

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:** N3
2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
change zoning from N3 to N2
3. **Legal Description of Property:**
Lots 7-9, Blk 1 & Lots 4-6, Blk 3 of Buffalo Crossing Subdivision
4. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force
yes, West End Task Forct
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 8th, day of Feb, 2025.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s):
Buffalo Crossing, LLC Telephone: 406-670-2242
 Address: _____ Email: doug.wild@cdhmontana.com

Agent (s):
WWC Engineering Telephone: 406-894-2210
 Address: _____ Email: greid@wwcengineering.com

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

Buffalo Crossing LLC Zone Change Pre-Application Neighborhood Meeting Minutes

February 8, 2025 at 10:00 am

Attendance:

Greg Reid – WWC Engineering

See attached sign-in sheet and emails received

The meeting was opened by WWC Engineering (WWC) giving a description of the current zoning and the proposed zoning. WWC also explained the zone change process along with the Zoning and Council meetings that are required for the zone change to be completed.

Two area attendees attended the zone change to ask questions regarding it. Items asked or discussed with these area residents are noted below. Comments or discussion unrelated to zoning of the property were not included within the list below, such as discussion of the size of the duplexes being constructed on the nearby lots.

- What led to this zone change being desired?
 - It was explained that the developer of the property listed and sold all of the potential duplex lots immediately after filing of his final plat. One of the builders that purchased those lots, desires to also purchase the 6 lots that were zoned N3, if they could be rezoned to N2 and allow continued duplex construction.
- It was noted that the continued growth in the area would impact the overall area for traffic as the City's bus system does not go to this area due to lack of density for potential bus stops at this time.
- Discussion was held as to the anticipated timeline of the future phase of Buffalo Crossing Subdivision and its connection with the final phase of Trails West Subdivision.
- The maximum number of stories in N2 was discussed as being limited to 2 stories as opposed to the other nearby zoning NX2, that allows more.

Pre-Application Neighborhood Zone Change Meeting - Buffalo Crossing LLC
February 8, 2025 at 10:00 am

	<u>Name</u>	<u>Address</u>	<u>Phone no.</u>
1	Flavonidol Hobg	1120 Blackberry Way	406-534-4340
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Aaron Redland

From: Charley Blom <pastorcharley49@gmail.com>
Sent: Friday, January 31, 2025 11:24 AM
To: Aaron Redland
Subject: Re: Buffalo Crossing Subdivision Meeting

WARNING: This email originated from an external sender. Please use caution when clicking links or opening attachments.

thanks so much aaron

On Fri, Jan 31, 2025 at 10:52 AM Aaron Redland <aredland@wwcengineering.com> wrote:

Hi Charley,

Attached is a zoomed-out layout with an aerial; the subdivision is west of Trails West.

Let me know if you have any other questions.

Aaron

 **WWC** ENGINEERING
AARON REDLAND | Project Manager
550 S 24th St. W. Ste.201 | Billings, MT 59102
O: 406.894.2210 | D: 406.534.6119 | C: 406.671.5606
www.wwcengineering.com

From: Charley Blom <pastorcharley49@gmail.com>
Sent: Friday, January 31, 2025 9:58 AM
To: Aaron Redland <aredland@wwcengineering.com>
Subject: Buffalo Crossing Subdivision Meeting

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Aaron

thanks for the letter informing us of the zoning change for part of thee Buffalo Crossing Subdivision. We may attend, but we need to have the cross streets, to find the Subdivision. On our version of google maps the streets in the subdivision aren't shown.

thanks for your assistance.

Charley Blom

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Charley Blom

Coaching Pastors for Personal Growth

pastorcharley49@gmail.com

Cell: 530-927-7735

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Charley Blom

Coaching Pastors for Personal Growth

pastorcharley49@gmail.com

Cell: 530-927-7735

Aaron Redland

From: Pam C <mtmom@live.com>
Sent: Saturday, February 1, 2025 12:45 PM
To: Aaron Redland
Subject: Buffalo Crossing, LLC

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Thank you for the opportunity let you know that I DO NOT support the proposed zoning change. Trails West neighborhood was told that this neighborhood would be "mixed housing". I do not support allowing for more duplex's vs single family residences. If this is allowed, there is nothing to keep you from soliciting to do the same with remaining phases. It is not what we were told when we "gave support" originally.

Thank you, again.

Pam Christianson

From: Aaron Redland <aredland@wwcengineering.com>
Sent: Friday, January 31, 2025 3:44 PM
To: Pam C <mtmom@live.com>
Subject: RE: Buffalo Crossing, LLC

With the proposed zoning and size of the lots, they would only be allowed to construct duplexes.

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From: Pam C <mtmom@live.com>
Sent: Friday, January 31, 2025 1:20 PM
To: Aaron Redland <aredland@wwcengineering.com>
Subject: Re: Buffalo Crossing, LLC

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Thank you, Aaron, for the information. So the developer is wanting to change the zoning so that they can build more multi-family housing, correct?

Pam

From: Aaron Redland <aredland@wwcengineering.com>
Sent: Friday, January 31, 2025 11:38 AM
To: Pam C <mtmom@live.com>
Subject: RE: Buffalo Crossing, LLC

Hi Pam,

Buffalo Crossing Subdivision is west of Trails West Subdivision. Below are the definitions of those zones from the Billings Zoning Code.

N2: Mid-century neighborhood residential. The N2 district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes developed during the middle of the twentieth century. This district may also be used for new neighborhoods designed with similar characteristics of the mid-century neighborhoods. These characteristics include homes wide on the lot, proportionate garages located in the front façade, low pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.

N3: Suburban neighborhood residential. The N3 district is intended for residential neighborhoods primarily with single-family homes. Characteristics include wide lots and attached garages typically located on the front building façade, often greater than thirty-five (35) percent of the façade. Basic setback and height parameters apply.

N2 zoning allows single-family and duplex units. N3 zoning allows only single family which will be the remaining portion of the subdivision that extends south to Stockman Avenue in the future. The new zoning will need to match the existing zoning of the surrounding properties which are directly to the north; Lot 6, Block 1 and Lots 2 and 3, Block 3. I am also including a link to the Billings Zoning Code as a reference.

https://www.billingsmt.gov/DocumentCenter/View/51192/Chapter_27_ZONING-through-Supp-62-Aug-2023?bidId=

Let me know if you have any other questions.

Aaron


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From: Pam C <mtmom@live.com>
Sent: Thursday, January 30, 2025 4:48 PM
To: Aaron Redland <aredland@wwcengineering.com>
Subject: Buffalo Crossing, LLC

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Good afternoon -

I received a zone change notification regarding this. I presume this is the new build area to the west of the Trails West subdivision? Would you please explain what the meanings are of "suburban neighborhood residential" and "mid-century neighborhood residential"? What would the difference mean to the development? Will there be any single-family residences with either of those? What property directly to the north? The developer's own property or the neighborhood across Grand?

Thank you.

Pam Christianson

