





**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 2526 HAWTHORNE LN

Legal Description Tract 2A-1 of COS 2317 2nd Amd less previous annexed portion as part of City Resolution 91-16418

Present Zoning A-1 Agricultural-Open Space (County Only) Proposed Zoning R-70 Residential 7,000

Neighborhood Task Force Area? Heights Task Force

Task Force Chairperson Jennifer Owen

Task Force Chairperson Mailing Address SecretaryHeightsTaskForce@gmail.com

**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:* December 14th, 2020

2) *The zone change application is based on materials presented at the meeting.*

Recorded Owner(s) BCJM Properties, LLC

Owner's Address 2409 Nina Clare Rd, Billings, MT 59102

Owner's Phone Number 406-672-8916 E-mail brosovich@bresnan.net

Applicant/Agent Performance Engineering

Applicant/Agent's Address 608 N. 29th St.

Applicant/Agent's Phone Number 406-384-0080 E-mail rob@performance-ec.com

Date 01/04/21

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



608 North 29<sup>th</sup> Street, • Billings, MT 59101 • (406) 384-0080

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## Bitterroot Heights – Zone Change Neighborhood Meeting Notes

The meeting began at 6:05 pm on December 14, 2020 via a virtual Zoom meeting. Those in hosting the meeting were Craig Dalton & Robert Neihart (Performance Engineering).

Approximately thirteen (13) people from the public logged into the meeting at some point during the discussion. Questions from the individuals and subsequent responses are shown below:

- Will this zone change drop home values on lots within the existing subdivision?

It is anticipated that the proposed development will not have a detrimental effect on existing home values. The developer plans to develop covenants and restrictions in effort to maintain quality and aesthetic consistency throughout the subdivision.

- 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.

- What are the price points of the proposed townhomes?

The market will ultimately dictate pricing, however, the anticipated price point for the townhomes will be in the \$250-300k range for each unit. The developer intends to develop covenants and restrictions to maintain quality and aesthetic consistency throughout the development.

- What are the landowner's plans for developing the area south to Mary St.?

At this point in time the developer does not have a plan for the undeveloped area south to Mary St. This will be determined at the time the landowner intends to develop this area and what the housing market looks like at that time. With that said, Project ReCode is proposing the entire development be classified as N2 which limits structures to two units or less.

- Will this zone change request set a precedence for the land south to Mary St.?

This zone change will have no effect and not set precedence on the land south to Mary St. Each zone change is looked at independently. Under the new Project ReCode the entire development is proposed to go to one consistent zoning (N2).

- What is the difference between a townhome and a duplex?

The definition of a townhome and duplex according to the City Code is listed below:

Duplex: A building constructed and designed for occupancy by two (2) families living independently of each other, and containing two (2) dwelling units, where the dwelling units share a common separation such as a ceiling, wall, etc. (including, without limitation, the wall of an attached garage or porch) and where access cannot be gained between the units through an internal doorway.

Townhome or townhouse: Property that is owned subject to an arrangement under which persons own their own units and hold separate title to the land beneath their units, but under which they may jointly own the common areas and facilities.

- **Will this zone change cause traffic to increase?**

The proposed zone change will have minimal effect on traffic generated from the development. A Traffic Impact Study (TIS) was already completed for the preliminary master planned development. The Engineering Department will determine if an updated TIS will need to be completed during the subdivision process.

