

# Zone Change 1072 Attachments

## 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: CMU-1, NX-1, NX-2, NMU and P-1
2. Written description of the Zone Change Plan including existing and proposed new zoning:  
Reconfiguration of zoning to match proposed plat, includes NX-1, NX-2, CMU-1 and P2
3. Legal Description of Property:  
Lots 1, 4 and 5 of Clearwater Estates Subdivision
4. Neighborhood Task Force Area: Yes/// No . If Yes, Name of Task Force  
West End Neighborhood Task Force
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 26th, day of August 20 25.
  - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Lots 4 & 5

44West Development LLC, Greg McCall Telephone: 406-591-4747

Address:

1536 Mallowney Lane, Suite 100, Billings MT Email: Greg@McCallhomes.com

Agent (s):

Dennis Randall / McCall Homes Telephone: 406-670-3225

Address: 1536 Mallowney Lane, Suite 100 Email: Dennis@mccallhomes.com

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

City Pre-app statement 2024-2025

# Zone Change 1072 Attachments

Brown

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7. The undersigned affirm the following:
  - 1) The pre-application neighborhood meeting was held on the 26th, day of August 20 25.
  - 2) The zone change application is based on materials presented at the meeting.

### Owner (s):

Brown Development LLC, Todd Brown Telephone: 406-698-5970

### Address:

745 S. 56th Street West, Billings, MT 59106 Email: tbrownbuilders@yahoo.com

### Agent (s):

Dennis Randall / McCall Homes Telephone: 406-670-3225

Address: 1536 Mallowney Lane, Suite 100 Email: Dennis@mccallhomes.com

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

City Pre-app statement 2024-2025

## Zone Change 1072 Attachments



1536 Mallowney Lane Suite 100  
Billings, Montana 59101  
Telephone: 406-651-5354  
Fax: 406-651-5364  
[www.mccallhomes.com](http://www.mccallhomes.com)

August 27, 2025

City of Billings Planning Division

316 N 26th St

Billings, MT 59101

**Re: Synopsis of Neighborhood Meeting – Proposed Zone Change for 44 West Subdivision (formerly part of Clearwater Estates Subdivision)**

Dear Planning Staff,

In accordance with the City of Billings zoning requirements, a neighborhood meeting was held regarding the proposed zone change for the 44 West Subdivision, formerly a portion of Clearwater Estates Subdivision. The meeting was held to provide information to nearby residents and to hear their feedback and concerns.

### **Attendance**

Five individuals attended and signed in at the meeting:

- Janice Munsell
- Randy Spear
- Norm Tjeltreit
- Julie Larson
- One gentleman who did not sign in

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Additionally, Mr. and Mrs. Leitz, who reside immediately east of the proposed subdivision at 4420 Central Avenue, arrived at the end of the evening and spoke with me in the parking lot.

### Summary of Concerns

The primary concerns expressed by residents centered on:

- **Growth in the area:** Several attendees expressed they have enjoyed the lack of development in this location and would prefer that it remain unchanged.
- **Traffic impacts:** Concerns were raised about the additional traffic that new housing could bring to the neighborhood.
- **Housing type and density:** Two attendees stated they would only be supportive of low-density single-family housing. Others, while cautious, acknowledged the need for more affordable home options in Billings.

### Discussion and Response

During the meeting, I explained that the intent of the proposed zoning change is to adjust the zoning boundaries to better fit the finalized neighborhood design, which in fact reduces some of the zoning districts originally anticipated. To provide additional clarity, I shared a neighborhood rendering illustrating our vision for 44 West. This visual helped residents understand our intentions for the subdivision.

### Conclusion

While some attendees remained opposed to any change beyond low-density single-family housing, others were open and understanding of the city's need to provide diverse and affordable housing options.

We appreciate the opportunity to gather and share feedback with our neighbors and will continue to work closely with the City to ensure this project fits well within the community.

