



November 1, 2023

Mayor and City Council  
210 N 27th St, Billings, MT 59101  
Billings, MT 59101

RE: LAND USE CONTARY TO ZONING FOR 302 SIOUX LANE, BILLINGS, MT (WHITETAIL SQUARE SUB (10), S22, T01 N, R26 E, BLOCK 2, LO 2A, AMD (13)) – “FALCON RUN”

Dear Mayor and City Council,

On behalf of our client, Homefront, High Plains Architects hereby gives notice that Homefront intends to develop their property at 302 Sioux Lane in a manner where land use is contrary to zoning. Homefront is intending to develop a single-story, 1330 SF, residential duplex. The duplex will be constructed with an additive manufacturing process which commonly referred to as 3D printing. This duplex will provide fully accessible, low-income housing to the community.

Existing on the property is a single-story, 4,800 SF residential duplex and a single-story 3,200 SF support building. The property intended for development is zoned NX3. Neither the existing buildings nor the new duplex meet the requirements of NX3.

As required by [Montana State Law](#), a public hearing will be held before the local governing body within 30 days of this notice.

Sincerely,  
High Plains Architects

Eric Schmidt AIA | LEED BD+C | CPHC®  
Associate Vice President