

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:** A - Agriculture

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
Changing the zoning from Agriculture to a mixture of CMU1, NX1, N2, N3 and P1.

3. **Legal Description of Property:**
Currently Lot 3 and Lot 4 of Barber Farm Subdivision. The land is being subdivided.

4. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force
West End 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 23, day of Feb., 2026.
2) The zone change application is based on materials presented at the meeting.

Owner (s): Signed by:
 Telephone: 406-399-5971
CE373A9BF43641A...

Address: PO Box 121, Hogeland, MT 59529 Email: dbrowne16@aol.com

Agent (s):
Taylor Kasperick, PE  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



February 16th, 2026

Dear Interested Neighbor,

On behalf of Donna, Diana and Karin Barber, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting scheduled to be held on **February 23rd, 2026** at **Emmanuel Baptist Church** at **6:00 PM**. If attending, please utilize the front entrance (east side of the building) and proceed to the **Shiloh Room** on your left after entering.

The meeting is being held to discuss a proposed zone change regarding the existing property located north of Central Ave. between Double Hall Lane and South 44th Street West (roads currently constructed on the south side of Central). The owner is requesting the property shown in the attached exhibits, and described below, be re-zoned to accommodate future development.

A portion of Amended Tract 1 of COS 2007 located in the E1/2, SW1/4 of Section 3, T01S, R25E, Yellowstone County, Montana. Having a total area of approximately 55.46 acres.

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change and concurrent annexation for the subject property, discuss the potential for development, and to answer questions about the project. Please note only that area indicated as being included in this application will be subject to the proposed zone change and annexation, not any surrounding county properties. Below is a summary of the existing zoning and the proposed zone changes:

Existing Zone District	Existing Area (acres)	Proposed Zone District	Proposed Area (acres)
A - Agriculture (10+ Acres)	55.5	CMU1	3.4
		N2	20.8
		N3	21.1
		NX1	1.7
		P1	2.0

The City of Billings generally describes the zoning districts included in this application as:

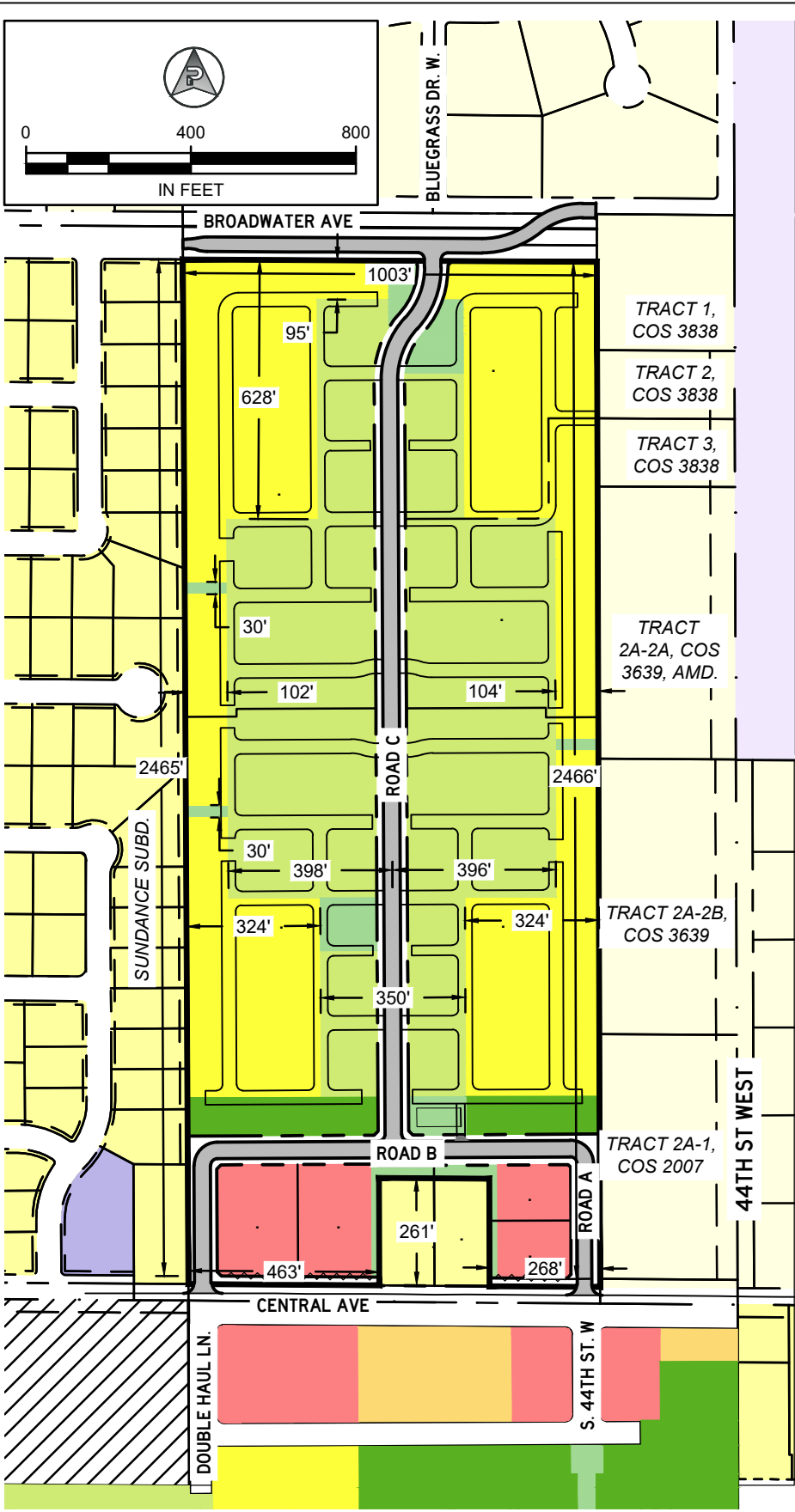
- CMU1: Commercial Mixed Use 1
- N2: Neighborhood Residential 2 (single or duplex dwellings)
- N3: Suburban Neighborhood (single family residential, duplex dwellings allowed per State of Montana Statute)
- NX1: Mixed Residential 1 (1 to 4 residential dwelling units per building)
- P1: Public Open Space 1 (park)