Sincerely,



Greg McCall

McCall Homes



# Zone Change 1072 Attachments



Dear Neighbor,

August 13, 2025

I am writing to inform you of a Zoning pre-application neighborhood meeting scheduled to be held on **Tuesday, August 26, 2025, from 6:00 to 7:00 P.M.** at Grace Montessori Academy, 4809 Grand Avenue, Billings, MT 59106. Interested parties can attend the meeting to be held in the conference room, using the main entrance of the building.

The meeting is being held to discuss a proposed Zone change for the proposed 44 West Subdivision. (formerly a portion of Clearwater Estates Subdivision) located on the south side of Central Avenue between Sundance Ridge Road and 44<sup>th</sup> Street West. McCall Development is requesting the property shown in the attached exhibit be re-zoned to accommodate future residential development. The total area to be re-zoned is approximately 23.9 acres.

The intent of the meeting is to inform neighboring property owners of the proposed zone change, discuss the anticipated development of the property and to answer questions about the project. Below is a summary of the existing and proposed zoning. Also, attached to this letter are map exhibits of the existing and proposed zoning.

## Existing Zoning

Zoning Description	Allowable Density
CMU-1 – Corridor Mixed-use	1-9+ dwelling units / building
NMU – Neighborhood Mixed-use	1-8 dwelling units / building
NX-1 – Mixed Residential-1	1-4 dwelling units / building
NX-2 – Mixed Residential-2	2-8 dwelling units / building
P-1- Open space, Parks, Recreation	open space & stormwater management

## Proposed Zoning

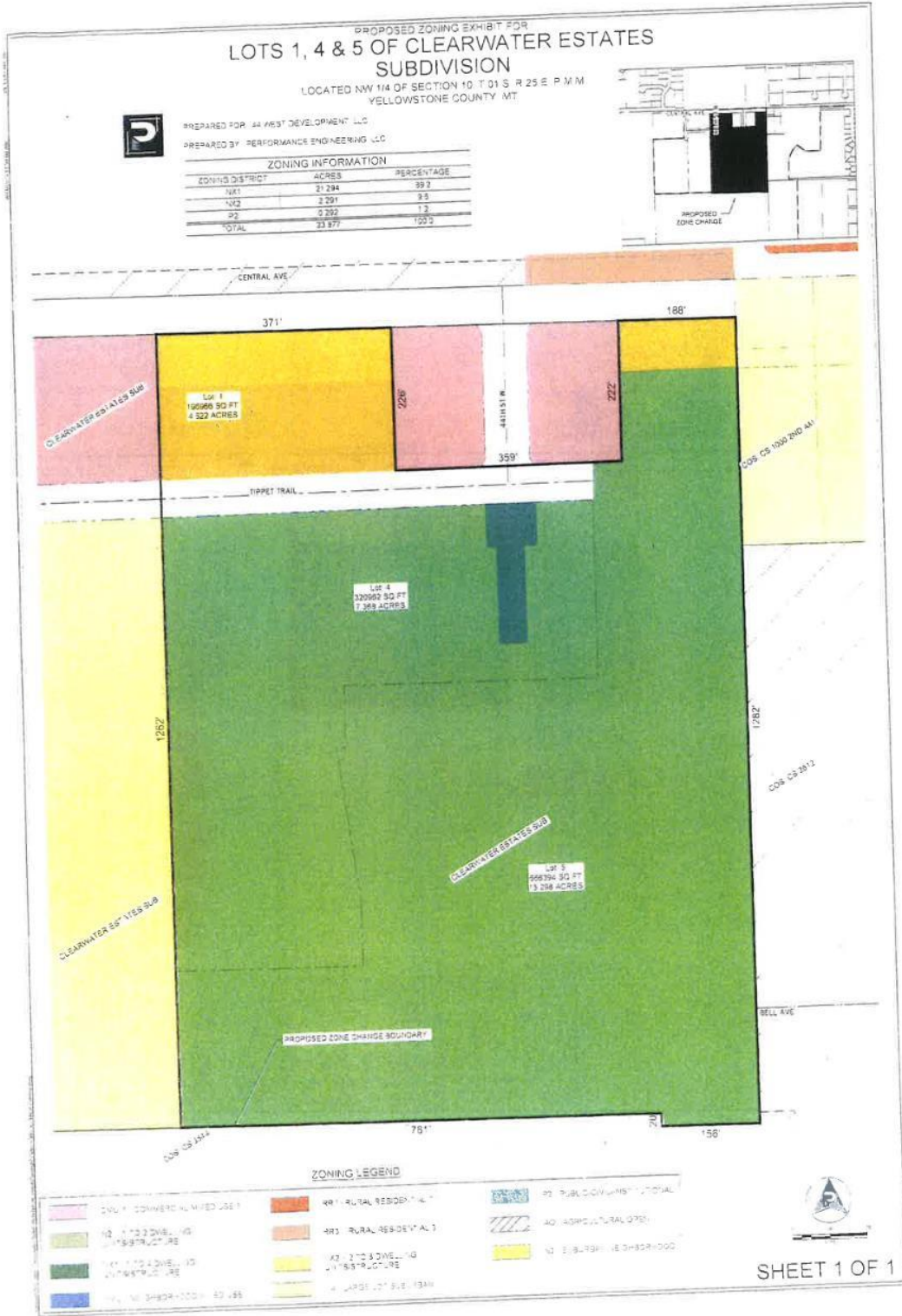
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CMU-1 – Corridor Mixed-use	1-9+ dwelling units / building
NX-1 – Mixed Residential-1	1-4 dwelling units / building
NX-2 – Mixed Residential-2	2-8 dwelling units / building
P-2- Public – Civic, Institutional	possible mail pick-up area

