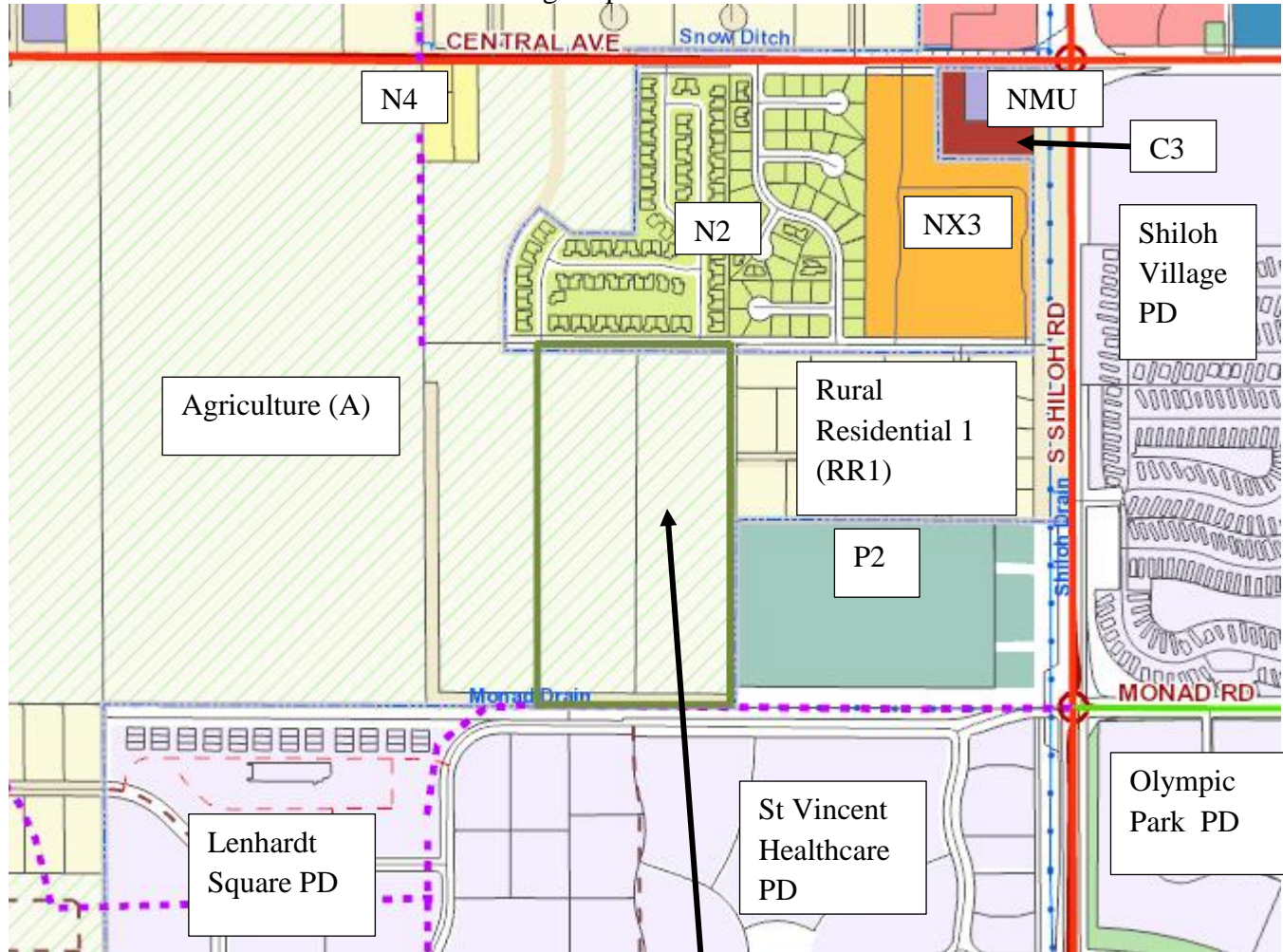


City Zone Change 1021 – C/S 2828 Tracts 1 & 2 – Planned Neighborhood Development
Zoning Map and Site Photos