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 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 zone change with you and hope to see you on **February 23rd, 2026** at **Emmanuel Baptist Church** at **6:00 PM**.

Sincerely,

Taylor Kasperick, PE

COLTON TEL. PE. Survey/ECOB
 12/22/2026 4:19 PM
 Z:\Kumar\2025\07 Barber Development\CADD\DWG\ENR\25-027 Barber (RD) Zoning Exhibit.dwg



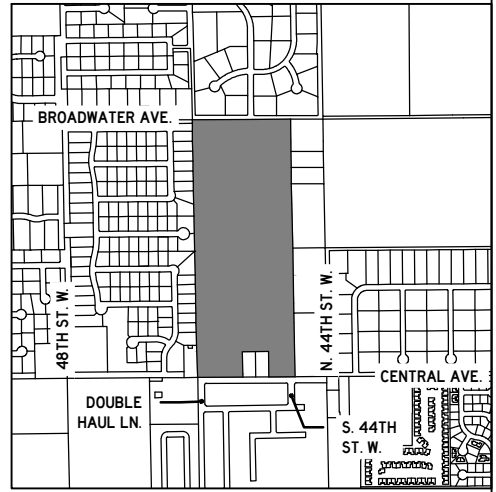
LEGAL DESCRIPTION

TRACT 1A OF CERTIFICATE OF SURVEY NO. 2007, AMENDED, S03, T01S, R25E, P.M.M.

ZONING LEGEND

- CMU1 - Corridor Mixed- Use
- N2 - Mid-Century Neighborhood
- N3 - Suburban Neighborhood
- N4 - Large Lot Suburban Neighborhood
- NMU - Neighborhood Mixed-Use
- NX1 - Mixed Residential 1
- P1 - Open Space, Parks, Recreation
- RR1 - Rural Residential (1 to 2.99 acres)

PROPOSED ZONE CHANGE BOUNDARY



ZONING INFORMATION

ZONING DISTRICT	ACRES
CMU1	3.4
N2	20.8
N3	21.1
NX1	1.7
P1	2.0

ACREAGE LISTED ABOVE DOES NOT INCLUDE LAND TO BE DEDICATED AS PUBLIC RIGHT OF WAY WITHIN ROADWAYS.

