

Bartley, Robbin

From: Mary Spitler <spitler@bresnan.net>
Sent: Saturday, February 26, 2022 12:45 PM
To: Bartley, Robbin
Subject: [EXTERNAL] City Zone Change 1011 Proj # PZX-22-00032

We are property owners at 1328 Black Berry Way in the Trails West subdivision in Billings, neighbors to the proposed zoning change area in the above mentioned project.

We're writing because we **do not support** the zoning change as proposed by Buffalo Crossing, LLC. Our biggest concern is the proposal for zone change to NX2 Mixed Residential for 2-8 family units. The application form we received indicates 3.6 acres of the proposed development will be zoned NX2, however that specific zoning area is not included on the zoning map we received. It would be beneficial to see where NX2 is zoned within the proposed area.

The Trails West Subdivision has a "quiet and neighborly" feel; we believe that having 8-plexes nearby will detract from the neighborhood feel, and decrease the value of our home. We're also concerned that the shrubbery and trees along the irrigation ditch (east side of proposed zoning area) may be demolished/scraped. That bit of land is a huge benefit, providing a wind break and a little sanctuary along the walking path surrounding the Trails West subdivision (adding value to the neighborhood and properties). Perhaps that could be maintained, even if the proposed development is approved.

Thank you for your consideration.

Mary & John Spitler
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