Representatives for McCall Homes will be present at the meeting to answer questions you may have. For those unable to attend, you can mail questions to McCall Homes, 1538 Mullowney Lane, Suite 100, Billings, MT 59101 Attn: Dennis Randall or e-mail me at [Dennis@mccallddevelopment.com](mailto:Dennis@mccallddevelopment.com). I look forward to meeting you to discuss the project.

Sincerely,

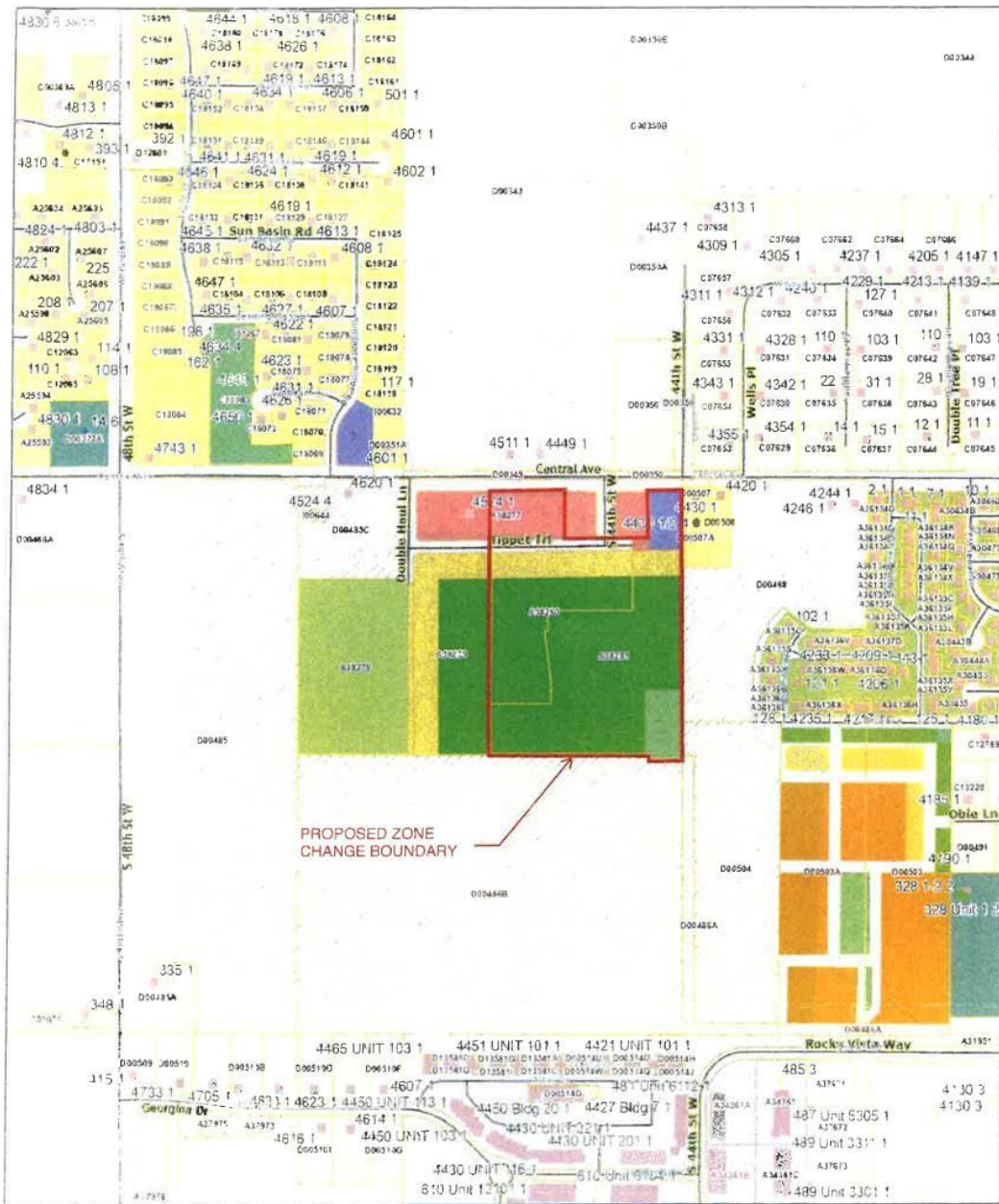
  
Dennis Randall  
McCall Homes

# Zone Change 1072 Attachments



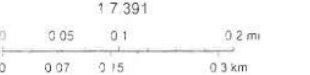
# Zone Change 1072 Attachments

## Existing Zoning Map



8/11/2025, 12:03:46 PM

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| <ul style="list-style-type: none"> <li>1. 1-1 Single Detached Structure</li> <li>2. 1-2 Single Detached Structure</li> <li>3. 1-3 Single Detached Structure</li> <li>4. 1-4 Single Detached Structure</li> <li>5. 1-5 Single Detached Structure</li> <li>6. 1-6 Single Detached Structure</li> <li>7. 1-7 Single Detached Structure</li> <li>8. 1-8 Single Detached Structure</li> <li>9. 1-9 Single Detached Structure</li> <li>10. 1-10 Single Detached Structure</li> <li>11. 1-11 Single Detached Structure</li> <li>12. 1-12 Single Detached Structure</li> <li>13. 1-13 Single Detached Structure</li> <li>14. 1-14 Single Detached Structure</li> <li>15. 1-15 Single Detached Structure</li> <li>16. 1-16 Single Detached Structure</li> <li>17. 1-17 Single Detached Structure</li> <li>18. 1-18 Single Detached Structure</li> <li>19. 1-19 Single Detached Structure</li> <li>20. 1-20 Single Detached Structure</li> <li>21. 1-21 Single Detached Structure</li> <li>22. 1-22 Single Detached Structure</li> <li>23. 1-23 Single Detached Structure</li> <li>24. 