

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 Special Review application packet, including any required fees, for a Special Review to be processed by the Planning Division.

1. **Present Zoning:** N2 _____
2. **Written description of the Special Review** including existing conditions and proposed development:
preserve existing parking and construct parking on site as primary use. _____
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** Lots 45 - 48, Block 2, Evergreen Subdivision, Section 36, T 01 N, R 25 E, City of Billings, Yellowstone County, Montana.
_____ Existing zoning: N2 Mid-Century Neighborhood
_____ Proposed zoning: NO Neighborhood Office
5. **Neighborhood Task Force Area:** Yes // No . If Yes, Name of Task Force and mailing address of Chairperson:

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 23, day of Oct., 2023.
 - 2) The Special Review application is based on materials presented at the meeting.

Owner (s): Stockman Bank Telephone: (406) 234-8420
Address: PO Box 250 Email: mcservice@stockmanbank.com
Miles City, MT 59301

Agent (s): Dayton Rush, PLA Cushing Terrell Telephone: (406) 248 7455
Address: 13 N. 23rd Street Email: daytonrush@cushingterrell.com
Billings MT, 50101



Zone Change Notice of Neighborhood Meeting

Address: 1404 and 1406 Avenue B

Legal description: Lots 45 - 48, Block 2, Evergreen Subdivision, Section 36, T 01 N, R 25 E, City of Billings, Yellowstone County, Montana.

Existing zoning: N2 Mid-Century Neighborhood

Proposed zoning: NO Neighborhood Office

Owner: Stockman Bank of Montana

PO Box 250

Miles City, MT 59301

Meeting time and location:

5:15 PM, Monday October 23

Stockman Bank, 1403 Grand Avenue, Billings

Dear Neighbors,

To create more convenient parking for staff and reduce the number of cars parking on the street, Stockman Bank would like to add to its parking lot.

Stockman purchased Susan Peterson's house at 1406 Avenue B. We would like to create staff parking off the alley and in a portion of the rear yard that adjoins our parking lot at the corner of Avenue B and 14th.

The city code will not allow us to park on a residentially zoned lot. Being sensitive to the residential character of the block, we are requesting a zone change to Neighborhood Office for only the rear portion of the lot. We intend to keep the house on the front portion of the lot, continuing its current residential zone and use as a home.

We are hosting a neighborhood meeting to discuss the project with the neighbors.

Questions please contact owners representative:
Dayton Rush PLA, Cushing Terrell (406) 248-7455

Property plan located on back of page.

Neighborhood meeting Sign In

Dayton Rush , Cushing Terrell (agent)

Mike Tuss, Cushing Terrell (Agent)

HENSON, MARY ANN (Neighbor not within 500' of property)

Bill Coffee, Stockman Bank (owner)

Spence Fredrick, Stokman Bank (owner)

Neighborhood Meeting Munities

5:15 PM, Monday October 23

Stockman Bank, 1403 Grand Avenue, Billings

Introduction of neighborhood meeting and overview of project history – Mike tuss

- Two neighborhood properties at the corner of avenue B and 13th street, one is currently a parking lot for stockman bank and the second is a house.
- Stockman bank is hosting a neighborhood meeting to inform the neighbors that they intent to apply for a change of zoning to NO zoning from N2 for both properties.
- Stockman bank is hosting a neighborhood meeting to the inform the neighbors that they intent to apply for a special review to construct parking as a primary use.
- Stockman intends to preserve the existing parking as a primary use and add parking to the back yard of the existing residence while maintaining the existing home , patio and garage.
- The site plan was presented for comments and feedback on a large screen in the conference room.

Neighborhoods comments

- Mary Ann Hensen (Invited to the meeting by a property neighbor but not on the initial mailing list) her comments included a desire for stockman to maintain the existing large trees including the apple tree that was currently planned on being preserved and a honeylocust that was not the plan to be preserved.
- Mary Ann Hansen supported stockman creating offstreet parking to keep vehicles off the street long term and to provide more accessible space for all abilities.
- Mary Ann Hansen stated that she would like stockman to provide gate locks and cameras to prevent the unhoused from using the alley.

Stockman supported saving the trees and agreed to modify the plan preserve the trees.

No other comments from the neighborhood were brought up.

End of munities.