

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:** Planned Development Agreement - PD
2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
Planned Development Agreement – PD Amended
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:**
All of Lenhardt Square (Per attached property and ownership document)
5. **Neighborhood Task Force Area:** Yes /// No. If Yes, Name of Task Force and mailing address of Chairperson:
Billings West End Task Force, Howard Holz at billingswetf@gmail.com
6. **Roster of persons who attended the pre-application neighborhood meeting:** please see attached minutes with attendees list
7. **A copy of the meeting notice.** Please attach to this form
8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form
9. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 29th, day of March, 2021.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): **See attached property and ownership document**

Telephone: 225-223-3121

Address: 3860 Ave B, Ste C West Email: allan@lenhardtenterprises.com
Billings, MT 59102

Agent (s): Sanderson Stewart c/o Rick Leuthold

Telephone: 406-698-6910

Address: 1300 N. Transtech Way Email: rlleuthold @ Sandersonstewart.com
Billings, MT 59102

MEETING MINUTES

PROJECT: Proposed Zone Change / Planned Development Update – Lenhardt Square			
Project No: 07054.37			
Meeting Location: Microsoft Teams		Meeting Date: 3/29/21 5:30 P.M.	
Meeting Subject: Neighborhood Mtg		Prepared by: Bryan Alexander	
Attending:	See listing at end of minutes		
Date of Issue: 3/29/21			

Minutes:

- Rick providing information on process for Neighborhood meeting and future public meeting
 - Can provide comment in writing, via phone, or email to City in addition to attending the public hearing
- Rick presented original Master Plan exhibit from 2008
- Rick explained the PD agreement (Planned Development) is a zoning document that is more restrictive than typical zoning
 - Property has three existing zones: MF-R, MF-4, and MU
- Proposed PD update eliminates MF-4 zone to replace it with MF-R and reconfigures open space to match site plans
- Updating map and PDA as changes in the market has increased demand for multi-family housing
 - Increasing density, near retail centers
 - Seeing empty nesters, wanting flexibility
 - Young professionals, wanting amenities
 - Mobile individuals, not tied to mortgage or home

- Scheduled to go into City April 5th and formal documents will be available to public after they are finalized
- Only Lots on north and west (2A and 5A1) are changing from MF-4 to MF-R
- Current MF-R density is 20 units/acre, request is for 21 units/acre
 - Important for planning perspective for walkability in community
- Height adjustment is to allow for 3 story building with a peaked roof: proposing max height change from 40 feet to 50 feet
- Proposing covered parking requirement (no change to overall parking requirement). Proposing reducing to approximately 0.75 covered parking spaces per unit instead of 1.0 covered spaces per unit.
 - Adjusting ground-level footprint of parking structures to be larger and allow for more vehicles in actual garages
- 850 sf/dwelling unit density added to MU zoning district (35 units/acre)
- Jan Rehberg – new zone change ordinance speaks in terms of stories, so may change to 4 stories instead of height limit; allows flexibility to developers by allowing 4 stories. On covered parking, proposing change to covered parking to make it in a better configuration. The exact figure is not yet determined, and they are working with the City on this to assure it aligns with the new Recode document
- 294-6500 Al McCormick – Would like to see final draft going into planning; access to Shiloh Road is a concern
 - Rick – there are some new projects in area where Monad Road will be extended to Shiloh Road. Discussed Georgina in an easement to the west, so we acknowledge that through access will need to be addressed at a later date, probably by the City and existing owners. Georgina on Lenhardt Square was placed per direction of City during platting
- 690-7271 Dan Dyk – No comments at this time
- Bill Hanser – No comments at this time
- Gordon Olson – n/a
- Joy Culver – n/a
- Lorna Dyk – No mechanism for single-family or duplex homes? Question related to transition between existing homes on the west to the multi-family.
 - Rick – there is a listing in original PD that has various land uses and unit counts. Update will still allow (MF-R zone) to have

single family, duplex, etc. but would be allowed an increased density. Some proposed developments have a mix of smaller multi-family homes with apartment buildings.

- Any commercial projects currently contemplated along King? Rick, not that he is aware of.
- Aileen Kindsfather – No comments at this time.
- Pat Schindele – Happy to see Monad completed out to Shiloh Road, which will direct a lot of traffic out of area. It will make a big difference to what they are seeing at King. Happy to hear about more housing in Billings as market needs it.
 - Rick clarified that zone change will not impact Monad construction, but it will be built alongside one of these next coming developments
- Steve Zeier – No comments at this time.
- Rick re-iterated the intent to submit on Monday and will have the finalized documentation available for viewing.

Attendees

Rick Leuthold
Bryan Alexander
Jan Rehberg
Allan Lenhardt
Lorraine Newman
Al McCormick
Dan Dyk
Bill Hanser
Cam
Gordon Olson
Joy Culver
Lorna Dyk
Mike and Aileen Kindsfater
Pat Schindele
Steve Zeier
Sarah Creeden
Ted Cross