PROJECT TITLE
BARBER FARM SUBDIVISION

SHEET TITLE
PROPOSED ZONING MAP

DRAWN BY
 BGR

DATE
 Jan-26

CHECKED BY
 TJK

CLIENT
**DONNA, DIANA,
 AND KARIN BARBER**

**PERFORMANCE
 ENGINEERING**

3412 COLTON BLVD, SUITE 202
 BILLINGS, MT 59102

(406) 384-0080
 www.performance-ec.com

EXHIBIT
A

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A Portion of Tract 1A of Certificate of Survey No. 2007, Amended - Zone Change (A to CMU1, N2, N3, NX1, P1)

2/23/2025

NAME	ADDRESS <i>Wells Pl.</i>	Email
<i>Juanne McFarlane</i>	<i>4140 Wells Pl</i>	<i>mtmcfarlands@bresnan.net</i>
<i>Fank Lamm</i>	<i>4206 S Woodhaven</i>	<i>lammfrank@gmail.com</i>
<i>Deane Cormen Kile</i>	<i>4627 Sunburst Ln</i>	<i>dsKile@bresnan.net</i>
<i>GARY WORKMAN</i>	<i>430 Bluegrass Dr. EAS</i>	
<i>Norin Tjeltveit</i>	<i>4650 Sunbeam</i>	
<i>Janelle Lende</i>	<i>4619 Shining Light Lane</i>	<i>damaqaol@gmail.com</i>
<i>Melinda Barry</i>	<i>4607 Sun Basin Rd</i>	<i>mlatham620@gmail.com</i>
<i>Willard Barry</i>	<i>4607 Sun Basin Rd</i>	<i>whbarry48@gmail.com</i>
<i>Julie Larson</i>	<i>103 Saddle Tree Pl.</i>	<i>waynejulielarson@AOL.com</i>
<i>KAREN Ehresma</i>	<i>4613 Sunburst Ln</i>	<i>Kehresman@gmail.com</i>
<i>Jary + Vicki Gilman</i>	<i>4415 Lewis</i>	<i>gilmanjv@aol.com</i>
<i>BRYAN WHEELER</i>	<i>4616 LIANOVA LN</i>	<i>BWHEELER@SMAIL.COM</i>
<i>GARY PRADHAN</i>	<i>4717N HAZHAVEN</i>	
<i>Dave Biegel</i>	<i>4221 Wells place</i>	
<i>Bryndal Larsen</i>	<i>1145 August Dr W 59100</i>	<i>Bryndajd@gmail.com</i>



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

February 23, 2026

Thank you for attending tonight's meeting. During the Billings City Council meeting on November 24, 2025, we withdrew our zone change application after hearing your concerns. Since then, we have explored several alternatives and refinements outlined below.

▪ **Partial Lot Development**

- Based on neighbors concerns about the total number of units, the The developer approached the current property owners about purchasing only a portion of the land to reduce the overall number of units and leave the remainder (northern 1/3 of the property) for another developer to purchase and develop.
- The property owners stated they are only willing to sell the entire property to a single buyer.

▪ **Zoning Changes (N2 → N3)**

- Adjacent zoning was revised from N2 to N3, as requested by neighbors.
- Under Montana law (76-2-304 MCA), cities over 5,000 population must allow duplex housing wherever single-family homes are permitted.
- As a result, changing to N3 does **not** eliminate duplex potential or significantly reduce density.
- Lot width and setback standards in N3 still accommodate the originally proposed building layout.
 - Typical duplex building widths are 62' to 92' wide, meeting the minimum "lot width" of both N2 and N3 zone districts.

Incorporated Feedback:

- Enhanced western boundary bufferyard:
 - 1 tree per 40 lineal feet (exceeds required 1 per 70 feet)
 - Two small "parklets" along shared lot line
 - Planned to be incorporated into annexation agreement to "guarantee" to the neighbors
- No planned connection of Bluegrass Drive West to Broadwater Avenue.
 - Any future connection would be a City decision, **not part of this project.**

■ Traffic & Infrastructure Improvements

- A Traffic Impact Study (TIS) was completed analyzing 7 intersections.
- The intersection at **Central Avenue & 48th Street West** was identified as the most congested.
- Yellowstone County Public Works has already contracted design improvements, including:
 - Additional left-turn lanes in all directions
 - A new traffic signal
- This project has a current completion date of the end of the year.

