

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:** Planned Development Neighborhood Commercial with one (1) brewery/taproom and one (1) cabaret license.

2. **Written description of the Zone Change Plan** including a square footage or acres of proposed new zoning: The zoning proposal will change 1.5 acres of developed land, with a restaurant located on the lot with one(1) brewery/taproom and one (1) cabaret license to also include one (1) full liquor license.

3. **Subject Property Map:** See Attachments

4. **Legal Description of Property:** MK Sub, Second Filing, S31, T01 N, R25 E, Block 1, Lot 3

5. **Neighborhood Task Force:** West End Task Force comments not received as of submittal

6. **Roster of persons who attended the pre-application neighborhood meeting:** See Attachments

7. **A copy of the meeting notice:** See Attachments

8. **A brief synopsis of the meeting results:** See Attachments

9. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 22nd, day of March, 2023.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Arrowhead Investment Corporation Telephone: 406-855-6884

Address: 115 N Broadway, Suite 200 Email: tyschmechel@gmail.com

Billings, MT 59101

Agent (s): Scott Aspenlieder Telephone: 406-384-0080

Address: 608 N 29th Street Email: scott@performance-ec.com

Billings, MT 59101



608 North 29th Street, • Billings, MT 59101 • (406) 384-0080

March 13, 2022

Dear Interested West-End Neighbor:

On behalf of Arrowhead Investment Corporation, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting being held on **Wednesday, March 22nd**, at **6:00 p.m.** at **Grace Montessori Academy** located at **4809 Grand Avenue in Billings**. The meeting is being held to discuss a modification to the zoning criteria of a neighboring property. You are receiving this notification as your property is located within 600-ft of the proposed zoning modification as required by the County Zoning Code. The owner is requesting that the property shown on the attached exhibit and described below be re-zoned to accommodate future development:

Block 1 of Lot 3 of the MK Subdivision 2nd Filing in Section 31, Township 1 North, Range 25 East in Yellowstone County totaling 1.5 acres.

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change for the subject property and to answer questions about the project. The property is currently zoned as **Planned Development Neighborhood Commercial (PD-NC) with the exception of** the allowance of one (1) microbrewery/taproom and one (1) cabaret license. The zoning proposal to be presented to Yellowstone County will be to maintain the zoning of the land described above as **Planned Development Neighborhood Commercial (PD-NC) with the exception of** the allowance of one (1) microbrewery/taproom, one (1) cabaret license and one (1) full liquor license. A total of 1.5 acres is included in the proposed zoning criteria modification. Below is the definition for **Neighborhood Commercial (NC)** zoning as stated in the *Unified Zoning Regulations* for Yellowstone County.

“Neighborhood Commercial (NC): A zone for commercial centers and limited retail activities conducted in a unified development designed to serve the surrounding neighborhood with shopping facilities consisting of convenience retail and personal service establishments which secure their principal trade by supplying the daily needs of the neighboring population. Only uses serving the above purpose without undue detriment to surrounding residences should be permitted.”

By way of a Planned Development, the existing **Planned Development Neighborhood Commercial (PD-NC)** zoning will be modified to allow one (1) microbrewery/taproom, one (1) cabaret license and one (1) full liquor license.

Performance Engineering, LLC acting as representatives for the owners will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 608 N 29th Street, Billings, MT 59101, attention Scott Aspenlieder, or emails may be sent to scott@performance-ec.com. We look forward to discussing the proposed zoning modification with you and hope to see you on March 22nd.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Aspenlieder'.

Scott Aspenlieder, P.E.
Principal

