

CITY ZONE CHANGE Pre-Application Statement of Owner(s) and 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: RR-1 RURAL RESIDENTIAL

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

THE EXISTING ZONING IS RURAL RESIDENTIAL (RR-1) AND THE PROPOSED ZONING FOR THE PROPERTY IS NX-2

3. Legal Description of Property:

TRACT 4.B OF CERTIFICATE OF SURVEY NO 2735

4. Neighborhood Task Force Area: (Yes) // No. If Yes, Name of Task Force

WEST END TASK FORCE

5. Roster of persons who attended the pre-application neighborhood meeting: please attach to on line application - ATTACHED

6. A brief synopsis of the meeting results including any written minutes or audio recording. please attach to on line application - ATTACHED

7. The undersigned affirm the following:

1) The pre-application neighborhood meeting was held on the 20th, day of JAN, 2024.

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

Owner (s):

George Jurovich Telephone: 406-652-1121

Address:

3647 DONNA DR Billings MT 59102 Email: gjurovich@Bresnan.net

Agent (s):

Taj Mukadam Telephone: 406 647 2353

Address: 6214 IRONWOOD DR Billings MT 59106 Email: tajmukadam@gmail.com

Complete this form and upload to your on-line Zone Change application

Pre Application Neighborhood Zone Change Meeting - Buffalo Crossing Infill

	Name	Address	Phone
1	Howard Holz	1120 Blackberry Way	406 534 4340
2	Carol Holz	Billings 59106	L
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Pre-Application Meeting for Tract 4B COS 2735 Held on Jan 20th, 2024 at 11 am outside Ben Steele Middle School.

- Question 1: How was the proposed density of the development selected?
 - Answer 1: The density was selected based on a value determination of potential developments and also considered the adjacent zoning of NX-2 and the ability to subdivide the property for single family residential.
- Question 2: Is there a density requirement for this property?
 - Answer 2: No, larger parcels or those on arterials have requirements for density or different zoning but this parcel did not.
- Question 3: What direction would the garages point?
 - Answer 3: The preliminary sketch of the property was shown to the attendees of the meeting to show that garages are tentatively pointed north/south on the property specific to units nearest Trails West (location attendees lived).
- Question 4: Where is the park area that was discussed in the past shown on the maps?
 - Answer 4: The park area that was zoned as part of Buffalo Crossing Subdivision was pointed out to the attendees on maps.
- Question 5: What is the purpose of this meeting, because isn't this a County parcel?
 - Answer 5: The prospective purchaser is pursuing annexation and zoning of the property to develop it as part of the City of Billings.
- Question 6: Is the plan to own or rent the units?
 - Answer 6: The plan currently is to own. It was explained as part of that answer that this is only for annexation and zoning, so that decision is not completely made for a significant amount of time into the future though.