Developer Contributions (based on project traffic share):

- Broadwater Avenue & Shiloh Road
- Central Avenue & 48th Street West
- Central Avenue & Shiloh Road
- Central Avenue & South 44th Street West

Additional turn lanes along Central Avenue to serve this project as well as 44West/Clearwater Estates have been recommended by the TIS as part of this project.

■ Property Values

- Multiple national studies (including research from Harvard's Joint Center for Housing Studies) show **no evidence** that well-managed multi-family housing reduces nearby single-family home values.
- Local example:
 - Forest Park Subdivision (near Colton Heights Apartments and Housing Authority of Billings apartments)
 - Shiloh Point Subdivision (near Wheatbaker Apartments west of Shiloh just north of Grand)

Forest Park Sub.

Proximity to Multi-Family Apartments

Legend

Forest Park
Subdivision

Colton Heights
Apartments
(72 units)

Billings
Housing
Authority
Apartments
(~42 units)

Google Earth

Image Landsat / Copernicus

1000 ft



Black Dog Coffee House x 24th Street

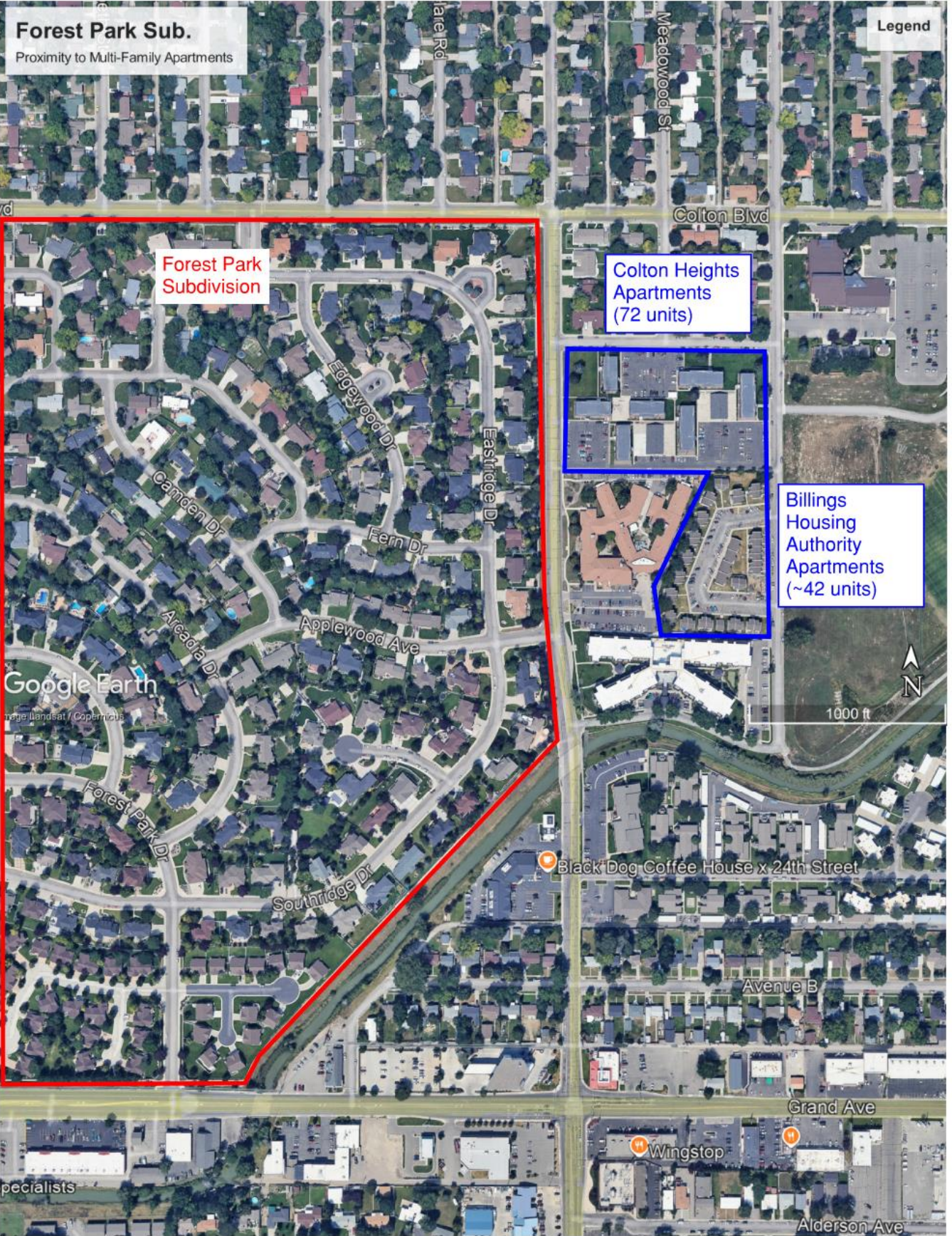
Avenue B

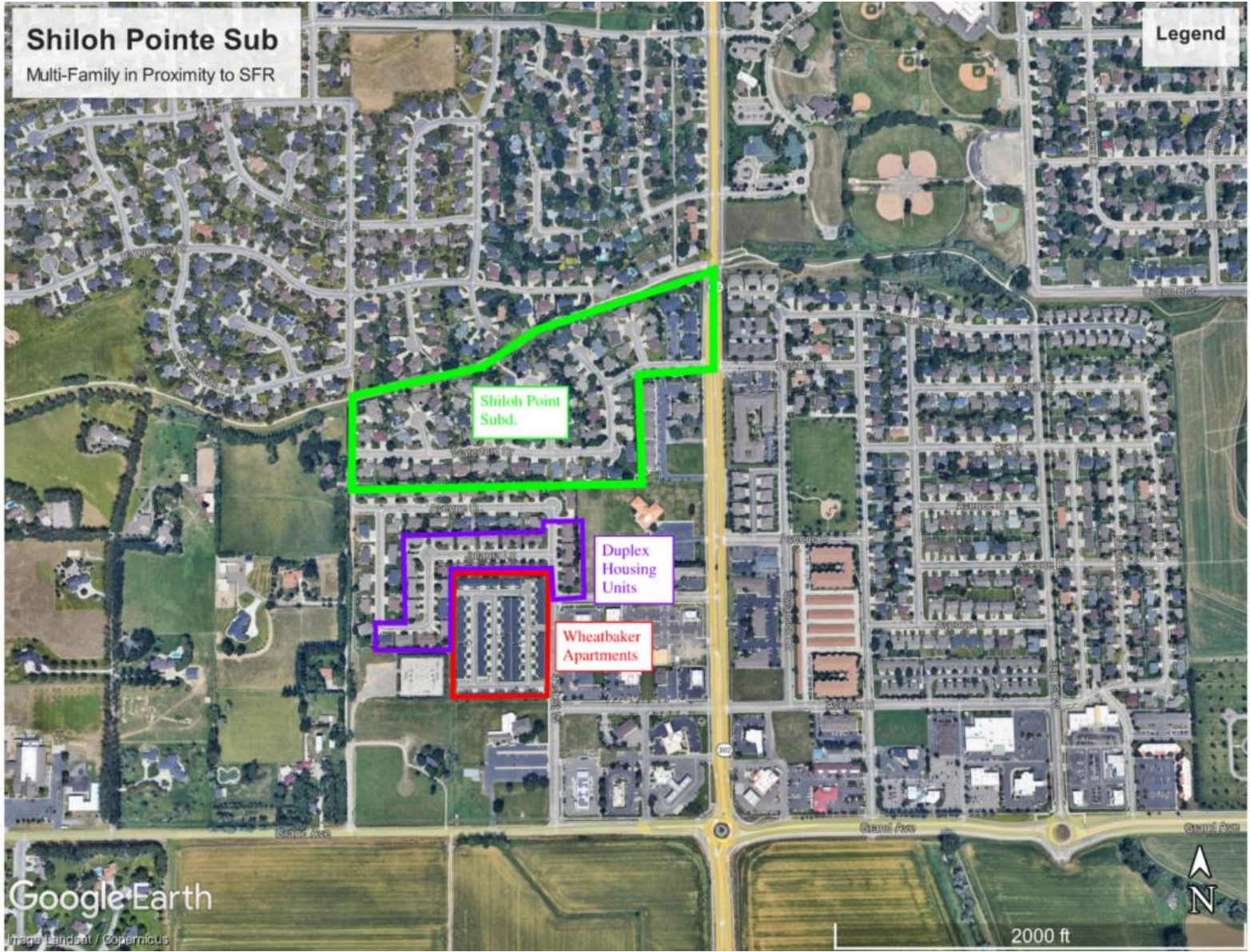
Grand Ave

Wingstop

Alderson Ave

Specialists





Shiloh Point Sub
Multi-Family in Proximity to SFR

Legend

Shiloh Point Subd.

