

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: NX3

2. Written description of the Zone Change Plan including existing and proposed new zoning:
A change from the current zoning of NX3 to NX1 and N2

3. Legal Description of Property:
Lot 1-A, Block 1 of the Amended Plat of Lots 1, 3, and 4, Block 1, Western Subdivision

4. Neighborhood Task Force Area: Yes /// No . If Yes, Name of Task Force
West End

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 23rd, day of Jan. , 2025.
2) The zone change application is based on materials presented at the meeting.

Owner (s):
CK Land, LLC. Telephone: _____

Address:
2729 Aspen Way, Billings, MT 59106 Email: _____

Agent (s):
Taylor Kasperick, Performance Engineering Telephone: (406) 384-0080

Address: 3412 Colton Blvd., Suite 202, Billings, MT 59102 Email: taylor@performance-ec.com

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



3412 Colton Blvd., Suite 202, • Billings, MT 59102 • (406) 384-0080

Lot 1A, Block 1 of the Amended Plat of Lots 1, 3 and 4, Block 1, Western Subdivision

Being located in the NE1/4, NW1/4 of Section 15, T01S, R25E, Yellowstone County, Montana

Zone Change Neighborhood Meeting Notes

The meeting was conducted from 5:30-5:45 PM on January 23rd, 2025 at the Emmanuel Baptist Church. The meeting was hosted by Taylor Kasperick of Performance Engineering (agent).

There was one public participant for the meeting, the roster sign-in sheet is attached to this application.

The meeting began with Taylor Kasperick giving an overview of the property and the current zoning.

Taylor informed the participant why it was necessary for the developer to apply for a zone change to the property. Stating the new zoning code allowed for building in the current zone to be no less than five (5) dwelling units/structure. Our proposed zoning of a mix of NX1 and N2 would allow the developer to utilize no more than two (2) dwelling units/structure in the N2 zone and no more than four (4) dwelling units/structure in the NX1 zone.

After discussing the proposed zone change and giving an overview of the property, the floor was opened to questions from the attending individual.

The individual's questions primarily focused on how the proposed development would interact with a potential development on the north side of King Ave. West, in particular how the City has been looking at 46th Street West. Taylor discussed that use of 46th Street West is being coordinated with the City of Billings as access of King Avenue W may be limited based on it being an arterial road and MDT controlled. Questions regarding the permitting process and working with the city on a multi-unit residential development in this corridor of King Ave. W. were also asked by the individual and answered.



3412 Colton Boulevard, Suite 202 • Billings, MT 59102 • 406-384-0080

January 16, 2025

Dear Interested Neighbor,

On behalf of CK Land, LLC., Performance Engineering, LLC., is writing to inform you of a zoning pre-application neighborhood meeting being held on Thursday, January 23rd at 5:30 PM at Emmanuel Baptist Church (328 S. Shiloh Road, Billings, MT, 59106). The meeting is being held to discuss a proposed zone change regarding the existing property located southeast of the intersection of King Avenue West and South 46th Street West. The owner is requesting that the property shown on the attached exhibit and described below be re-zoned to accommodate future development:

