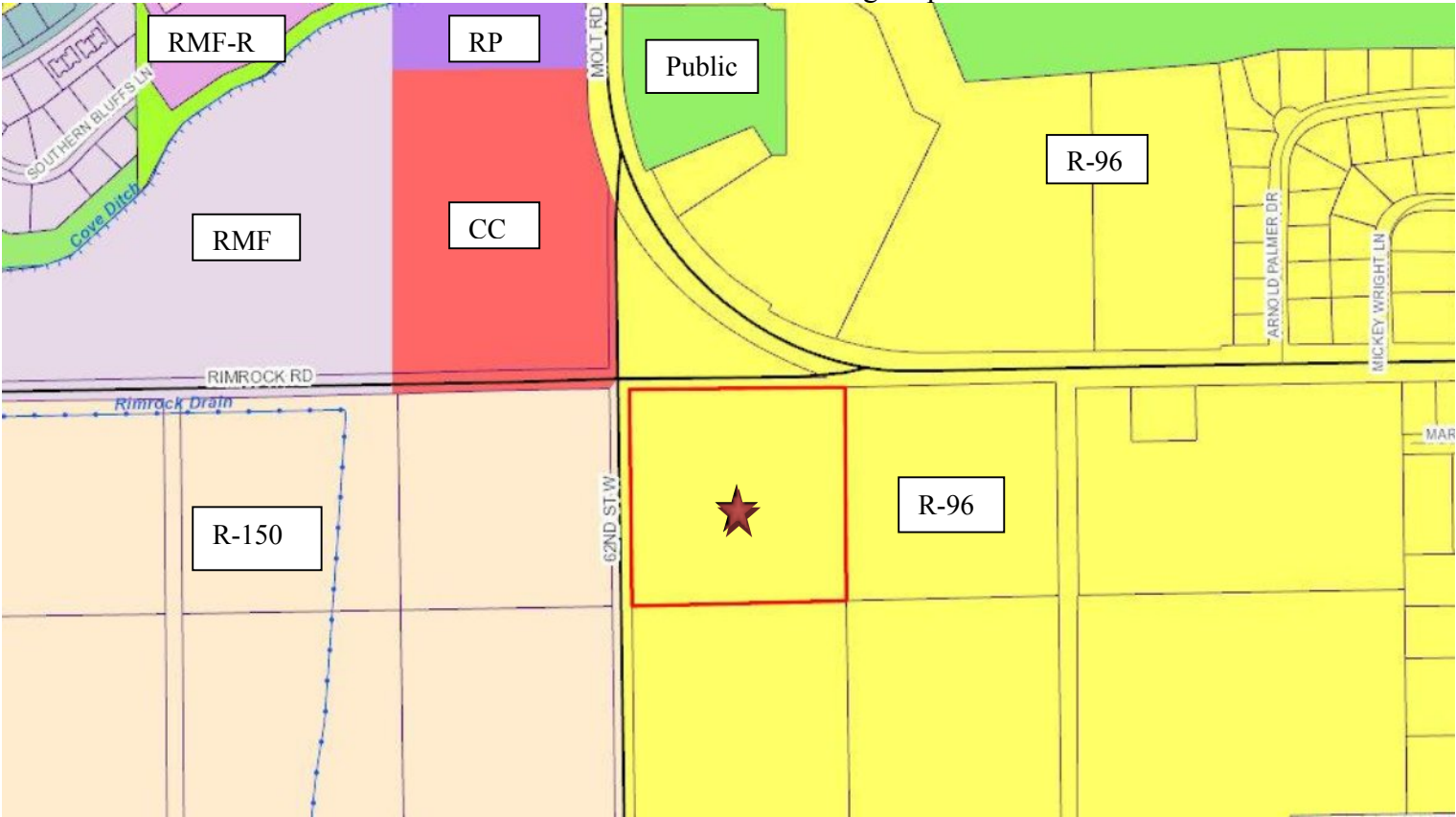
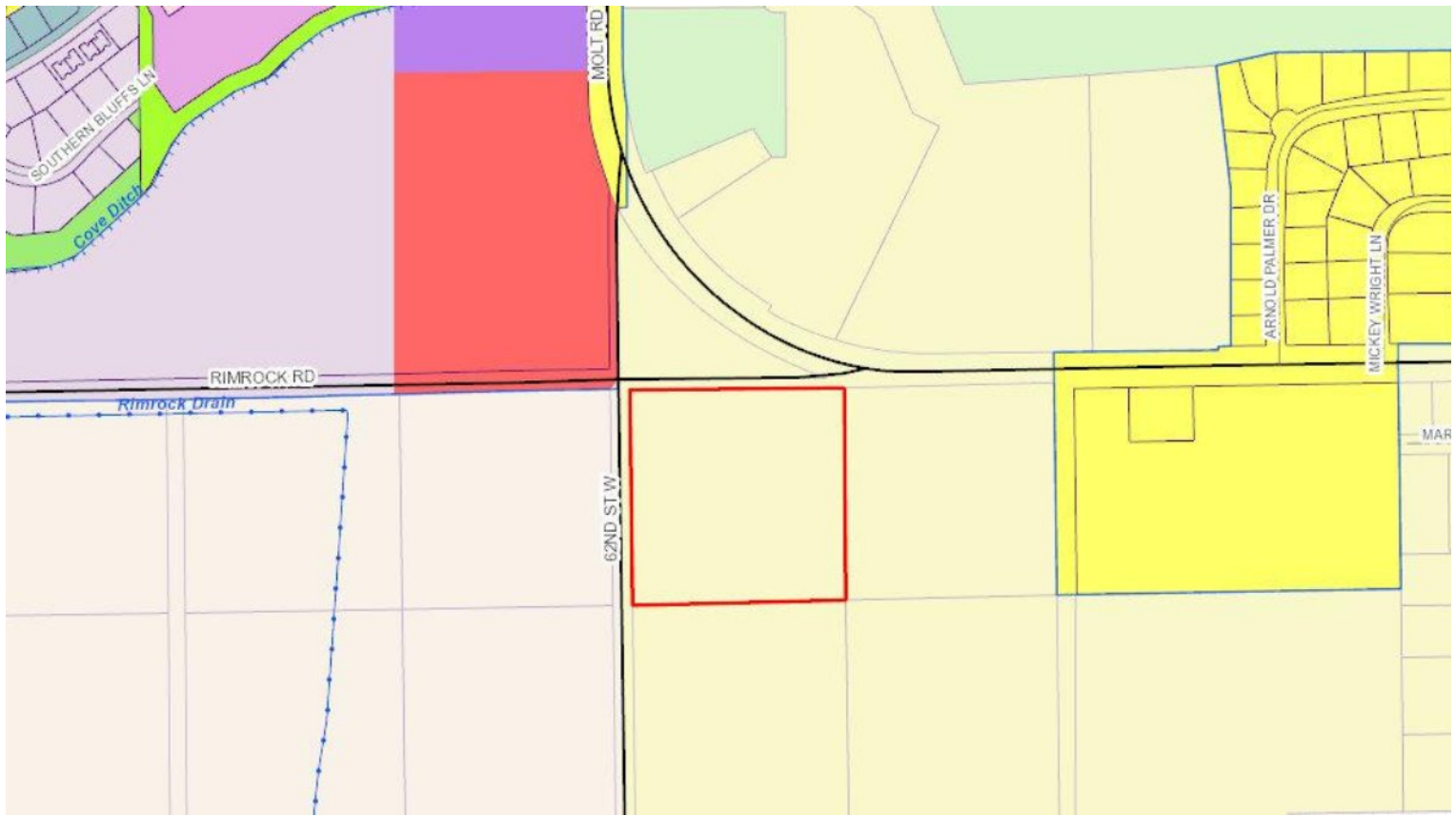