Subject Property
Existing Zone = A
Proposed Zone = N1, NX2, NX3 and Public 1

Zoning Plan – Without Variance to Connectivity

EXHIBIT A LAND USE AND ANNEXATION DETAILS

TRACTS 1 & 2, CERTIFICATE OF SURVEY No. 2828

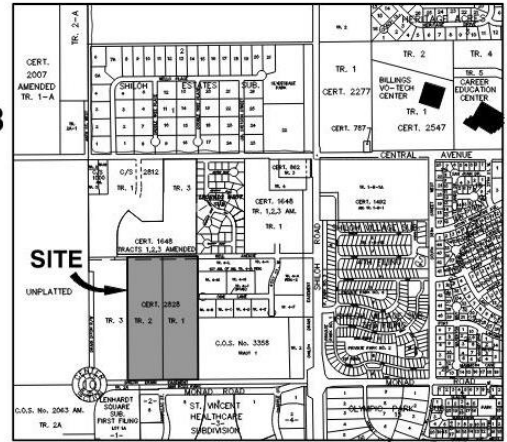
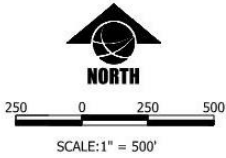
PREPARED FOR : DORN REAL ESTATE AND DEVELOPMENT

