

APPLICATION FORM

CITY ZONE CHANGE

Billings Zone Change # 1005

- Project # PZX21-00314

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 CMU1

Proposed Zoning: NX1, CMU1, NX3

TAX ID# D 012810 CITY ELECTION WARD _____

Legal Description of Property: D 05, T 01 S, R 26 E, C.O.S. 2474, PARCEL 1

Address or General Location (If unknown, contact City Engineering): 934 LEWIS AVE, BILLINGS, MT 5910

Size of Parcel (Area & Dimensions): 8.20 ACRES

Present Land-Use: CMU1 - CORRIDOR MIXED USE

Proposed Land-Use: CMU1 (TO REMAIN IN A DESIGNATED LOCATION) - CORRIDOR MIXED USE
NX1 - MIXED RESIDENTIAL 1, AND NX3 - MIXED RESIDENTIAL 3.

Covenants or Deed Restrictions on Property: Yes _____ No X

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): Billings CLKs BPOE # 394

(Recorded Owner) 934 Lewis Ave

(Address) 406 670 6419

(Phone Number) _____ (email) jrliceman1963@gmail.com

Agent(s): JEFF LEE

(Name) 7585 UNION PARK AVE. STE 200, COTTONWOOD HEIGHTS, MT 84047

(Address) 801.808.3288

(Phone Number) _____ (email) JEFF@THRIVECORP.COM

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] Special Representative Date: Dec 02 2021
(Recorded Owner) BPOE 394



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: CMU 1

2. Written description of the Zone Change Plan including existing and proposed new zoning:

TO ADD AN "NX1" ZONE ON THE NORTH, REDUCE THE "CMU1" ZONE, §
ADD "NX3" ON THE WEST § SOUTH OF THE PARCEL.

3. Subject Property Map: please attach to this form

4. Legal Description of Property:

S05, T01 S, R26 E, C.O.S. 2474, PARCEL 1

5. Neighborhood Task Force Area: Yes // No . If Yes, Name of Task Force and mailing address of Chairperson:

CENTRAL TERRY TASK FORCE, LISA SANDAU - 845 MILES AVE., BILLINGHAM, MT 59111

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 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 16, day of DECEMBER, 2021.

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

Owner (s): Billings EIKS BPOE # 394 Telephone: 406 670 6419

Address: 934 Lewis Ave Email: jriceman1963@gmail.com
Billings MT 59101

Agent (s): JEFF LEE Telephone: 801. 808. 3288

Address: 7585 UNION PARK AVE. STE 200 Email: JEFF@THRIVECORP.COM
COTTONWOOD HEIGHTS, UT

84047

PLEASE SIGN IN

Roster of Names in Attendance per City of Billings Requirement

	First Name	Last Name	Contact Information (Voluntary)
1	Steve	Zeier	Steve@trinityrent.com
2	JASON + Desirae	Miller	
3	Frank	Witt	fjwitt4@hotmail.com
4	Conna	Johnson	
5	Jeff	Isom	jr.isom1963@gmail.com
6	Joan	CLARK	
7	Dee Dee	Chiesa	
8	MARV	Volessky	
9	Robert	Ostler	(406) 671-4005
10	Michael	Burke	406-6705243 mburke@chgh.net
11	Ernie	Dutton	406 591 1290
12	Russ	Fagg	406-855-0224
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David Goodridge
PO Box 3174
Billings, Mt
59103
(406)591-1605

December 21, 2021

City of Billings Zoning

Summary of Pre-App Neighborhood meeting held December 16th, 2021, at 7:00PM at 934 Lewis for the purpose of informing the immediate neighbors of the intent to change the current zoning at 934 Lewis.

The meeting was started at 7:00PM. There were 12 in attendance at the start of the meeting with three more coming in a little later for a total of 15. Along with the 15 attendees there were 2 from Thrive Development (applicant), the party seeking the zone change. There were 2 from Thrive's contracted architect firm Collaborative Design, Jeff Kanning and Bill Haynes. Also in attendance was the buyer's Real Estate Broker David Goodridge with Good Ridge Real estate.

Jeff Kanning from Collaborative Design started the meeting by describing the property and its current zoning and what that zoning allows and does not allow. He also described the desired zoning that the applicant is looking to obtain. Collaborative brought illustrations showing the approximate locations of the different zoning lines, NX1, NX3, and CMU1.

Steve Broadbent, Principal with Thrive Development, provided a description of his company and what kind of structures could be built if the desired zoning was obtained. Examples of structures were supplied on boards showing the types of structures that could be built. He and Jeff Kanning both emphasized that a final product and location was not solidified in any way at this point.

Questions from attendees (15 minutes)

- Were there going to be condos available for purchase?
 - No, these units would all be built for rent.
- What was going to happen with the 10th St W half street? Would it be fully built out?
 - Owner/developer would complete whatever the city required.
- How many units would be built?
 - Unknown for right now. Thrive said they need 200-250 for it to make financial sense.
- How far back from Lewis would the bigger apartment buildings be located?
 - Thrive and Collaborative informed the neighbor that it would be behind the NX1 zoning but could not inform him an exact measurement at this time.

The meeting was adjourned at 7:35 after having no more questions.