

Applicant Letter & Site plans

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 671 - Project # P2-15-00229

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the Yellowstone County Unified Zoning Regulations.

Present Zoning: Agricultural

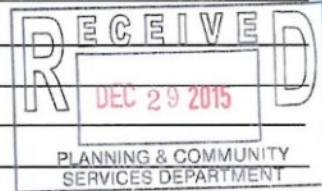
Proposed Zoning: FD

Tax ID # D01915 & D01916 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: Township 1 South, Range 26 East of the PMM, in Yellowstone County, Montana in Sec 19 the NW 1/4: COS. No. 3592 Tract 1 & 2, COS. No. 3594 Tract 1 & 2.

Address or General Location (If unknown, contact County Public Works): \_\_\_\_\_

Size of Parcel (Area & Dimensions): Approx 142 Acres



Present Land-Use: Agricultural

Proposed Land-Use: Mixed-use, residential

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X

If yes, please attach to application

\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Rev McCall ~~Harris~~, Leroy & Donna Walter, Gary J Armstrong Living Trust  
(Recorded Owner)  
Adam & Mollie Walter Charitable Remainder Trust  
(Address)  
\_\_\_\_\_  
(Phone Number) (email)

Agent(s): McCall ~~Harris~~ Development Inc.  
(Name)  
1530 Mulberry Ln Ste 100, Billings, MT. 59101  
(Address)  
406-654-5354 greg@mcalledevelopment.com  
(Phone Number) (Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 12-29-15  
(Recorded Owner)

December 28<sup>th</sup> from 5pm-7pm  
1536 Mullowney Ln Ste 100  
Billings, MT 59101

## PD Zone Change Neighborhood Pre-App Meeting

<u>NAME</u>	<u>ADDRESS</u>	<u>email or Phone #</u>
Gregory McCall	1615 Fronts	greg@mcalledev.com 657-2173
Travis McDevan	2029 Forest Rik	travis@atachata.com 861-85
PATRICK G Weber	2210 ANNA DR.	Sunset406@GMAIL.com 861-85
Blaine Poppler	5403 King W.	blaine@cbcmontana.com
Sharon Ingrohan	6132 S. Int.	
GARY ARMSTRONG	1701 EAST LN	GARMSTRONG@IN-TLH.COM 655-4430
Arless Keller	1540 EAST Lane	- 656-2654
Henry Walter	1807 East Lane	656-5905
Norma J Walter	1807 East Lane	656-5905

### Summary of Meeting:

The meeting lasted approximately two hours. No one during the meeting expressed any open issue with the proposed Plan Development Agreement Draft.