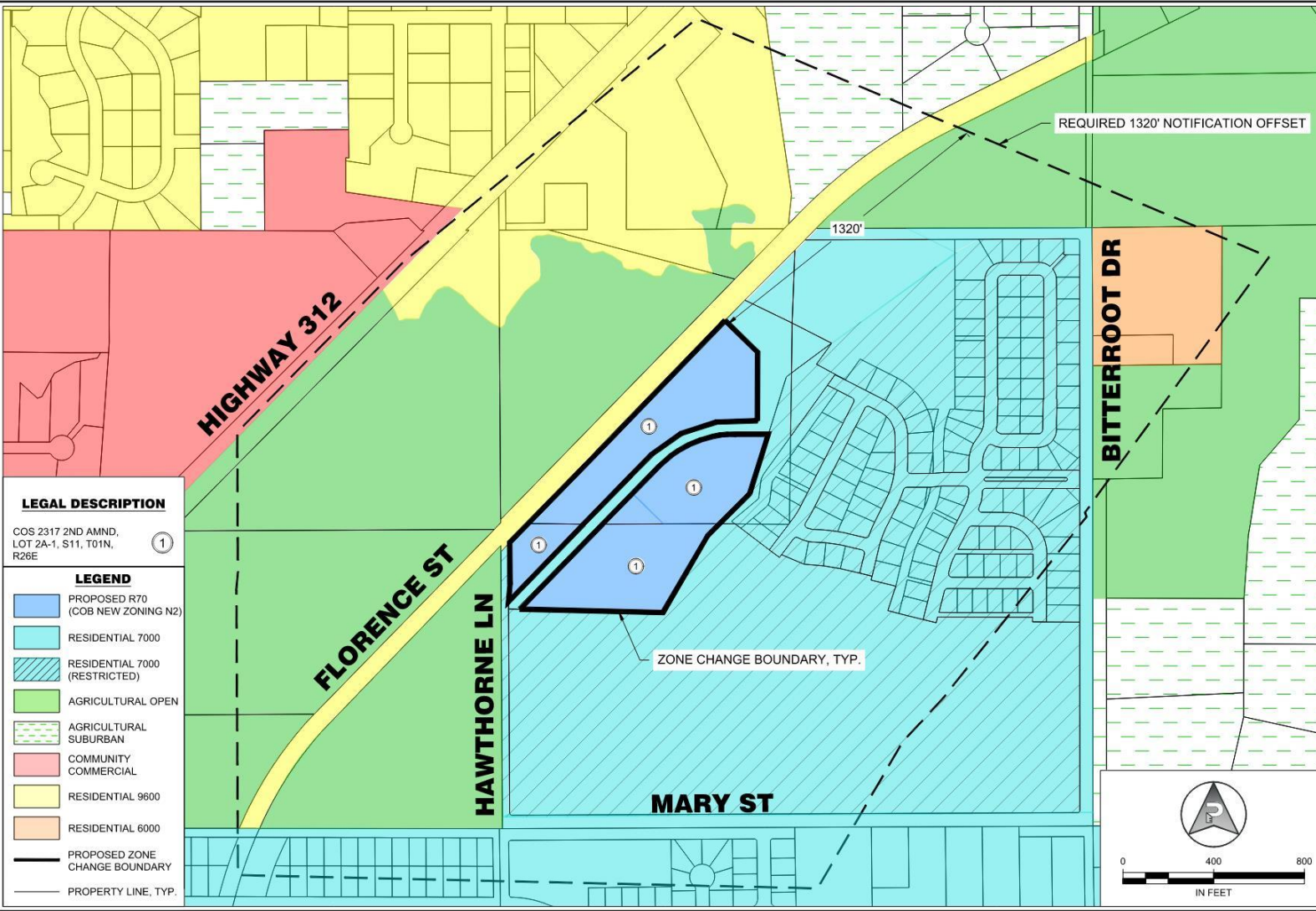
- **Will this zone change increase rentals within the subdivision?**

The requested zone change will allow for either single-family or townhouse structures to be built on each lot within the subdivision. Similar to the existing development, there is the possibility that either a single-family or townhouse could be rented out.

- **Concern that the development will not be consistent with the original master plan?**

The developer is requesting this zone change concurrently with an annexation application to bring the remaining portions of Tract 2A-1 of COS 2713 into the City for subsequent subdivision and construction in the Spring of 2021. Currently, the annexed portion of Tract 2A-1 of COS 2713 (City Resolution R91-16418) is zoned R-7000, with the County portions zoned as Agricultural Open. With this request, one consistent zoning will be created for Tract 2A-1 as it enters into the City. Furthermore, the requested zoning aligns with the future zoning classification proposed in Project ReCode (N2), limiting structures to two units or less.

The meeting ended at 6:45 pm.












**LEGAL DESCRIPTION**

COS 2317 2ND AMND,  
LOT 2A-1, S11, T01N,  
R26E

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**LEGEND**

-  PROPOSED R70 (COB NEW ZONING N2)
-  RESIDENTIAL 7000 (RESTRICTED)
-  AGRICULTURAL OPEN
-  AGRICULTURAL SUBURBAN
-  COMMUNITY COMMERCIAL
-  RESIDENTIAL 9600
-  RESIDENTIAL 6000
-  PROPOSED ZONE CHANGE BOUNDARY
-  PROPERTY LINE, TYP.



BCJM, LLC

BILLINGS, MT 59105

DESIGNED BY	QUALITY ASSURANCE
DRAWN BY	CHECKED BY
DATE	DATE
REV BY	DATE
CHG BY	DATE

**BITTERROOT HEIGHTS ZONING MAP**

PROJECT NUMBER  
2020-146

SHEET NUMBER  
1 OF 1

DRAWING NUMBER  
**EX 1**

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