

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:** N3 - Suburban Neighborhood

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

Change from N3 Suburban Neighborhood to NO - Neighborhood Office

- 3. **Subject Property Map:** please attach to this form

- 4. **Legal Description of Property:**

LAMPMAN SUBD, S12, T01 S, R25 E, BLOCK 24, Lot 7, (LESS 200 SQ FT FOR STREET)

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

Steve Zeier West End Task Force 5415 Summer Stone Ave Billings, MT 59106

- 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 24th day of August 2023

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

Owner (s): Anthony Wilcox Telephone: 406-321-4532

Address: 107 33rd St W Email: tonywilcox17@hotmail.com
Billings, MT 59102

Agent (s): Jami Clark, Yellowstone Realty Brokers Telephone: 406-696-2215

Address: PO Box 21040 Email: jami@ownbillings.com
Billings, MT 59104

6:32 start time - 7:10 end time

NEIGHBORHOOD ZONE CHANGE MEETING 8/24/2023

Name	Address	Signature(s)
Brandt, Nancy	429 Greenspring	
Brown, Zachary	456 Greenspring	
Campbell, Jonathon & Samantha	471 Greenspring	
Christ's Church of Billings	323 S 32nd St W	Brb Marlow
City of Billings		
Frichtl, Twila	385 Cape Cod	
Hofstad, Patricia	3127 Georgina	
Kampe, Kenneth & Laura	428 Greenspring	
Kappel, Kara/Wittenberg, Brett	443 Greenspring	
Keneally, Wrenzie	457 Greenspring	
Kepferle, Kay & Russel	443 Greenspring	
Kuchera, Patricia	415 Greenspring	
Leichner, Kyle	3138 Monad	
Melia, Tedd & Billie	3130 Monad	
Nollmeyer, Bonita Lee	369 Cape Cod	
Pankratz, Mary	3119 Georgina	
Peterson, Sharon	3135 Georgina	Sharon Peterson
Rush, Robert & Linda	3120 Georgina	
Shied, Dixie Ann	3145 Georgina	Dixie Ann Shied
Smith, Chad	414 Greenspring	
Vissr, Albert & Joyce	3130 Georgina	
Wallace, Shawn & Julianna	3146 Georgina	
Wetzel, Katie & Everson	3120 Monad	
Wittmayer, Cheryl	442 Greenspring	

Clark, Jami
Wilcox, Tony

owner
owner

Jami
Clark

Zone Change Neighborhood Meeting

You're invited to a neighborhood meeting to discuss the zone change for the vacant property located at the SE intersection of Monad Rd and 32nd St W. The proposed zone change would change the zoning from N3 – Suburban Neighborhood to NO – Neighborhood Office.

From City of Billings Zoning Code:

The NO district is intended to accommodate office and office/residential uses on neighborhood corridors and internal neighborhood locations where other commercial uses are inappropriate. This district is meant to be highly walkable and accessible to pedestrians and to fit well with the context of adjacent neighborhood residential buildings, when located on corners or block ends.

Property Legal Description:

LAMPMAN SUBD, S12, T01 S, R25 E, BLOCK 24, Lot 7, (LESS 200 SQ FT FOR STREET)

Recently corrected from: Block 27, Lot 7



Meeting Date: Thursday, August 24th, 2023

Meeting Time: 6:30 PM

Location: Mazevo Coffee Meeting Room, 3911 Central Ave Ste 3

Zone change is being requested by:

Tony Wilcox, property owner

tonywilcox17@hotmail.com

406-321-4532

Jami Clark, Yellowstone Realty Brokers

jami@ownbillings.com

406-696-2215

NEIGHBORHOOD MEETING MINUTES FOR PROPOSED CITY ZONE CHANGE

LAMPMAN SUBD, S12, T01 S, R25 E, BLOCK 24, Lot 7, (LESS 200 SQ FT FOR STREET)

August 24th, 2023 6:30 pm

Mazevo Coffee Meeting Room, 3911 Central Ave

In attendance: Tony Wilcox (owner), Jami Clark (owner), Dixie Ann Schied, Sharon Petersen, Bob Marlow

Minutes

Introductions were made. Subject property owners explained the intent for the Neighborhood Office zone change is to build a small 4-unit property with professional office space and residential units. Neighbors expressed concerns that there could be a marijuana business on the property. Jami explained that this zoning would not allow a marijuana business and read from the zoning regulations what types of businesses and buildings are allowed in Neighborhood Office. Neighbors still expressed concerns that there could be a work around for a marijuana business. Jami reiterated that under their ownership there will not be any marijuana related business on the property. Discussions were had about access to and around the property. Two neighbors in attendance are located directly behind the subject property across the alley. They shared that vehicles turn off of 32nd St W and use the alley and Georgina to avoid the 32nd / Monad intersection. Owners agreed that access to the property is not ideal, and the alley will most likely be used by vehicles entering and exiting the property in addition to using future curb cut access on Monad. Concerns were shared by neighbors regarding inattentive and discourteous drivers near the intersection and that accidents do occur there. Neighbors also shared that a building on the property would impact their views of the rims to the north. Jami stated that yes, it is likely that the negative impacts to the neighbors to the south in building anything on the property would be view change/blockage to the north and increased use of the alley. Owners shared information regarding building setback and parking requirements for Neighborhood Office zoning and that the intended building type would require 9 parking spaces. Jami stated that the owners' intent is to be as conscientious of a neighbor as possible and encouraged continued communication between neighbors for the opportunity to address concerns.

6:32 start time - 7:10 end time

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Clark, Jami
Wilcox, Tony

owner
owner

Jami
Clark

How the proposed zone change is consistent with the city's Growth Policy, meets the 10 criteria for a zone change, and fits in with the existing developments in the area.

This proposed zone change is consistent with the city's Growth Policy because it:

- Allows a mix of housing types
- Implements the city's Infill Policy with developing an underutilized property
- Provides housing and workplace units along public transportation and bikeways

This proposed zone change meets the 10 zone change criteria by:

1. The zone change is in accordance with the city's Growth Policy as described above.
2. It is designed to secure from fire and other dangers.
3. It promotes public health, safety, and general welfare by providing development of an infill lot with newly built housing and/or workplace units.
4. The zone change will facilitate adequate provision of transportation, water, sewer, schools, and parks as it is located on city services already, it is located with immediate access to public transportation, and is in close proximity to both parks and schools.
5. The zone change does provide adequate light and air within its zoning setbacks and regulations.
6. The new zoning will have minimal impact on motorized and non-motorized transportation as the proposed use will have minimal increased vehicle access counts to the property as compared to its current zoning.
7. The new zone promotes compatible urban growth by providing more appropriate options for an unused infill lot.
8. The new zoning considers the character of the district and the suitability by adding an additional appropriate use to an area comprised of single family, multifamily, and civic uses.
9. The new zoning will conserve the value of buildings by adding new construction to a neighborhood with homes that are 40+ years old.

10. The new zoning will encourage the most appropriate use of land throughout the City of Billings as this small property has not been attractive to the public for a single family dwelling. Zoning allowing professional workplace and multifamily units is most appropriate for this property located at an arterial intersection.

The proposed zoning fits in with the existing developments as there is multi-family zoning (PUD) within 300 ft of the property, there is non residential (civic) zoning directly to the north, and there is much commercial zoning along 32nd St W further to the north and south of the subject property.