1-24 Single Detached Structure</li> <li>25. 1-25 Single Detached Structure</li> <li>26. 1-26 Single Detached Structure</li> <li>27. 1-27 Single Detached Structure</li> <li>28. 1-28 Single Detached Structure</li> <li>29. 1-29 Single Detached Structure</li> <li>30. 1-30 Single Detached Structure</li> <li>31. 1-31 Single Detached Structure</li> <li>32. 1-32 Single Detached Structure</li> <li>33. 1-33 Single Detached Structure</li> <li>34. 1-34 Single Detached Structure</li> <li>35. 1-35 Single Detached Structure</li> <li>36. 1-36 Single Detached Structure</li> <li>37. 1-37 Single Detached Structure</li> <li>38. 1-38 Single Detached Structure</li> <li>39. 1-39 Single Detached Structure</li> <li>40. 1-40 Single Detached Structure</li> <li>41. 1-41 Single Detached Structure</li> <li>42. 1-42 Single Detached Structure</li> <li>43. 1-43 Single Detached Structure</li> <li>44. 1-44 Single Detached Structure</li> <li>45. 1-45 Single Detached Structure</li> <li>46. 1-46 Single Detached Structure</li> <li>47. 1-47 Single Detached Structure</li> <li>48. 1-48 Single Detached Structure</li> <li>49. 1-49 Single Detached Structure</li> <li>50. 1-50 Single Detached Structure</li> </ul> | <ul style="list-style-type: none"> <li>1. 1-1 Single Detached Structure</li> <li>2. 1-2 Single Detached Structure</li> <li>3. 1-3 Single Detached Structure</li> <li>4. 1-4 Single Detached Structure</li> <li>5. 1-5 Single Detached Structure</li> <li>6. 1-6 Single Detached Structure</li> <li>7. 1-7 Single Detached Structure</li> <li>8. 1-8 Single Detached Structure</li> <li>9. 1-9 Single Detached Structure</li> <li>10. 1-10 Single Detached Structure</li> <li>11. 1-11 Single Detached Structure</li> <li>12. 1-12 Single Detached Structure</li> <li>13. 