

Application and pre-app meeting – Zone Change 687

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 687 - Project # P2-18-02

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

Present Zoning: R-7000

Proposed Zoning: Residential Multi-Family Restricted

Tax ID # D05147 COUNTY COMMISSIONER DISTRICT # \_\_\_\_\_

Legal Description of Property: C.O.S. 840, Parcel 1, Corr 2nd Amend, Section 14, Township 01N, Range 26E

Address or General Location (If unknown, contact County Public Works): South of Barrett Road & Echo Drive

Size of Parcel (Area & Dimensions): 10.00 Acres Residential Multi-Family Restricted (north 10 acres of parcel)

Present Land-Use: Agricultural

Proposed Land-Use: Residential Multi-Family Restricted

Covenants or Deed Restriction 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): William Schultz, Trustee  
(Recorded Owner)  
4427 Palisades Park Dr., Billings, MT 59106  
(Address)  
\_\_\_\_\_  
(Phone Number) (Email)

Agent(s): Scott Aspenlieder  
(Recorded Owner)  
7100 Commercial Ave., Suite 4, Billings, MT 59101  
(Address)  
406-384-0080 scott@performance-ec.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: William K. Schultz Date: X 1-3-18  
(Recorded Owner)



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### **Barrett Road Planned Development January 2018**

The Barrett Road Planned Development proposed by Cal Kunkel (CK Land, LLC) and William Schultz, Trustee, is located at what would be the intersection of Barrett Road and Echo Drive consisting of 10.00 acres. The Barrett Road Planned Development specifically includes only the north 10 acres of parcel 1, Certificate of Survey No. 840 in Section 14, Township 1 North, Range 26 East, Yellowstone County. The tract is currently zoned as Residential-7,000 but is involved in active agriculture by the owners.

The Barrett Road Planned Development is set up for residential multi-family uses only. The goal of the development is to create a family friendly patio home development which fits with the surrounding area and provides access to new educational facilities in the area. The Planned Development will be completed such that it compliments adjacent neighborhoods and adds value to the community as a whole.

To ensure that the Barrett Road Planned Development adds value to neighboring developments a number of restrictions and requirements were placed in the Planned Development Agreement. These restrictions and requirements range from landscaping requirements, density restrictions, signage, and restrictions on land uses and building dimensions. Additional improvements will be made to allow for pedestrian travel along Barrett Road and connectivity to the adjacent trail and Medicine Crow Middle School. The restrictions and requirements were born from the neighborhood meeting and comments received from adjacent property owners. These restrictions and requirements will help ensure that the Planned Development promotes community activity, convenience, and connectivity not just for our development but for the adjacent neighborhoods as well.

The Barrett Road Planned Development will add value to the area by requiring development to meet strict building, landscaping, lighting, and green space standards. Residential multi-family development will create opportunities for moderate density housing to provide a range of housing options to an area growing rapidly in our community. The Planned Development requirements and regulations will ensure that all of this is done in a manner which compliments and adds value to the neighboring communities.

Zone Change Meeting Sign-In Sheet

Client: CK Land, LLC

Job Name: Barrett Road Zone Change

Job # 2017-089

Name:

Address:

<u>PATRICK G Weber</u>	<u>2210 ANNA DR Blys MT 59106</u>
<u>Tommy &amp; Scott Watson</u>	<u>2091 Echo Dr Bly, MT 59105</u>
<u>Ralph Bruder</u>	<u>2205 W. Echo Dr Blys. 59105</u>
<u>Dan &amp; Judy Quigley</u>	<u>2125 W. Echo Dr Blys 59105</u>
<u>Dennis Winter</u>	<u>726 ARVENUS PL 59105</u>
<u>Chris + Lorraine Nielsen</u>	<u>1125 Barrett Rd 59105</u>
<u>ERIC HENRY</u>	<u>2130 E. ECHO DR 59105</u>
<u>Fam Ellis</u>	<u>2000 Outlook Dr 59105</u>
<u>MIKE SARTORIC</u>	<u>JEM Development</u>
<u>Wilma Alexander</u>	<u>2133 W Echo</u>
<u>Michael Swarely</u>	<u>1115 Pumpkin cone</u>
<u>Nicole Bronckee</u>	<u>1115 Pumpkin cone</u>
<u>Virgil Middendorf</u>	<u>1642 Natalie St.</u>
<u>JOHN BOEMKE</u>	<u>2020 ECHO DR.</u>
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January 2, 2018

The meeting began at 6:00 pm on December 26, 2017 at the conference room in the Country Inn & Suites at 231 Main St., Billings, MT 59105. Those in attendance were Craig Dalton & Josh Dirks (Performance Engineering).

Seventeen (17) people from the public attended the meeting (list of those attending is included with the Zone Change Application). Questions from the individuals and subsequent responses are shown below:

- **Questions on what the target audience is for the proposed townhomes (i.e. single family with kids, retirees, etc)?**

Target audience is difficult to pin down at this point and is likely to be dictated by the market. Generally it is young families, young professionals, or older people downsizing.

- **How will traffic concerns and Barrett Road improvements be addressed?**

As a part of the annexation process it is possible a traffic study would be required by City of Billings Public Works which would identify needed improvements. Early indications are that widening of Barrett along with installation of curb, gutter, and boulevard sidewalk will be required at a minimum for the project to be constructed. Any traffic study would indicate potential financial contributions if deemed necessary from the study.

- **Will there be a buffer zone?**

There is a proposed vegetative buffer along Barrett Road in the PUD. Consideration would be given to side buffers as well.

- **Will there be a maintenance plan for the property?**

The developer has a property management company in place to manage and handle maintenance of the property.

- **Will the units be rented or sold?**

The property will be developed in a manner that they can be rented or sold. In all likelihood they will be rented.

- **What about the impact to the schools in the area?**

Unfortunately the developer cannot control the capacity of the schools in the area. It does appear that SD2 will be coming out in 2018 with another bond measure to improve the school infrastructure.