



ZONE CHANGE PRE-APPLICATION MEETING AFFIRMATION

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a zone change application.



Check one: City of Billings Zone Change Yellowstone County Zone Change

Property Address 1127 Alderson Avenue

Legal Description SUNSET SUBD, S05, T01 S, R26 E, BLOCK 4, Lot 4 - 8

Present Zoning RP Residential Professional Proposed Zoning Choose One

Neighborhood Task Force Area? Central Terry Task Force

Task Force Chairperson L.A. Trudeau

Task Force Chairperson Mailing Address 930 Miles Avenue, Billings, Montana 59101

Required Uploads to Online Project Attachments:

- o Zone Change Pre-application Meeting Affirmation Form
- o STATEMENT:
Written description of the Zone Change Plan including square footage or acres of proposed new zoning.
- o Subject Property Map
- o Roster of persons who attended the pre-application neighborhood meeting
- o Meeting Notice and a brief synopsis of the meeting results

Affirmation:

- 1) The pre-application neighborhood meeting was held on: Thursday, July 23, 2020
- 2) The zone change application is based on materials presented at the meeting.

Recorded Owner(s) 1127 Alderson LLC

Owner's Address 1010 Central Avenue, Ste. 1, Billings, MT 59102

Owner's Phone Number 406-690-2070 E-mail max@griffindvlp.net

Applicant/Agent Michael J. Burke, AIA

Applicant/Agent's Address 222 North 32nd Street, Ste. 800, Billings, Montana 59101

Applicant/Agent's Phone Number 406-248-7811 E-mail hgfa@hgfa.net

Date 7.30.2020

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

July 16, 2020

RE: Pre-Application Neighborhood Meeting
Proposed Zone Change

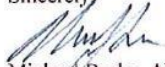
To Whom It May Concern:

Please accept this letter as notification of a pre-application neighborhood meeting regarding a zone change from Residential Professional to Residential Multi-Family. Please see the information below regarding description of the lot as well as date, time and location of the meeting.

- Date, time and location of the meeting
 - Date: Thursday, July 23, 2020
 - Time: 3 p.m.
 - Location: 1127 Alderson Avenue
- Legal description of the subject parcels along with a map showing the dimensions, acreage and location of the parcels
 - 1127 Alderson Avenue – Sunset Subdivision, S05, T01 S, R26 E, Block 4, Lot 408 in the City of Billings, Yellowstone County, Montana
- The names and addresses of the owner(s) of the subject property
 - 1127 ALDERSON LLC
 - 1010 CENTRAL AVENUE, STE. 1
 - BILLINGS, MONTANA 59102-5812
- A zone change plan with a written description of the proposed zone change including the area in square footage or acres to be included in the zone change
 - The zone change is a request to change the existing parcels from Residential Professional to Residential Multi-Family
 - Zoned – Residential Professional
 - Changed to – Residential Multi-Family
 - There is no area or square footage adjustment as part of this request.
 - Lot Size: 39,793 s.f.

We look forward to the opportunity to meet and share our thoughts related to the zone change and why we believe it to be beneficial to the residents and the 2016 City of Billings Growth Policy.

Sincerely,



Michael Burke, AIA
Owner Agent

attach.

Pre-Application Neighborhood Meeting Minutes

Thursday, July 23, 2020

Location: 1127 Alderson Avenue – 3 p.m.

Owner Agent Presenter: Jeff Winkler and Sherril Burke, HGFA-Architects, PLLC
Property Owner Presenter: Max Griffin

Handouts were provided at this meeting that have been made part of the Zone Change Application submittal.

Attendees: Refer to Attendance Sheet Attached

- This meeting was to inform the property owners within the prescribed area as identified by City Planning of a proposed Zone Change Request from Residential Professional to Residential Multi-Family.
- Presentation Boards were shown which reviewed information that was submitted in the package mailed to residents within the boundary as prescribed by City Planning along with site photos.
- Summary – In lieu of developing the property at 1127 Alderson Avenue in the City of Billings as a commercial or professional project, the owner is requesting the property be re-zoned to Residential Multi-Family to allow for uses as defined under this category.
- The following is a summary of the discussion that transpired:
 - A short history of the building, its tenants and uses was given by the property owner, Max Griffin.
 - Jeff Winkler presented the proposed project with visual aids that showed the property's current zoning, Residential Professional with its allowed uses as well as the proposed zoning, Residential Multi-Family with the proposed use for the 29 unit apartment building. The existing building will be remodeled to accommodate the new residential units. The majority of the apartments will be either Single bedroom apartment units (15) or Studio apartment units (12) or two Double bedroom apartment units.
 - The following are questions asked by adjacent property owners:
 - Will the apartment tenants be parking on the street?
 - Answer: No on-street parking is intended. The owner is providing more on-site parking than is required per Billings Municipal Code (BMC) 6-1203 – Off-Street Parking Requirements for Residential Multi-Family are required one parking stall per bedroom dwelling unit and one and one half parking stalls per two or more bedroom dwelling units.