Attachment A
Zoning Map



Subject property ★



This is the same map as the previous one only this one shows properties in the county with a white c

Attachment B
Applicant Letter & Pre-application neighborhood meeting minutes



July 29, 2015

Planning and Community Services Department
2825 3rd Avenue North, Fourth Floor
Billings, MT 59104-3165

Reference: Proposed zone change for the property located at
62nd and Rimrock Road.
(Lot 8 of the Sunnycove Fruit Farms Subdivision)
Owner: LMO Investments LLC
PO Box 30723
Billings, MT 59107

To Whom It May Concern:

You are cordially invited to meet with Matt Robertson the broker of the purchasers of the south east corner of 62nd and Rimrock Road. We are excited to share our ideas for the property, as well as hear your comments. We will be having a neighborhood informational meeting and discussion regarding a zone change for the subject property. The property has been maintained as farm ground for many years and the new owners propose a zone change from Residential 9600 to Community Commercial in order to sufficiently utilize the property for a mix use development of retail and storage use.

The meeting is to be held at Yellowstone Country Club - 3200 Paul Allen Way - Billings, MT on Thursday, August 6th from 5pm to 6pm.

Please attend and feel free to contact me should you have any questions. I look forward to meeting you!

Best Regards,

A handwritten signature in blue ink that reads "Matt W. Robertson".

Matt W. Robertson
Principal/Broker
NAI Business Properties
(406) 294-6308
(406) 671-1158

P.S. Supplemental documentation attached.

3312 4th Avenue North
Billings, Montana USA 59101
+1 406 256 5000
naibusinessproperties.com





Commercial Real Estate Services, Worldwide.

