

February 14, 2022

Billings City Council
Mayor Bill Cole
210 N 27th Street, 2nd Floor
Billings, MT 59101

Reference COS 2828 Zone Change and Annexation
City Zone Change 1004, Project No. PZX-21-00300
Via email: coleb@billingsmt.gov
bohlmand@billingsmt.gov

Dear Mayor Cole and City Council Members,

On behalf of our client, we are requesting a withdraw of this submittal. This is to include both the Zoning and Annexation action. After our delay was requested, we had the opportunity to communicate further with some of the neighbors and staff as well as gauge in more detail the concerns that council may have with the original submittal. Our intention is to apply that input regarding mitigation and/or elimination of access to Bell Avenue (traffic concern) and more clearly defining the P1 (public open space) requirement under the Planned Neighborhood Development (PND) regulations as it relates to accommodating the recreation needs of those that will reside within the development area. We will recommence the submittal process in late June to be considered in the July zoning and annexation schedule.

Thank you for your time and consideration in this matter. I plan to attend your meeting virtually on February 28, 2022, when this is originally scheduled to come back before you in case there are any specific questions or comments prior to you granting the withdrawal.

Respectfully,



Rick Leuthold, PE

CC: Nicole Cromwell, City of Billings Zoning Coordinator
Rick Dorn, Dorn Real Estate and Development
Robert and Bonnie Bell