Studio Units	=	12 x 1	=	12 parking stalls required
1 Bedroom Units	=	15 x 1	=	15 parking stalls required
2 Bedroom Units	=	2 x 1.5	=	3 parking stalls required

Total for 29 Units	=		=	30 parking stalls required
Actual On-Site	=		=	44 (+/-) parking stalls provided

The project will provide 147% more parking than required. Each tenant will have a designated parking spot. The owner intends the extra parking stalls to be used for tenants and tenant visitors to eliminate the need to park on the street. The owner has also offered to allow after business hours overflow parking on their property directly north at 1116 Grand Avenue to aid in eliminating the tenants from parking on the street.

- What is the apartment's policy on dogs and pets?
 - Answer: The owner would prefer to have the building pet free but is considering limiting pets to one pet under 30 pounds per apartment unit.

Pets would be allowed within the fenced area but final rules and regulations have not been determined at this time.
- How is the owner going to manage the facility, i.e., rental property management company or by owner? Indicated concern over the management and clientele of the adjacent rental property due to non-existent owner oversight.
 - Answer: Max stated that the property will be managed by him, not a management company. If there are any items or concerns that needed to be addressed, he will be handling them for the property and tenants.
- Will tenants be allowed to store trailers, boats, etc. on-site?
 - Answer: No. The owner is not going to allow trailers, boats, or other towable items to be stored on-site. These items will need to be stored off-site and not on the street.
- If the zone change is not approved by the City, what does the owner plan to do with the building/site? Will the current building be removed?
 - Answer: Max stated that they will have to look at "Plan B". What that is exactly is not known at this time but the building will remain and it will not be left unoccupied.
- Concern: It was brought up by one of the property owners that there has been an increase in the transient foot traffic through the neighborhood along with vandalism and vehicle break-ins.
 - This is a concern of Max's as well. He thought this was something that everyone in the neighborhood should get together and discuss with the City to find a solution. Max felt that with the new apartment building adding an additional 30+ people to the neighborhood would add additional eyes to watch out for vandalism and vehicle break-ins. He is also going to add security cameras on the property to monitor around the building.
- Is there a plan for the apartment building's security?
 - Answer: Yes. The building's entrances will be secured and monitored electronically. Interior and exterior security cameras will be installed,

monitored and digitally recorded. Additional site lighting will be installed to illuminate the parking area as well as around the building to eliminate dark, shadowy corners, but not overdone so as to not be overtly bright. Max said that he has found that these simple measures usually helps, if not eliminates, undesirable activities in and around the building.

- What was the owner's opinion about removing residential trash collection from the alley and putting them on the street?
 - Answer: The owner is not a big fan of moving trash collection from the alleys to the front of the residences but with the trash collection requirements for a building this size (commercial or residential) an alley trash collection would most likely still pertain.
- Concern: It was brought up that the amount of vehicle traffic along Alderson Avenue has increase as well as the speed of the vehicles. What can be done about this?
 - Answer: It was suggested that the neighborhood, all of the surrounding property owners including Max Griffin, can and should talk with the City about options to reduce vehicle speeds along Alderson Avenue with speed bumps, stop signs, etc.
- What is the owner's thoughts on the current state of the alley to the north of this building?
 - Answer: Max would like to have this fixed and is willing to help pay for the alley's repair, especially since he has two properties that backup onto the alley.

Note: About 20 minutes into the meeting a lady arrived. She would not identify herself, sign the attendance sheet or list her address. She asked some questions and stated that this area was her "oasis" and she did not want additional residences, i.e., a 29-unit apartment building, becoming a part of it. She enjoyed the fact that this area has so many nice amenities (grocery store, pharmacy, restaurants, schools, public transportation, etc.) within walking distance and did not want the addition of 30+ more people in her "oasis".

Meeting was concluded at approximately 3:40 p.m.