406/256-5000
Fax 406/256-9494
WATS 800/900-2201
URL <http://www.naibusinessproperties.com>
3312 4th Ave. N.
Billings, MT 59101

Pre-Application Meeting Sign-In
62nd and Grand Zone Change

August 6, 2015

NAME	TAX ID	SIGNITURE/PHONE
Golden Acres Partners (Don Nansel)	D12648	_____
Planning and Community Services Department		_____
David and Tina Keller	D04434	<u>Dave & Tina Keller</u>
Rocco Granata	D04434	_____
Yellowstone Country Club	D04636&D04642	_____
Joseph Montalban	D04641	_____
Tom Romine	D04656	_____
LMO Investments (Jim Ouren)	D04653&D04654	_____
<u>MATT ROBERTSON</u>	<u>D04654</u>	<u>MUR 671-1158</u>
<u>James Ouren</u>	_____	<u>James Ouren 670-5457</u>
<u>Barb Gallagher</u>	_____	<u>Barb Gallagher 860-5554</u>
<u>CCR's Deb + Brian Monahan</u> <u>dmonahan99@aol.com</u>	_____	<u>Debra Monahan 697-4628</u>

Thank you for taking the time to be here to discuss the opportunity.

August 21, 2015

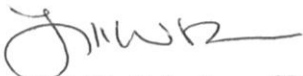
Reference: Proposed zone change for the property located at
62nd and Rimrock Road.
(Lot 8 of the Sunnycove Fruit Farms Subdivision)
Owner: LMO Investments LLC
PO Box 30723
Billings, MT 59107

To Whom It May Concern:

I, Matt Robertson conducted the pre-application neighborhood meeting for the proposed zone change. The meeting was held August 6th, 2015 at Yellowstone Country Club at 5:00 PM. The zone change application is based on materials provided at that pre-application meeting, which are included in this submittal. A sign in sheet from the meeting is included.

At the meeting concern was voiced from both Deb and Brian Monahan as well as Barb Gallagher as to the use of the property, I informed them that the intent of the proposed purchaser was to subdivide the 9.3 acre tract into 4-5 lots (site map attached), the lots facing Rimrock Road would be potentially developed into service related retail business and the lot to the rear would be potentially developed into a high-end condoed storage units. We discussed that any structures that would be built would be subject to the current CC&R's for the Sunnycove Fruit Farms, which requires the architectural review committee to sign off on any non-residential structures. Access, lighting, landscaping and type of structure were all points of concern for the surrounding neighbors with regard to the storage complex. Increased traffic was also a concern that was voiced. Tom Romine is currently on the architectural review committee for the Sunnycove Fruit Farm was unable to make the meeting and was therefore met with individually to discuss the proposed zone change and development, the development was met positively with some proposed guidelines as to the look of the development as a whole. Numerous phone calls have been made to Tom since the pre-application meeting.

Best Regards,



Matt W. Robertson, SIOR
Principal/Broker
NAI Business Properties
(406) 294-6308
(406) 671-1158

August 21, 2015

Reference: Proposed zone change for the property located at
62nd and Rimrock Road.
(Lot 8 of the Sunnycove Fruit Farms Subdivision)
Owner: LMO Investments LLC
PO Box 30723
Billings, MT 59107

Questions:

1. Answer the following questions

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

- Land Use Element #6 ISSUE: There is a desire for more mixed use neighborhoods. GOAL: More housing and business choices within each neighborhood.

The proposed zone change would allow for service related retailers to satisfy the growing demand for commercial services in neighboring residential communities.

- Economic Development Element #11 ISSUE: Neighborhood provide the character and strength of the community and the quality of neighborhoods should be preserved. GOAL: Preserve neighborhood character and quality of life.

The property is located on the corner of 62nd Street West and Rimrock Road which have become somewhat of secondary arterials, pushing people from their homes into town. The proposed zone change would allow for mixed retail and service related industry to service the surrounding area, creating more community setting and live-work opportunity.

b. *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 is currently R-9600 which is a zoning that is intended to promote primarily a single family environment. The proposed use of storage and mixed use retail does not fall within the approved uses for that zoning.

The traffic counts on Rimrock Road have increased over 48% within the last 4 years (2011-2014), while 62nd Street West has increased over 38% within the last 3 years (2012-2014) and with the continued development in the area we expect those traffic counts to increase, higher traffic streets are not conducive to single family residence, creating a mixed use commercial development has the potential to slow traffic due to the increased usability.

Attachment C



Subject property – looking south



View east from subject property

Attachment C



View west from Rimrock Road to 62nd Street West



View north across Rimrock Road

Attachment C



View east along Rimrock Road



MT
Billings ★

62nd Street West

Rimrock Road

Subject



62nd St. W. & Grand Ave.
Billings, MT

Matt Robertson

NAIBusiness Properties

Commercial Real Estate Services, Worldwide.

3312 4th Avenue North
Billings, Montana 59101
+1 406 256 5000
naibusinessproperties.com



62nd St. W. & Grand Ave.
Billings, MT

Matt Robertson

NAI Business Properties

Commercial Real Estate Services, Worldwide.

3312 4th Avenue North
Billings, Montana 59101
+1 406 256 5000
naibusinessproperties.com



Potential Storage
Development
Billings, MT

Matt Robertson

NAIBusiness Properties

Commercial Real Estate Services, Worldwide.

3312 4th Avenue North
Billings, Montana 59101
+1 406 256 5000
naibusinessproperties.com

Subject Property

