

Application

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 974 - Project # P2-19-00185

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

Present Zoning: Residential R2000

Proposed Zoning: Residential/Professional RP

TAX ID# A21244A CITY ELECTION WARD # 3

Legal Description of Property: VFW SUBD, S05, T01 S, R26 E, BLOCK 1, Lot 2B-3B, AMND LOT 1 (09)

Address or General Location (If unknown, contact City Engineering): 1004 Lewis Ave.

Size of Parcel (Area & Dimensions): 17,899 sq.ft

Present Land-Use: House

Proposed Land-Use: Professional Building

Covenants or Deed Restrictions on Property: Yes  No  casement

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): KPCS LLC  
(Recorded Owner)  
1437 Wyoming Ave. Billings MT 59102  
(Address) 406-256-0600 (email) pstanhil@ortec.com  
(Phone Number)

Agent(s): Patti Stanhil  
(Name)  
500 Mirabel Court, Billings MT 59102  
(Address) 406-256-0600 (email) pstanhil@ortec.com  
(Phone Number)

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: 9/19/19  
(Recorded Owner)



Answers to the following questions

- A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy? **A house that contains both lead paint and asbestos and will be cleared relieving the property of squatters and vandalism that is currently occurring. A new professional building will be constructed increasing tax revenue and adding security to the property. The old wooden doors in the existing house will be taken out prior to demolition and used as décor in the new building. Also, a few bricks from the house will be kept and used as a decorative interior wall. This new building is bigger than the current business's location and will enable the business to expand and provide additional local jobs for the community.**
- 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 zone needs to be changed to residential/professional for the construction of the new professional office building. Our new office building will be designed to resemble a house fitting in with the characteristic of the neighborhood. Natural and attractive landscapes will be added, as well as, an improved entryway. We will pursue a tree or bush line along the west boundary of the property, which was asked of us by the current neighbors, to ensure privacy. A security system will be used, including cameras, and there will be routine upkeep on sidewalks creating a safe and clean environment for the neighborhood. Both properties directly south and east of the property are currently zoned commercial. Before purchasing the property, our realtor contacted Nicole Cromwell in the planning division who stated the zone change for this property made sense. (See attached email.)**

Neighborhood meeting information

**Pre-Application Statement of Owner(s) or Agent(s)**

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** Residential
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: 17,899 sq. ft. of property / 3,500 sq. ft. building
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** VFW SUBD, 505, T01 S, R 26 E, Block 1, Lot 2B-3B, AMND LOT 1 (09)
5. **Neighborhood Task Force Area:**  Yes //  No . If Yes, Name of Task Force and mailing address of Chairperson: Central-Terry Lisa Sandau
6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
7. **A copy of the meeting notice.** please attach to this form
8. **A brief synopsis of the meeting results.** please attach to this form
9. **The undersigned affirm the following:**
  - 1) The pre-application neighborhood meeting was held on the 14, day of Sept., 2019
  - 2) The zone change application is based on materials presented at the meeting.

**Owner (s):** KPCS, LLC Telephone: 406-256-0600  
**Address:** 1437 Wyoming Ave. Email: pstanfill@ortco.com  
Billings, MT 59102

**Agent (s):** Paith Stanfill Telephone: 406-256-0600  
**Address:** 500 Mirabel Court Email: pstanfill@ortco.com  
Billings MT 59102

| Name  | Signature                 | Date      |
|---|---------------------------|-----------|
| Michael & Holly Ash                           | <i>Holly Ash</i>          | 9/14/19   |
| Michael & Carol Bertolino                     |                           |           |
| Billings Lodge #394                           |                           |           |
| Andrew Boetticher & Michelle Spenny           |                           |           |
| Eric & Brianna Brindle                        |                           |           |
| Ryan & Tereza Brownell                        |                           |           |
| Leotta Chiesa                                 | <i>Leotta Chiesa</i>      | 9/14/19   |
| Classic Design Homes Inc.                     |                           |           |
| Classic Design Homes Inc.                     |                           |           |
| Brian Cooper                                  |                           |           |
| Susan Curry                                   |                           |           |
| Betty Dubeau                                  | <i>Betty Dubeau</i>       |           |
| Catherine Eastlick                            | <i>Catherine Eastlick</i> | 9/14/19   |
| Marlin & Rosemary Fischer                     |                           |           |
| Fred C & Vina E Nitzel Revocable Trust        |                           |           |
| James Haefler                                 | <i>James A Haefler</i>    | 9-14-2019 |
| Donna Kibbe                                   |                           |           |
| Sandra Mehus                                  |                           |           |
| Thomas & Jeanne Meyer                         |                           |           |
| Jason Miller                                  | <i>Jason Miller</i>       | 9/14/19   |
| Susan Miller                                  |                           |           |
| Karen Myers                                   |                           |           |
| David Nienhuis                                |                           |           |
| Romine Real Estate LLC / Nielsen Family Trust |                           |           |
| Christopher Rubich                            |                           |           |
| Verna Jeanne & Jerry C Scott                  |                           |           |
| Second & Lewis LLC / Gregory & Mary Zimmerman |                           |           |
| Carmen Simonis                                |                           |           |
| Carol Strasheim                               |                           |           |
| Melinda Vaughn                                |                           |           |
| Linda Walters                                 | <i>Linda Walters</i>      | 9/14/19   |
| Tyson & Tasha Williams                        |                           |           |
| Jeremy & Mandy Zurbuchen                      |                           |           |
| <i>Robert + Janet Cole</i>                    | <i>Janet Cole</i>         | 9/14/19   |
| <i>GREG &amp; MILLER</i>                      | <i>Dusty Miller</i>       | 9/14/19   |

not a property owner within 300 ft.  
 not a property owner within 300 ft.

over →

### Synopsis of meeting results

The pre-application meeting was held on Saturday, September 14<sup>th</sup> 2019 at 2 pm. We met with neighbors outside on the lawn of 1004 Lewis Ave. A picnic table was provided for seating for those who needed it and cookies and bottled water were available for refreshments. Among the participants of the meeting were: Patti and her husband Jay, 3 employees from Ortt & Co., the contractor, and 14 neighbors. Patti started off by introducing herself and giving the neighbors an overview of the reason for the zone change and our plans for the site once rezoned. At first, the talk was relatively negative by a few of the neighbors suggesting the land be used to rent for townhomes. Other neighbors pointed out that they didn't want any more renters in the neighborhood, due to theft, vandalism, trespassing, etc. and that our building will be a great, safe, attractive addition to the neighborhood. There was a lot more back and forth discussion between the neighbors and lots of questions asked to both Patti and the contractor. By the end, the talk was very positive and good feelings were had by most.

On Thursday September 19<sup>th</sup> 2019 at 7 pm, Patti met with Lisa Sandau, the Central-Terry Neighborhood Task Force chairperson. Lisa was excited about the plan and thinks it will be a super neighborhood addition. She also said she'll be glad that the house will be gone.