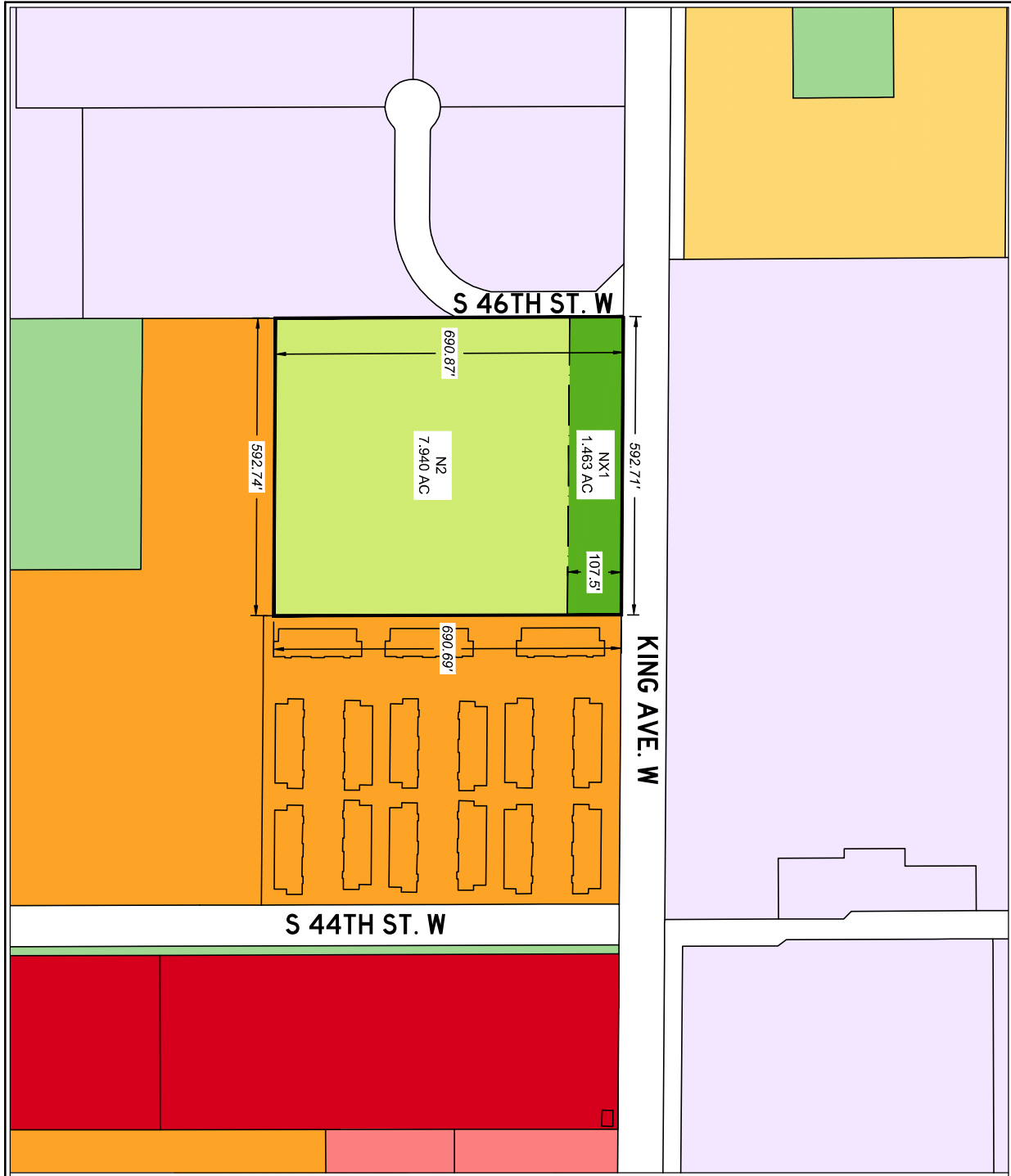
Lot 1A, Block 1 of the Amended Plat of Lots 1, 3, and 4, Block 1, Western Subdivision, S15, T01S, R25E in the City of Billings, Yellowstone County, Montana totaling 9.401 acres.

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change for the subject property, discuss the potential for redevelopment, and to answer questions about the project. The property is currently zoned as NX3, Mixed Residential 3 (≥ 5 du/structure).

The zoning proposal to be presented to the City of Billings will be to change the zoning of the land described above from NX3 to a mix of NX1 (Mixed Residential 1, 1-4 du/structure), N2 (Mid-Century Neighborhood Residential 1-2 du/structure), and potentially NO (Neighborhood Office-Residential) to facilitate a residential development comprised of largely duplexes up to fourplexes. A total of 9.401 acres is included in the proposed zone change.

Representatives for Performance Engineering, LLC. 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, LLC. at 3412 Colton Blvd., Suite 202, Billings, MT 59102, attention Taylor Kasperick, or emails may be sent to taylor@performance-ec.com. We look forward to discussing the proposed zoning change with you and hope to see you on Thursday, January 23rd at 5:30 PM at Emmanuel Baptist Church.

Thank you,
Taylor Kasperick, PE

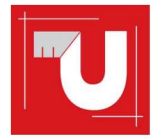


LEGAL DESCRIPTION
 LOT 1-4, BLOCK 1 OF THE AMENDED PLAT OF LOTS 1, 3, AND 4, BLOCK 1, WESTERN SUBDIVISION

ZONING LEGEND

- CMU1 - Corridor Mixed-Use
- CMU2 - Corridor Mixed-Use & Commercial Centers
- N2 - Mid-Century Neighborhood
- NX1 - Mixed Residential 1 (1-4 du/structure)
- NX2 - Mixed Residential 2 (2-5 du/structure)
- NX3 - Mixed Residential 3 (>=5 du/structure)
- P1 - Open Space, Parks, Recreation
- P2 - Public-Civic/Institutional
- PD - Planned Development

PROPOSED ZONE CHANGE BOUNDARY



W. MEADOWS DEV

BILLINGS, MT 59106

SHEET TITLE
**W. MEADOWS
 ZONE CHANGE MAP**

PROJECT NUMBER
 2024-128

SHEET NUMBER
 1 OF 1

DRAWING NUMBER
EXA

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REV.	DATE	BY	CHKD.	APP.	DESCRIPTION

