



Notice of Neighborhood Meeting for Proposed City Zone Change

Meeting Date:

March 16th, 2022

Meeting Time:

5:00 PM Mountain Standard Time

Meeting Location: ZOOM

<https://zoom.us/j/94742420617?pwd=ekVERk5VNIpkNDZYM3JzdlgxWUITQT09>

Meeting ID: 947 4242 0617

Passcode: **Bach**

ZONING BOUNDARY:

A tract of land situated in the NW1/4 of Section 12, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, being more particularly described as follows, to-wit: The north half (\pm 393 feet) of Tract 1C of Certificate of Survey No. 2991, as recorded in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 3033373; said north half also being identified as 'CMU1' according to the most current zoning assignments per the City of Billings Zoning Regulations.

Subject Property (See attached map):

Address: 3038 Central Ave., Billings, MT 59102

Parcel: 03092612273010000

Owners of Subject Property:

Owner:

Bach Land and Development
11650 South State Street
Draper, UT 84020

Applicant:

Brian Carlisle
11650 S. State Street, Suite 300
Draper, UT 84020
(801) 727-9500

Zone Change Plan (See attached drawing):

Existing zoning:

Northern most portion of property is zoned CMU1 (Corridor Mixed Use) 4.33254 acres.

Southern most portion of property is zoned NX3 (Mixed Residential 3) 4.16550 acres

Proposed new zoning:

Northern most portion of property to be zoned NX3 (Neighborhood Commercial) 4.33254 acres.

Southern most portion of property is to remain zoned NX3 (Mixed Residential 3) 4.16550 acres

Neighborhood Meeting Minutes Rezone – Hunters Pointe 3

March 16th, 2022 @ 5:00pm

Synopsis: The neighborhood meeting was held Via remote Zoom call on March 16 at 5:00 pm. There were three attendees not including Brian Carlisle and Derek Rindlisbacher of Bach Homes. Joan Nelson raised concerns about more new apartments increasing traffic along Central Avenue. Jared Hedgeguard raised concerns about a possible increase in vandalism from additional apartments. In general the tone was very amicable and residents were encouraged to voice opinions at future hearings.

Minutes:

Brian Carlisle: Introduction: We are the owners of this parcel (Showing Neighborhood Meeting Notice Including the Note). Brian is explaining the purpose of why we are rezoning. “We are wanting to rezone the CMU1 to NX3.

Joan Nelson: How many apartments are you building in the Southern Portion already being built?

Brian Carlisle: 122 total units are being constructed south of the portion we are trying to rezone.

Joan Nelson: How many apartments are you trying to build in this portion?

Brian Carlisle: We are very early on in this development. But I would estimate that it would be similar to the portion being built.

Jared Hedgeguard: What is the plan for traffic control for entering the apartment complex?

Brian Carlisle: He pulls up a map showing the property on google maps. He begins to explain that we have 2 accesses for the fire trucks. We will receive one access on Central Avenue.

Joan Nelson: Can you show us with your mouse where you will be placing the town homes?

Brian Carlisle: The town homes will be located on the perimeter of the property.

Joan Nelson: That will cause an increase of traffic and congestion on Central Avenue. What do you think Jared?

Jared Hedgeguard: I have never considered traffic, but that might cause more traffic.

Jared Hedgeguard: Another concern that I have is an increase in vandalism. I am concerned with this with more apartments.

Brian Carlisle: One of the places that you can share your concerns and thoughts is also at the planning commission meeting when we present this to them and get it rezoned. If we see that Phase 2 gets filled up fast, we will most likely want to build the next phase to meet the demand of growth in Billings. We are seeing the demand for apartments is beginning to grow exponentially. We have seen this over the last two years not only in Billings but nation wide.

Joan Nelson: How many apartments are at the current Hunters Pointe?

Brian Carlisle: 206 Apartments are there.

Joan Nelson: Okay, thank you.

Jared Hedge guard: I have no other concerns. I am disappointed that there is no buffer between our neighborhood and the apartment community.

Brian Carlisle: We are building town homes on the perimeter to help create a buffer similar to what you want.

Jared Hedgeguard: I would like it to stay commercial, but I know it is ultimately up to you and the city. I do think the access will be fine and we will not have any problems with this.

Brian Carlisle: I think we will stay on a few minutes just incase some others join us as well.

Joan Nelson: Thank you.

Jared Hedgeguard: Thank you.

Roster of Attendees:

- Joan Nelson
- Jared Hedgeguard
- Gordon
- Brian Carlisle
- Derek Rindlisbacher