PREPARED BY : **SANDERSON STEWART** 

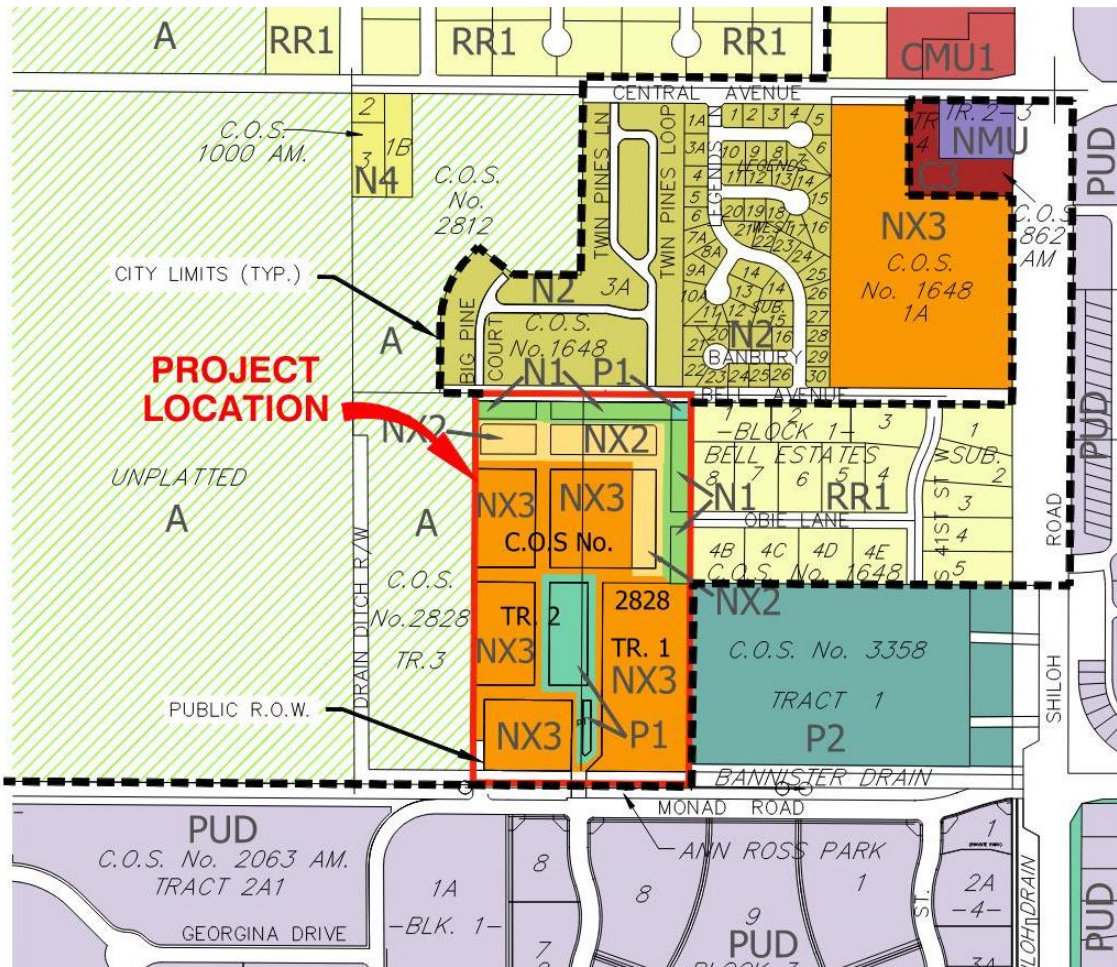
BILLINGS, MONTANA NOVEMBER, 2022

LAND USE SUMMARY

- P1 = 1.547 ACRES = 5.90%
- N1 = 2.022 ACRES = 7.71%
- NX3 = 14.155 ACRES = 53.98%
- NX2 = 2.349 ACRES = 8.96%



VICINITY MAP



