

Applicant Letter and Pre app materials
 Zone Change 966 – 21 N 15th Street
 Pre-Application Zoning Meeting Synopsis

MEETING:	Location: 49 N 15 th St, Ste 2 Day/Date: Monday, April 30, 2018 Time: 1:30 p.m. to 2:20 p.m.
ATTENDEES:	Bob Weber Tim Goodridge
MAILED SUPPORT LETTERS:	Lenette Kosovich at Rimrock Tim Goodridge at BIRD Scott Chesarek at J & S Properties, Inc. Mary Lee Connell at Phoenix Industries Charles Yegen at Peter Yegen, Jr., Inc.
AGENDA ITEMS	
<p>Summary of Meeting:</p> <ol style="list-style-type: none"> 1. Meeting was held at the facility of the zoning change request at 49 N 15th St, Ste 2 2. Provided a list of surrounding property owners 3. Provided the legal description of subject parcels 4. Provided the map showing dimensions, acreage and location of parcels 5. Provided photographs and artist renditions of proposed residential/office spaces from Montana Avenue 6. Discussed the benefits of the zoning change from Industrial Sanctuary to Central Works and why it can't currently be used for residential and more office spaces. 7. Discussed benefits of having possible residential and more offices in the neighborhood 8. Received comments from surrounding area property owners 	
DECISIONS MADE	Need work force housing and more people working and living in the EBURD. This increases the safety of the EBURD.
ISSUES IDENTIFIED	Need offices and housing



Kairos Center - Montana Avenue View

Article 27-1800. East Billings Urban Revitalization District Code

Uses	EBURD Districts				
	Rail Spur Village Main Street	Rail Spur Village	Central Works	13th Street Main Street	Industrial Sanctuary
KEY					
	●	●	●	●	●
	○	○	○	○	○
	◐	◐	◐	◐	◐
	○	○	○	○	○
	○	○	○	○	○
Residential & Lodging					
Residential	○	●	●	○	●
Lodging & Residential Care	○	●	●	○	●
Civic					
Assembly	○	●	●	○	●
Hospital	○	●	●	○	●
Library/Museum	●	●	●	●	●
Police and Fire	●	●	●	●	●
Post Office	●	●	●	●	●
School	○	●	●	○	●
Retail & Wholesale					
General Retail	●	●	●	●	●
Commercial Equipment &		●	●	●	●
Outdoor Sales Lot		◐	●	●	●
Service					
General Service	●	●	●	●	●
Large Scale Entertainment			●	●	●
Vehicle Service	●	◐	●	●	●
Office					
Office	●	●	●	●	○
Industrial					
Craftsman Industrial	◐	●	●	●	●
General Manufacturing			●	●	●
Warehousing & Distribution		●	●	●	●
Heavy Manufacturing					◐
Transportation Facilities			●		●
Sexually Oriented Business			○	○	○
Infrastructure					
Parking Lot	◐	◐	◐	◐	◐
Utility & Infrastructure		○	●	○	●
Wireless Transmission Facility	○	○	○	○	○
Open Space	◐	◐	◐	◐	◐

Uses	EBURD Districts				
	Rail Spur Village Main Street	Rail Spur Village	Central Works	13th Street Main Street	Industrial Sanctuary
Accessory Uses					
Outdoor Storage of Material	●	●	●	●	●
Employee/Caretaker Units	◐	◐	◐	◐	◐

Table 27-1806-1. Use Table by District.

rooms. Rooms shall be accessed from the interior of the building.

- (e) Civic Uses. A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, hospitals, and cemeteries.
- (1) Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges. Residential uses accessory to and on the same lot as an assembly use, such as a convent, parish house, or caretaker's home, are also permitted.
 - (2) Hospital. A licensed institution providing medical care and health services to the community. These services may be located in one (1) building or clustered in several buildings and may include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, pharmacies, and gift shop.
 - (3) Library/Museum. A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.