Duplex Housing Units

Wheatbaker Apartments

Google Earth
Image Landsat / Copernicus

2000 ft

Sec. 27-305. N2 district.

The following site and structure regulations apply to any lot in the N2 district. Refer to section 27-303 for general regulations applicable to all districts and Table 27-300.4, below, for regulations specific to this district, keyed to illustrations in Figure 27-300(2). See article 27-1800 for definitions and information on how to measure the following regulations.

Table 27-300.4. Site and Structure Regulations.

			REFERENCES
A.	BUILDING SITING		
1	Minimum Lot Width (feet) per principal building Maximum Lot Width (feet) per principal building	50 120	See subsection 27-305.D for 2-unit buildings. See article 27-1500 existing lots of record. Lots on cul-de-sacs or flag lots are exempt from min lot width.
2	Maximum Front Building Width (feet)	110 per principal building	
3	Front Build-to Zone (feet) BTZ Façade Elements Required in Front Build-to Zone	10—32; block face average allowed 1) 60% of Front Façade width 2) Front Door 3) 60% of ground floor window area	See article 27-1800 for block face averaging instructions. See article 27-1800 for description of façade elements Lots on cul-de-sacs or flag lots are exempt from BTZ requirements
4	Street-Side Build-to Zone (feet)	10—25	
5	Side Setback (feet) Space Between Principal Buildings on Lot (feet)	5 minimum 10 minimum	
6	Rear Setback (feet)	5 minimum	See subsection 27-305.D for side street lots.
7	Accessory Building Yard Location	Rear/Street Side Yard	Administrative Relief may be granted for side yard location See Sec. 27-1614
8	Accessory Building: Rear Setback (feet)	3 minimum, except 0 at alley	
9	Maximum Total Building Coverage (%)	40	
10	Permitted Driveway Access Location	Any	See BMCC Section 6-1200 for driveway access exceptions.
11	Attached Garage Entrance Location	Any façade; front façade limited to no more than 50% of façade within the Front BTZ	
B.	HEIGHT		
12	Principal Building: Maximum Height (stories) Maximum Height (feet)	2 stories 27	

13	Accessory Building: Maximum Height (stories)	1.5 stories, no taller than the principal building	Accessory roof pitch shall match principal building.
C. WINDOWS, FRONT DOOR, ROOF			
14	Minimum Window & Door Coverage: Front Façade (%)	15 per story	Measured per each full and half story. See article 27-1800 for information on measuring window and door facade coverage.
15	Front Door Location	Street Façade within the Front BTZ	See section 27-305.D for 2-unit buildings.
16	Permitted Roof Types	Pitched, flat Any other Roof Type	See article 27-1800 for definition of roof types and exception for other allowed roof types.