Zoning Plan with Variance to Connectivity

EXHIBIT B

LAND USE AND ANNEXATION DETAILS

TRACTS 1 & 2, CERTIFICATE OF SURVEY No. 2828

PREPARED FOR : DORN REAL ESTATE AND DEVELOPMENT

PREPARED BY : **SANDERSON STEWART** 

BILLINGS, MONTANA NOVEMBER, 2022

LAND USE SUMMARY

P1 = 1.547 ACRES = 5.90%

N1 = 2.208 ACRES = 8.42%

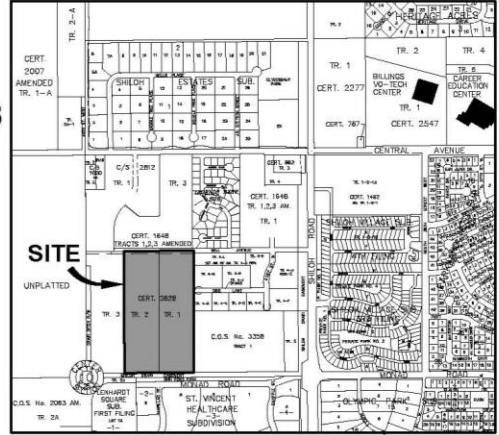
NX3 = 14.155 ACRES = 53.98%

NX2 = 2.494 ACRES = 9.51%

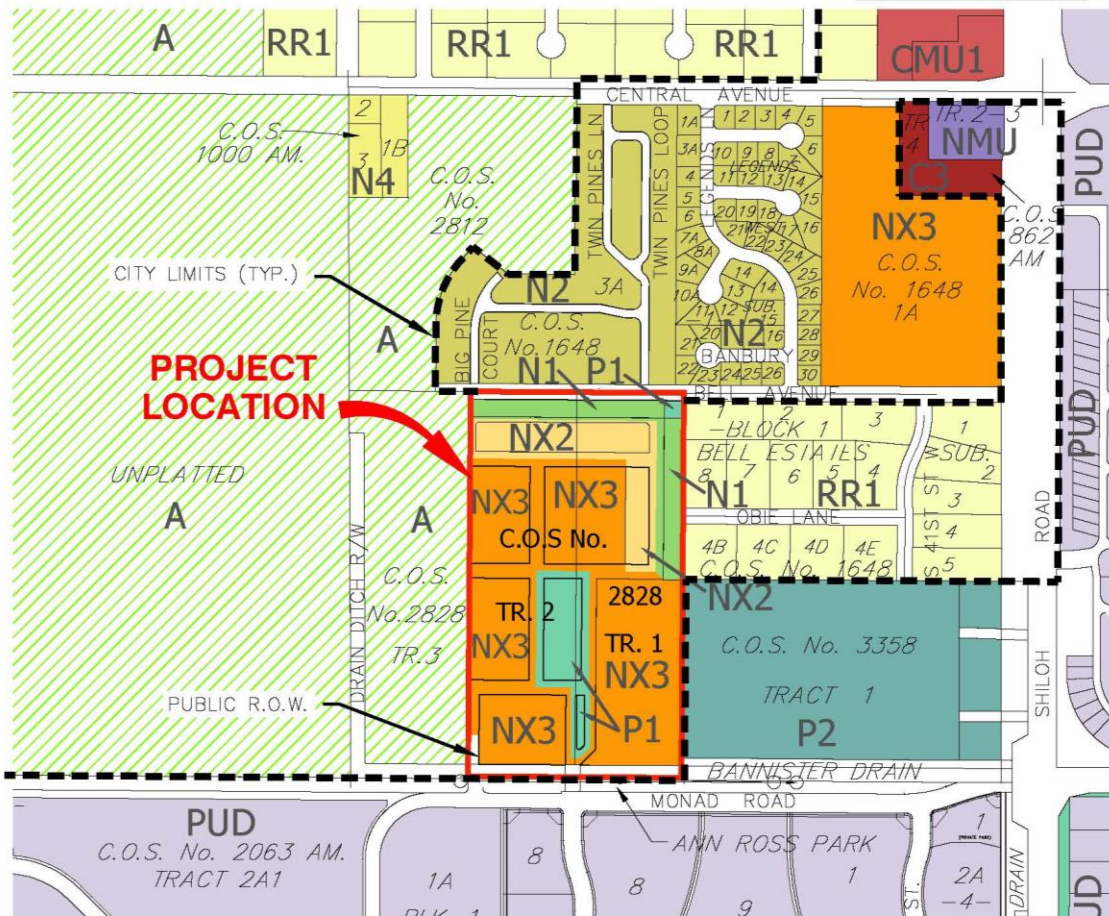


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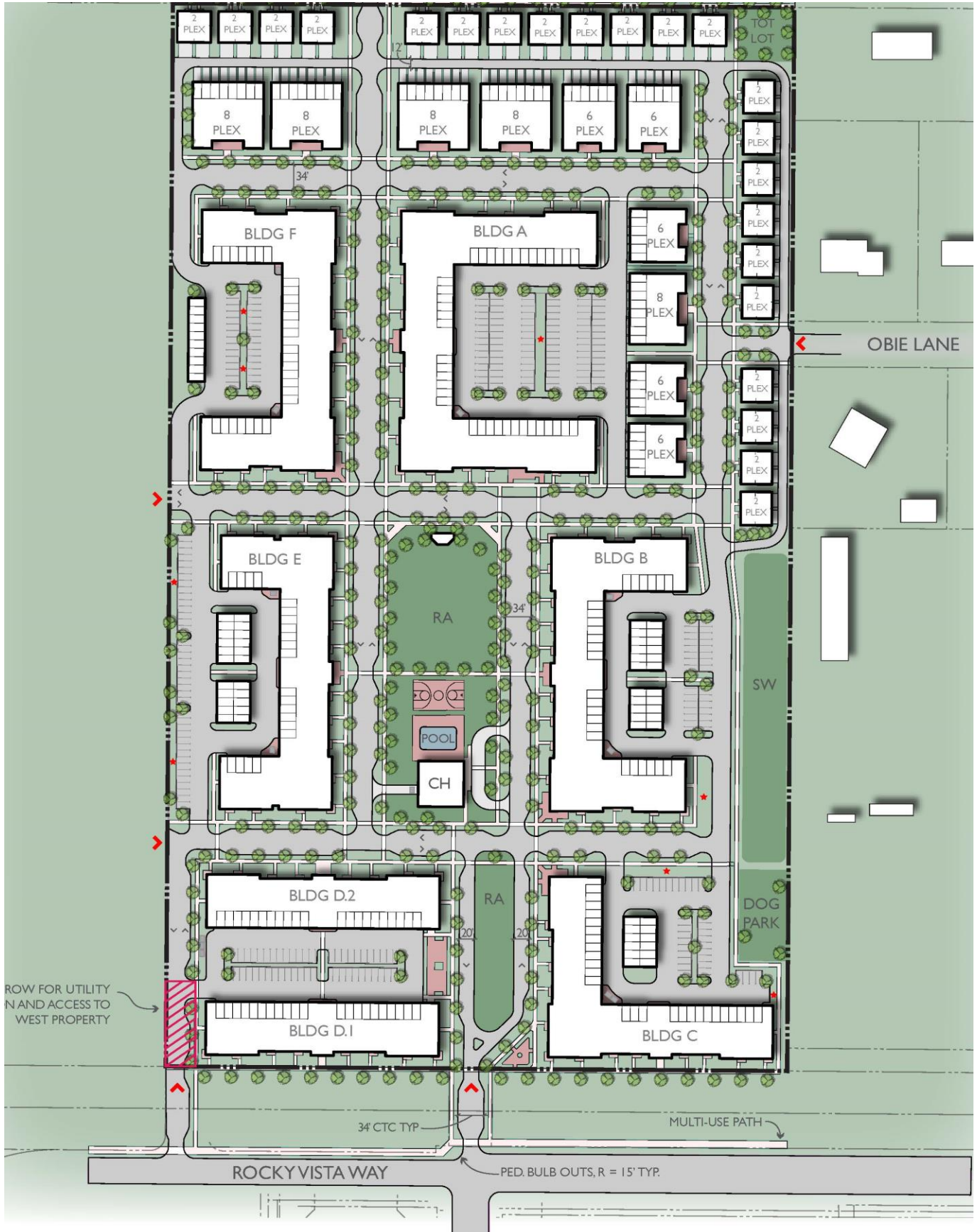
SCALE: 1" = 500'



