

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:** Mid-Century Neighborhood Residential (N2)

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
The property would be rezoned from Mid-Century Neighborhood (N2) to Heavy Comercial (CX)

3. **Legal Description of Property:**
S09, T01, R26E, Parcel 1 of Certificate of Survey 666

4. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force
Yes, Southwest Corridor

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

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

7. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 17, day of June, 2024.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s):

Hanser Properties, LP Telephone: 406-248-7795

Address:

430 South Billings Blvd. Email: ralph@hansers.com

Agent (s):

James Papez, PE Telephone: 406-545-5284

Address: 5420 Molo Road, Billings MT 59106 Email: james@pds-eng.net

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

CITY ZONE CHANGE NEIGHBORHOOD MEETING

Monday, June 17th, 2024

Hanser Automotive Conference Room

502 South Billings, Blvd., Billings, MT 59101

A neighborhood meeting will be held to consider a zone change for a property located at 529 South Billings Blvd., Billings, Montana 59101. The meeting will take place in the conference room of Hanser Automotive located at 502 South Billings Blvd, Billings, MT 59101, on June 17th, 2024 at 5:30 pm.

The existing property is currently zoned Mid-Century Neighborhood Residential (N2) and would seek to be rezoned to Heavy Commercial (CX).

The legal description and ownership of the subject property is as follows:

Legal: S09, T01 S, R26 E, Parcel 1 of Certificate of Survey 666

Ownership: Hanser Properties, LP

430 South Billings Blvd.

Billings, MT 59101

(406) 248-7795

This notice is provided to all property owners located within 300 feet of the subject property. Any person interested and/or affected by this change is welcome to attend to express their opinion.

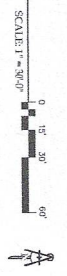
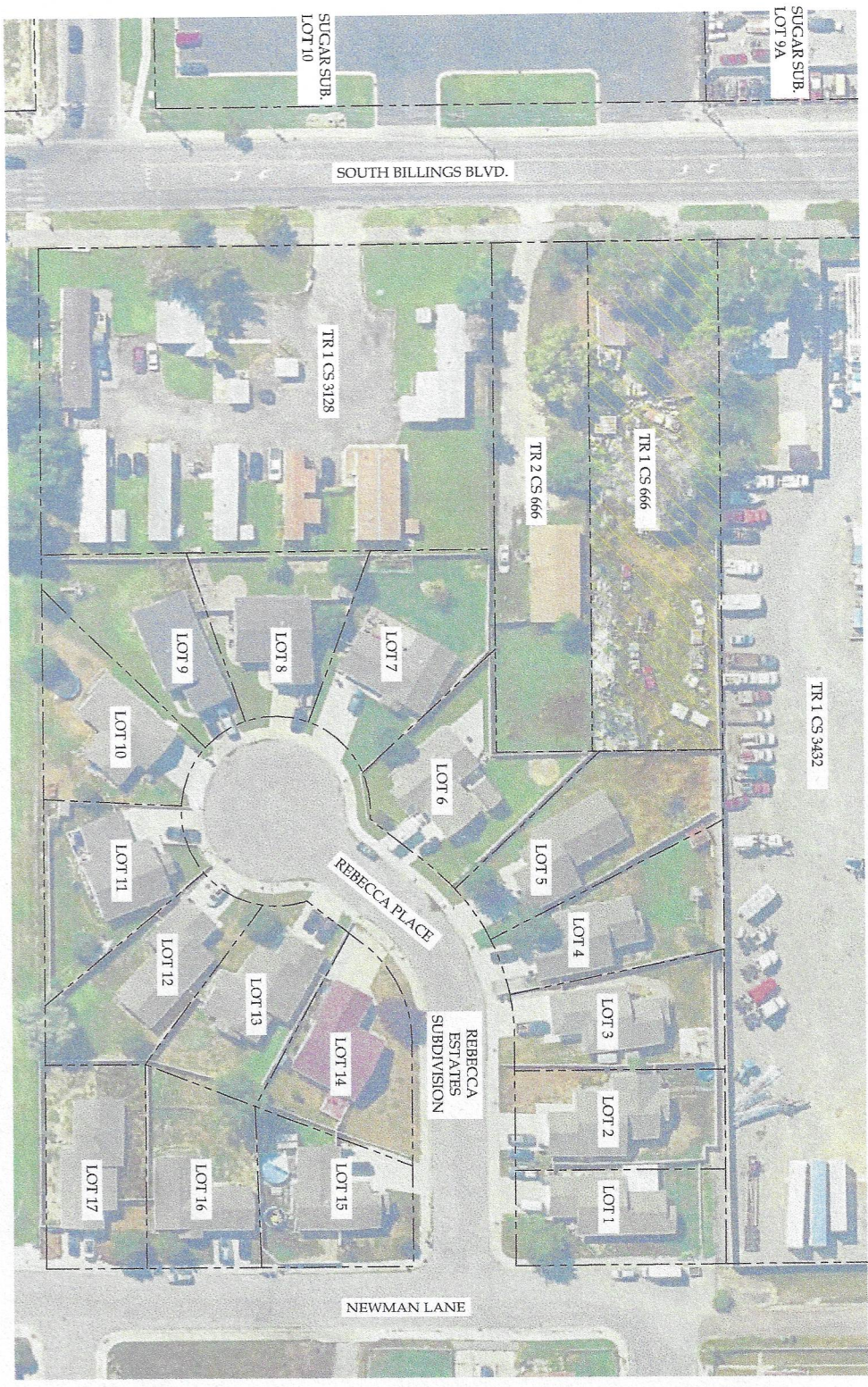
MEETING MEMORANDUM

TO: CITY OF BILLINGS PLANNING DEPARTMENT
FROM: JAMES W. PAPEZ, P.E.
SUBJECT: NEIGHBORHOOD ZONE CHANGE MEETING_PARCEL 1 CS 666
DATE: JUNE 17, 2024

NEIGHBORHOOD MEETING RECAP MEMORANDUM

On Monday June 17th at 5:30 PM, a neighborhood meeting was conducted to collect comments and/or concerns associated with a proposed zone change of Parcel 1 of Certificate of Survey 666. The meeting was held in the conference room of Hanser Automotive located at 430 South Billings Blvd. Notification letters for the meeting were sent out on June 10th to notify all property owners located within 300-feet of the subject property.

In attendance at the meeting were James Papez (Owners Representative) and Shel Hanser (Property Owner/Applicant). None of the notified surrounding property owners attended the meeting, nor were any comments received. The meeting concluded at 6:00 PM.



1 ZONING EXHIBIT

- County Border
- Township
- Sections
- City address
- Residential
- Commercial
- Church
- Local/Private Roads
- Local Street or Rd
- Undeveloped Rd
- Federal/State/Arterial
- County Rd, Collector
- Easements
- Pedestrian (bike, walking, park, sidewalk)
- All other easements
- Parcels - Ownership lines
- Zoning
- N2 - Mid-Century Neighborhood
- P1 - Open Space, Parks, Recreation
- P2 - Public-Civic, Institutional
- RMH - Residential Mobile Home
- I1 - Light Industrial