SINGLE-UNIT OR TWO-UNIT HOME

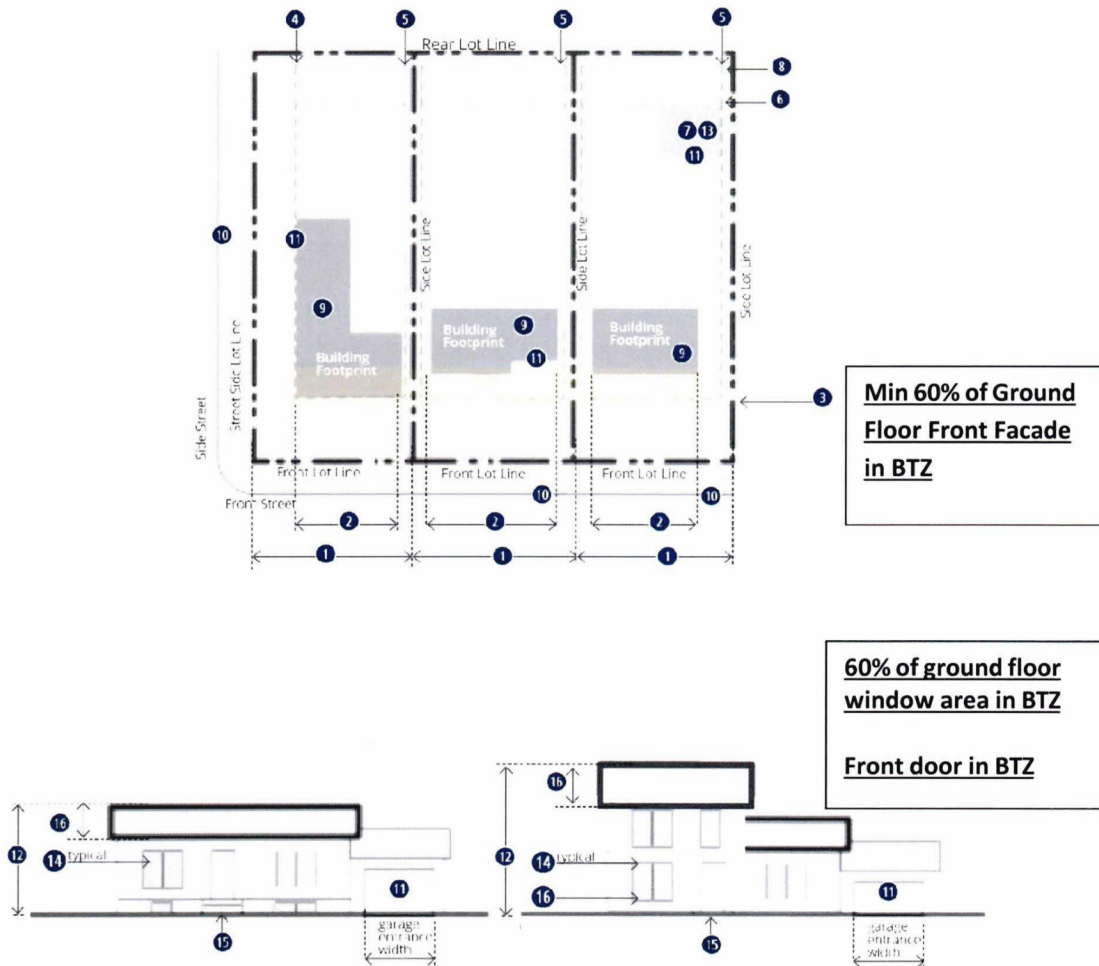


Figure 27-300(2). N2 district diagrammatic plans and elevations.

D. Supplemental regulations.

1. *Side street lots.* Side street lots are those lots located along the short end of blocks, where the front of the lot faces the side street and the depth of the lot is generally the width of most of the lots on the block. Lots with only side street frontage are allowed maximum building coverage of eighty (80) percent.
2. The following standards apply to two-unit buildings:
 - (a) *Configuration.* Allowed configurations include the following: side-by-side per below, stacked units, front and rear units, all located in the principal building; two (2) principal buildings on one lot; or a principal building with an accessory building (see article 27-1000).
 - (1) Garage entrances located on the front façade are limited to no more than fifty (50) percent of the front façade width within the build-to zone.
 - (2) Up to two (2) front door entrances are permitted on the street façade (Table 27-300.4.C).

(Ord. No. 21-5748 , § 3(Exh. A), 1-25-21; Ord. No. 22-5807 , § 3(a), 5-9-22; Ord. No. 23-5836 , § 5, 6-12-23)

Sec. 27-306. N3 district.

The following site and structure regulations apply to any lot in the N3 district. Refer to section 27-303 for general regulations applicable to all districts and Table 27-300.5, below, for regulations specific to this district, keyed to illustrations in Figure 27-300(3). See article 27-1800 for definitions and information on how to measure the following regulations:

Table 27-300.5. Site and Structure Regulations.

			REFERENCES
A.	BUILDING SITING		
1	Minimum Lot Width (feet) per principal building Minimum Lot Size (square feet) per principal building	65 none	See article 27-1500 existing lots of record. See subsection 27-306.C for exemption from minimum lot widths.
2	Maximum Building Width (feet)	None	
3	Front Setback (feet)	20 minimum	
4	Street-Side Setback (feet)	10 minimum	
5	Side Setback (feet) Space Between Principal Buildings on Lot (feet)	5 minimum 10 minimum	
6	Rear Setback (feet)	5 minimum	
7	Accessory Building Yard Location	Rear/Street Side Yard	Administrative Relief may be granted for side yard location See Sec. 27-1614
8	Accessory Building: Rear Setback (feet)	5 minimum, except 0 at alley	
9	Maximum Total Building Coverage (%)	40	
10	Permitted Driveway Access Location	Any	See BMCC article 6-1200 for driveway access standards.
11	Attached Garage Entrance Location	Any façade; front façade limited to no	

			more than 50% of façade	
B.	HEIGHT			
	Principal Building:	Maximum Height (stories) Maximum Height (feet)	3 34	See article 27-1800 for instructions for measuring height. Accessory roof pitch shall match principal building.
	Accessory Building:	Maximum Height (stories)	1.5 stories, no taller than the principal building	