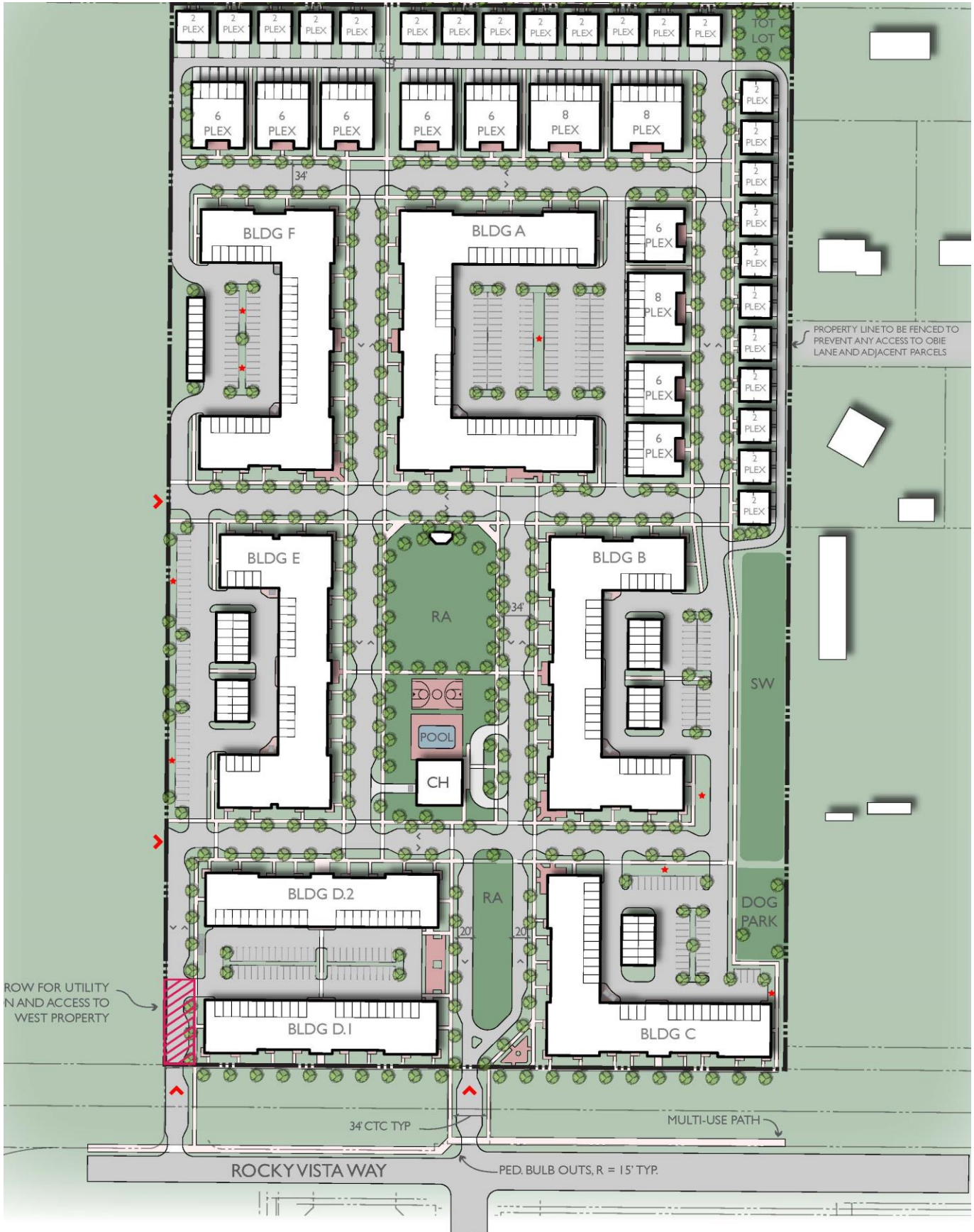
VICINITY MAP



Illustrated Concept Plan without Variance



Illustrated Concept Plan with Variance to Connectivity



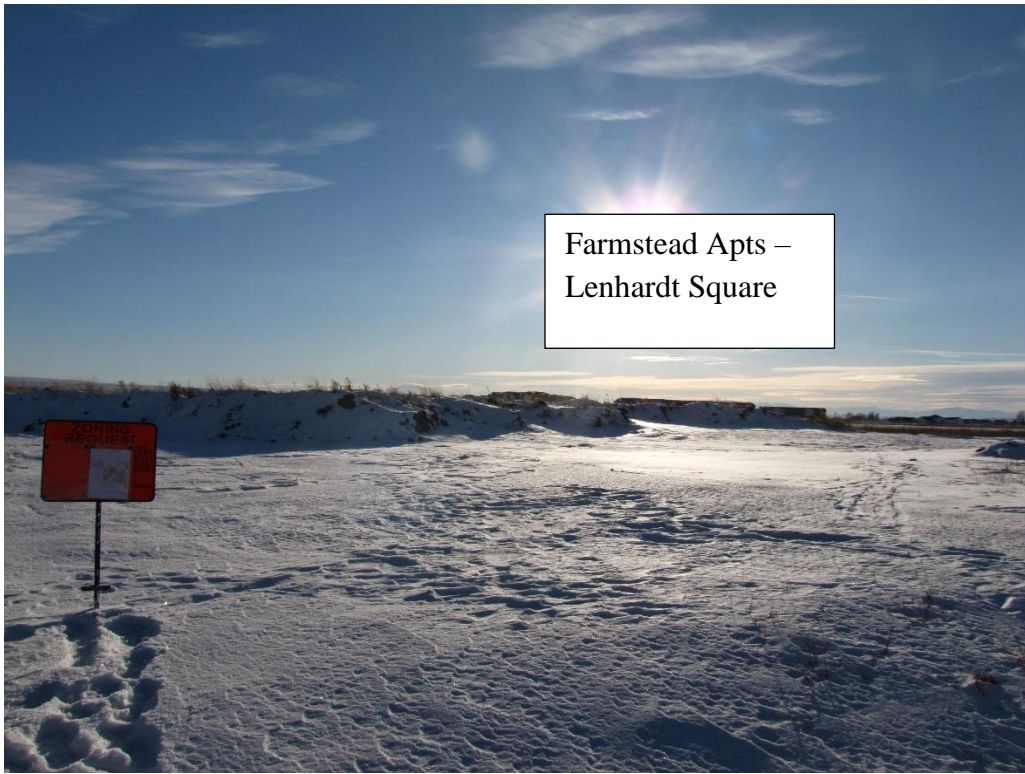




Subject Property view south from Bell Avenue



View east from subject property – along Bell Avenue



Farmstead Apts –
Lenhardt Square

View south and west from Bell Avenue



Twin Pines
Townhomes

View west along Bell Avenue



View north and west across Bell Avenue to intersection with Twin Pines Lane – a private street



View east on Bell Avenue from current deadend at Big Pine Court