

Zone Change 1071 Attachments

Pre-Application Statement of Owner(s) or 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:** Combination of NX1, NX2, and N2 _____
2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
Zone Change from combination of NX1, NX2, and N2 to N3 on 9.676 acres _____
3. **Subject Property Map:** please attach to this form.
4. **Legal Description of Property:**
Lots 2 & 3 of Clearwater Estates Subdivision Located in Sec 10, T01S, R25E,
Yellowstone County, P.M.M _____
5. **Neighborhood Task Force Area:** Yes /// No. If Yes, Name of Task Force and mailing
address of Chairperson:
West End Task Force, Steve Zeier _____
6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach
to this form.
7. **A copy of the meeting notice.** please attach to this form
8. **A brief synopsis of the meeting results including any written minutes or audio
recording.** please attach to this form
9. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 30th day of July, 2025.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Brown Development, LLC Telephone: (406) 698 - 5970
Address: 745 South 56th St. West Email: tbrownbuilders@yahoo.com
Billings, MT 59106

Agent (s): Performance Engineering, Craig Dalton Telephone: (406) 384 - 0080
Address: 3412 Colton Blvd. Suite 201 Email: craig@performance-ec.com
Billings, MT 59102

Zone Change 1071 Attachments



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

July 16th, 2025

Dear Interested Neighbor,

On behalf of Brown Development, LLC, Billings, MT, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting scheduled to be held on **July 30th, 2025** at Grace Montessori Academy, 4809 Grand Ave., Billings, MT 59106. Interested parties can attend the meeting held in the Cafeteria, using the entrance on the west end of the building, from **6-7 PM**.

The meeting is being held to discuss a proposed zone change regarding property in the Clearwater Estates Subdivision located south of Central Ave. between Sun Dance Ridge Road and 44th Street West. The owner is requesting the properties shown in the attached exhibits, and described below, be re-zoned to accommodate future development:

Lot 3 and portions of Lot 2 in the Clearwater Estates Subdivision located in Billings, Montana. The total proposed area being approximately 9.68 acres.

The intent of the meeting is to make neighboring property owners aware of the proposed zone change for the subject properties, discuss the potential for redevelopment, and to answer questions about the project. Below is a summary of the existing and proposed zoning with map exhibits accompanying this letter.

Existing Zoning	
Zoning Description	Allowable Density
NX1 – Mixed Residential 1	4 dwelling units/building
NX2 – Mixed Residential 2	8 dwelling units/building
N2 – Neighborhood Residential 2	2 dwelling units/building

Proposed Zoning	
Zoning Description	Allowable Density
N3 – Suburban Neighborhood	1 dwelling unit/building

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 at 3412 Colton Boulevard, Suite 202, Billings, MT 59102, attention Craig Dalton, or emails may be sent to craig@performance-ec.com. We look forward to discussing the proposed zone change with you and hope to see you on **July 30th, 2025 at Grace Montessori Academy**.

Sincerely,

A handwritten signature in blue ink that reads 'Craig Dalton'.

Craig Dalton, PE

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Lots 2 and 3 of Clearwater Estates Subdivision Section 10, T01S, R25E, Yellowstone County, Montana

Zone Change Neighborhood Meeting Notes

The meeting was conducted from 6-7 PM on July 30th, 2025 at the Grace Montessori School. The meeting was hosted by Craig Dalton of Performance Engineering (agent) and Todd Brown (developer).

There were 5 public participants for the meeting.

The meeting began with Craig Dalton giving an overview of the property. He discussed who the previous zone change that had occurred on the property about 18 months ago as part of the annexation and planned neighborhood process. Craig covered how infrastructure is currently being constructed in the development to provide services the Clearwater Estates Subdivision, 2nd Filing which has received preliminary plat approval from the City Council.

Craig described how the zoning process works and gave out the expected timelines for application submittal and public hearings (anticipated in October). He said that anyone who received a neighborhood meeting notice would also receive a public hearing notice from the city confirming the meeting dates.

Following Craig's overview, the floor was opened for participants to ask questions. In general, the meeting was an open conversation about the overall area along the Central corridor. One specific question asked is provided below.

- **Are there any updates on when Central Avenue might be improved/widened?**

A Traffic Impact Study (TIS) has been completed as part the subdivision application. The TIS will studied Central Avenue corridor between 48th and Shiloh, in addition to some of the other major intersections within 1-mile of the development. The TIS found that turn lanes into this development will eventually be warranted and if the property north of Central Avenue develops, there is a chance a signal may come into play.

The City doesn't currently have a road improvements project proposed for Central Avenue in their CIP, but as sections of their arterial corridors become more and more developed it tends to move that area's priority up for a major road project. It is important to note that improvements to Central Avenue will only come via a City project which would be driven by City developments. The County hasn't historically constructed major roadway improvements, particularly roadways on the border of the City limits.