

Application and pre-application meeting notes  
Zone Change #952 – 1236 & 1240 Avenue D

November 16, 2016



Planning & Community Services Department  
Planning Division  
2825 3<sup>rd</sup> Ave. North, 4<sup>th</sup> Floor  
Billings, MT 59101

RE: City Zone Change Application  
Curtis Subdivision 3rd Filing, S31, T01N, R26E, Block 5, Lot 10A, Yellowstone County, MT.

Dear Chairperson:

The owner of the above property, Shahan Enterprises, wishes to change the zoning from R-70 to R-60. This change would help bring the lot into conformance with current zoning regulations. The property is 0.546 acres in size and currently contains two (2) apartment buildings and one (1) garage building. Each apartment building has four (4) rental units. **There are no planned changes to the existing development.** The requested zone change would allow the owner to convert the existing rental units into townhomes increasing affordable housing. Having unit ownership will also likely improve property condition.

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

The requested zone change serves to encourage development within the City Limits and provide a choice of housing.

**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 requested zone change would help bring the lot into conformance with current zoning regulations. There are several other properties in the vicinity zoned R-60 therefore the new zoning would fit with the existing zoning and land uses. Re-zoning the property to R-60 would allow the owner to convert the existing rental units into townhomes. Townhomes would bring more direct ownership into the neighborhood and increase affordable housing in Billings. Home owners have a greater tendency to maintain their homes and neighborhood increasing values. A Home Owners Association would be formed to provide maintenance of the common area.

Thank you for consideration of our request.

Sincerely,  
Territorial-Landworks, Inc.



Jordan Ornquist, E.I.

Enclosures: Zone Change Application Packet  
Copy of the Plat  
Site Photos Exhibit

C. Shahan Enterprises  
File and Scan (w/ enclosures)

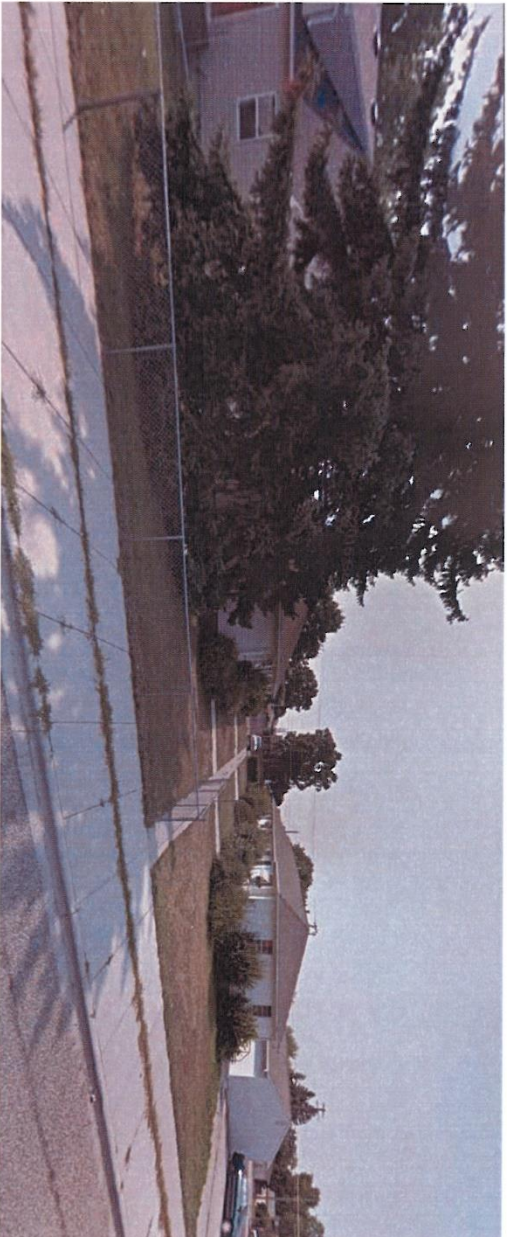
\\TII-MSL-FILE1\itii work\1\_ACTIVE FILES\2016 Projects\4353 - Shahan Enterprises Ave D Townhome\4\_PLANNING\4.5 Zone Change\ltr.2016-10-26.Zone Change Application Coverletter (DRAFT).doc Wednesday, November 16, 2016, 9:21 AM

### Site Photo Exhibit

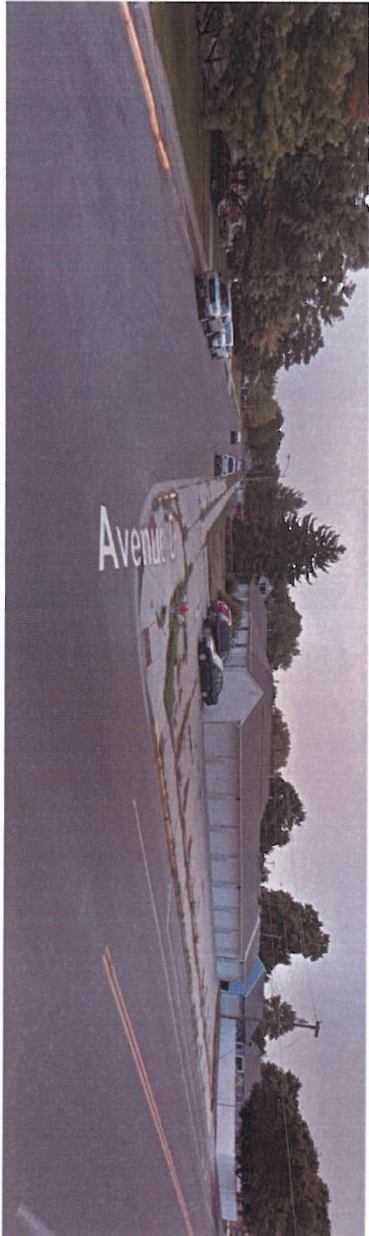
Aerial map of subject property at 1236 Avenue D