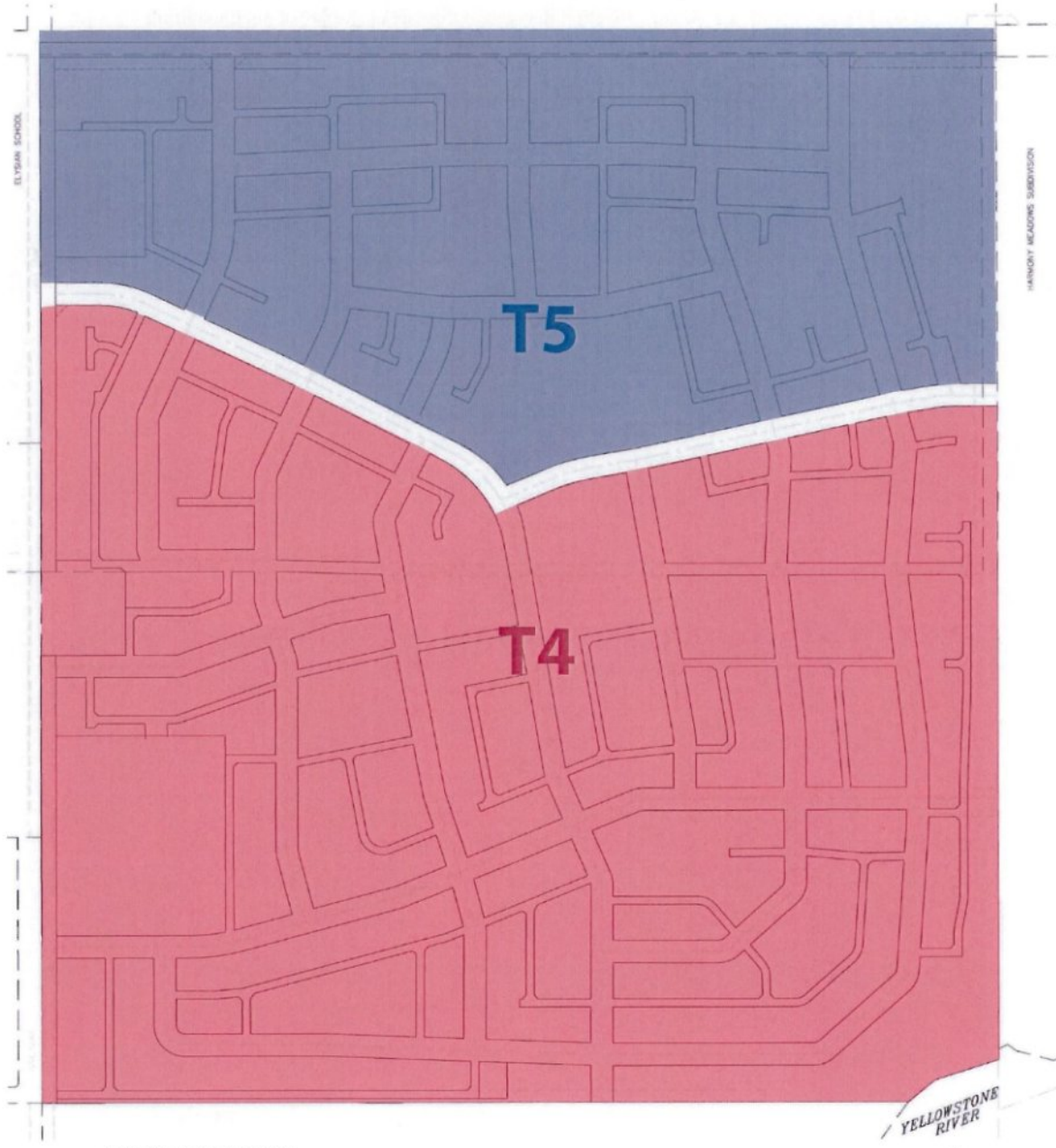
There were several questions related to build out duration and when we planned to start.

Arless Keller expressed she was anxious to see the roads be improved from the "County Sub-standard" levels. Sunset Construction (Agents to Cal Rankel)

expressed that they did not want to pay for the connections between the subject property and their property to the east.

Overall, the meeting was well attended and quite amicable.

**EXHIBIT A**  
**JOSEPHINE LANDING- *TRANSECT PLACEMENT***
















JOSEPHINE LANDING



## KEY

### LAND USE\*AND

<u>SYMBOL</u>	<u>NOTES</u>
	PARKS/OPEN SPACE/STORMWATER
	SFD/ADU
	COTTAGES
	TOWNHOMES/DETACH. GARAGES
	SINGLE FAMILY
	INSTITUTIONAL/CHURCH/CIVIC
	CONDO/3 STORY
	LIVE WORK
	MIXED USE
	APARTMENTS
	SENIOR HOUSING/ ASS. LIVING
	NEIGHBORHOOD COMM. CENTER
	OUT PARCEL

\*DISPLAYED LAND USES ARE LARGELY CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES. THE DEVELOPER MAINTAINS ITS RITE AND ABILITY TO ADJUST THE LAND USE TO FIT THE NEEDS OF THE DEVELOPING COMMUNITY. EXHIBIT B AND IT'S KEY ARE INTENDED TO BE USED PURELY AS AN ILLUSTRATED EXAMPLE, AND CAN AND WILL CHANGE BASED ON BUILD OUT, ECONOMIC CHANGES, AND GENERAL MARKETABILITY. \*

SEE EXHIBIT A FOR ALLOWABLE TRANSECT GUIDELINES.