1-13 Single Detached Structure</li> <li>14. 1-14 Single Detached Structure</li> <li>15. 1-15 Single Detached Structure</li> <li>16. 1-16 Single Detached Structure</li> <li>17. 1-17 Single Detached Structure</li> <li>18. 1-18 Single Detached Structure</li> <li>19. 1-19 Single Detached Structure</li> <li>20. 1-20 Single Detached Structure</li> <li>21. 1-21 Single Detached Structure</li> <li>22. 1-22 Single Detached Structure</li> <li>23. 1-23 Single Detached Structure</li> <li>24. 1-24 Single Detached Structure</li> <li>25. 1-25 Single Detached Structure</li> <li>26. 1-26 Single Detached Structure</li> <li>27. 1-27 Single Detached Structure</li> <li>28. 1-28 Single Detached Structure</li> <li>29. 1-29 Single Detached Structure</li> <li>30. 1-30 Single Detached Structure</li> <li>31. 1-31 Single Detached Structure</li> <li>32. 1-32 Single Detached Structure</li> <li>33. 1-33 Single Detached Structure</li> <li>34. 1-34 Single Detached Structure</li> <li>35. 1-35 Single Detached Structure</li> <li>36. 1-36 Single Detached Structure</li> <li>37. 1-37 Single Detached Structure</li> <li>38. 1-38 Single Detached Structure</li> <li>39. 1-39 Single Detached Structure</li> <li>40. 1-40 Single Detached Structure</li> <li>41. 1-41 Single Detached Structure</li> <li>42. 1-42 Single Detached Structure</li> <li>43. 1-43 Single Detached Structure</li> <li>44. 1-44 Single Detached Structure</li> <li>45. 1-45 Single Detached Structure</li> <li>46. 1-46 Single Detached Structure</li> <li>47. 1-47 Single Detached Structure</li> <li>48. 1-48 Single Detached Structure</li> <li>49. 1-49 Single Detached Structure</li> <li>50. 1-50 Single Detached Structure</li> </ul> |
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