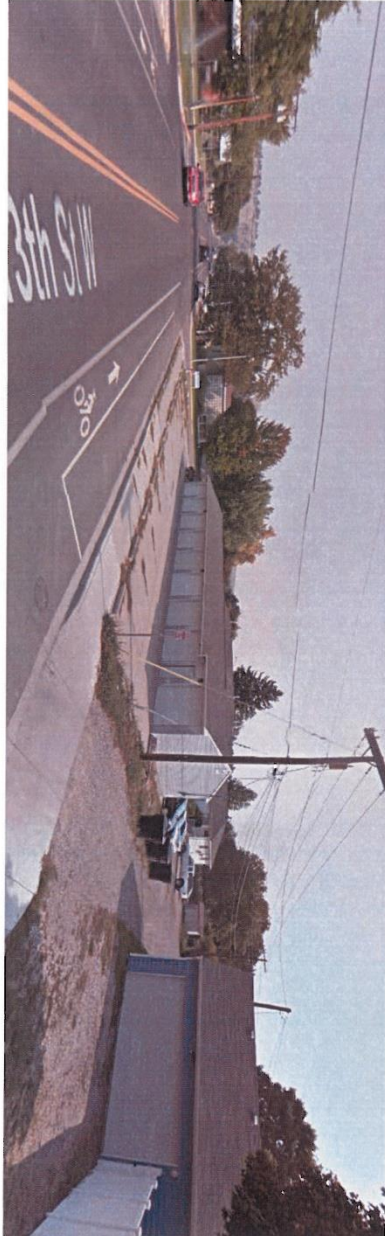
Looking south from Avenue D



Looking southeast from the intersection of 13<sup>th</sup> Street W and Avenue D



Looking northeast from 13<sup>th</sup> Street W.



NAME	ADDRESS	COMMENTS
Richard Decker	1219 AILE D.	CONCEIVED ABOUT PARKING, MAKE SOME ACCESSIBLE SPACE
Dean Kyle	1209 AILE C	IMPROVE EFF ALLY PARKING & SNOW REMOVAL FOR GARAGE PARKING?

11/11/16

To whom it may concern,

I am a homeowner at 1224 Ave D Billings Mt.

I strongly support the change in zoning.

Please call me with any questions

Sincerely,

Barb Wilkins

## NEIGHBORHOOD MEETING

PREPARED IN ACCORDANCE WITH CITY OF BILLINGS ZONING REGULATIONS

for

### Curtis Subdivision 3rd Filing, Block 5, Lot 10A

Located in  
Section 31, T01N, R26E,  
Billings, Yellowstone County, Montana

November 11, 2016

**Prepared For:**  
Shahan Enterprises  
8105 Alamosa Lane  
Bozeman, MT 59718

**Prepared By:**  
Territorial-Landworks, Inc.  
3333 2<sup>nd</sup> Ave. Suite 100  
Billings, MT 59101

A neighborhood meeting was conducted at Territorial Landworks on Friday November 11, 2016 from 12-1PM for a zone change pre-application. Below is a synopsis of the meeting events and discussion.

- Project introduction: Applicant explained the purpose for the rezone and intent to convert the existing rental units into townhome units. No new buildings or major modifications are planned.
- Attendee was concerned over increasing density. It was clarified that the intended project would not increase density as no additional living units are proposed.
- Attendee was concerned about parking. It was clarified that the proposed project would likely decrease on street parking because the existing garage units would belong to the unit owners as opposed to the current situation where the garage units are not available to renters.
- Applicant explained the benefit of townhomes over the current conditions and how it could benefit the neighborhood.
- Attendee asked why this was not possible under the existing zoning classification of R7. Applicant clarified that the existing building is nonconforming and therefore could not be changed from rental units to townhome units.
- Attendee was interested about how the zone change would impact taxes to the subject property and the surrounding properties.
- Attendee asked if there would be a home owners association and how snow removal would be provided. It was explained that there would be an association to provide maintenance and oversight of the common areas on the property including snow removal.
- Attendee recommended that the alley be paved and dumpster area be improved.

- Attendee supported the zone change and ability to purchase the units as opposed to continuing renting.
- Attendee had continued concern about a need for alley improvements and requested that there be conditions that doors, windows, trim, concrete, and alley paving be improved.
- End of meeting.

Prepared by:  
**TERRITORIAL-LANDWORKS, INC.**



---

Jordan Ornquist, E.I.

11/14/2016

Date

\\TLI-MSL-FILE1\Tli work\1\_ACTIVE FILES\2016 Projects\4353 - Shahan Enterprises Ave D Townhome\4\_PLANNING\4.5 Zone Change\2016-11-11.Neighborhood Meeting Minutes.doc