multiple locations within the properties like in a residential development.

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 existing zoning of the properties is listed as Residential 15,000. The proposed development does not adhere to the zoning requirements of an R-150 zoned parcel, hence the need for a zone change. The new zoning of Community Commercial will fit appropriately with the surrounding area because there is currently commercial zoned properties adjacent and nearby the proposed zone change properties.

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,



Tobias Liechti, E.I.

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** Residential 15,000
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: Change zoning from R-150 to CC. of 12.352 acres
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** See Attached Sheets
5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
6. **A copy of the meeting notice.** please attach to this form
7. **A brief synopsis of the meeting results.** please attach to this form
8. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 27, day of April, 2015.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Marvin Linda Marvin Linda Telephone: 406-248-6611
Address: 547 Garden Ave Email: First80A@AOL.COM
Billings, MT 59101

Agent (s): _____ Telephone: _____
Address: _____ Email: _____

Owner (s): David Linda Marvin Linda Telephone: 406-691-4496
Address: 525 Garden Ave Email: dlinde@msc.com
Billings MT 59101

Agent (s): _____ Telephone: _____
Address: _____ Email: _____

Owner (s): Brian Linde Telephone: 406-698-6715
Address: 4518 HiLine Email: Dr Br Linde@gmail.com
Billings MT 59106

Agent (s): _____ Telephone: _____
Address: _____ Email: _____

NAME	ADDRESS	PHONE	EMAIL
MARK & KAY Barnes	122 Buena Vista	208-8283 208-9455	HUGEUFCEAN @NETZERO.COM
Carol & Dwight Ritter	103 Buena Vista	406-252-6888	
Darryl Ostermiller I	38 Buena Vista	406-794-1289	
Kelsy Strever	136 Buena Vista	(406) 672-2920	
Kevin Williams	57 Charlotte St	(406) 252-8659	
Frances M Fisher	136 Buena Vista		
Darryl Ostermiller	28 Buena Vista	891 9010	
Lola Ostermiller	38 Buena Vista	252-2349	
Queen Spitzer	130 Buena Vista	406-850-9239	
DAN + Shell Guyvert	219 Garden Ave	855-1026	
STEVE HENRY	2312 BELKAMP AVE	303-709-5758	
DEBORAH Kimble	220 GARDEN AVE	406-647-3051	
Brian Linde	159 Garden COURNOR	406-699-6715	
Bryan West	235 MOORE Lane	406-259-2854	
MARVIN Linde	547 GOLDEN AVE	406-248-6611	
Dave Linde	525 Garden Ave	406-671-4496	

Synopsis of Meeting

The meeting started with Marshall Phil, President of Blueline Engineering and Project Engineer, giving a broad overview of the project. He went through the information contained in the meeting notice letter, explained the need for the zone change, and the site work that has already been done on the project. He then opened up the meeting for questions.

The main concerns from the adjacent landowners were:

- What kind of commercial development is being planned for this site
- The idea of a commercial business park was brought up
- The need for nice landscaping of the development, quality rock and fencing.