SINGLE-UNIT HOME

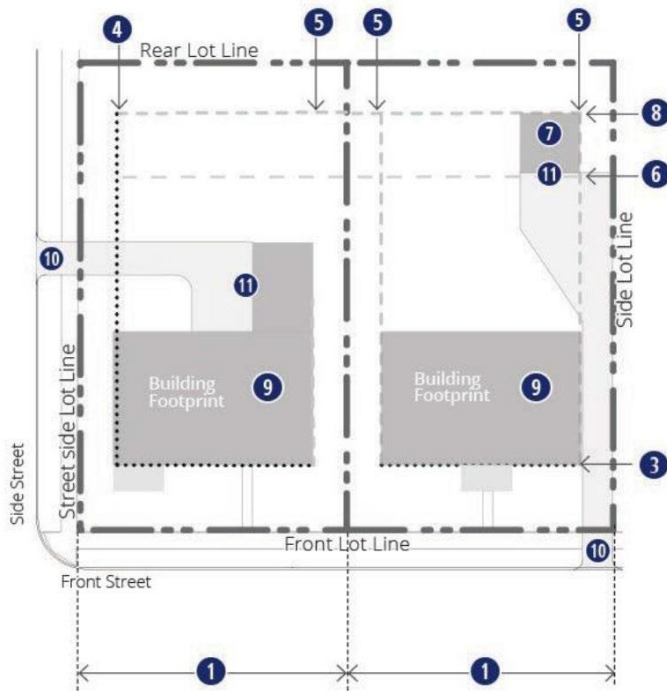


Figure 27-300(3). N3 district diagrammatic plan.

C. *Supplemental regulations.* Lots on cul-de-sacs and flag lots are exempt from minimum lot width regulations. See also article 27-1500, Nonconformities, for existing lots of record.

(Ord. No. 21-5748 , § 3(Exh. A), 1-25-21; Ord. No. 23-5836 , § 7, 6-12-23)

Sec. 27-307. NX1 district.

The following site and structure regulations apply to any lot in the NX1 district. Refer to section 27-303 for general regulations applicable to all districts and Table 27-300.6, below, for regulations specific to this district,

Neighborhood Meeting - Barber Farms Zone Change Application

From Brody Roberson <brody@performance-ec.com>

Date Thu 2/19/2026 11:44 AM

Bcc roger@mcn.net <roger@mcn.net>; richard@repucci.com <richard@repucci.com>; reschdavey@gmail.com <reschdavey@gmail.com>; carl@lccapmt.com <carl@lccapmt.com>; lindab@elcoent.com <lindab@elcoent.com>; kapietz@bresnan.net <kapietz@bresnan.net>; smsullivan810@gmail.com <smsullivan810@gmail.com>; rayhalsey48@gmail.com <rayhalsey48@gmail.com>; haulzng@yahoo.com <haulzng@yahoo.com>; damamal@gmail.com <damamal@gmail.com>; joyfuljoyful72@gmail.com <joyfuljoyful72@gmail.com>; Brynda Larsen <bryndajo@gmail.com>; rjritz@bresnan.net <rjritz@bresnan.net>; catiepstansley@gmail.com <catiepstansley@gmail.com>; emilou84037@yahoo.com <emilou84037@yahoo.com>; paulsens@gmail.com <paulsens@gmail.com>; nine4fun@bresnan.com <nine4fun@bresnan.com>; lz8691@yahoo.com <lz8691@yahoo.com>; garyj@midrivers.com <garyj@midrivers.com>; bill.duke@icloud.com <bill.duke@icloud.com>; jimlemon775@gmail.com <jimlemon775@gmail.com>; jcrvikshank@bresnan.net <jcrvikshank@bresnan.net>; panelhacker@gmail.com <panelhacker@gmail.com>; jaberve@gmail.com <jaberve@gmail.com>; michael.berve@gmail.com <michael.berve@gmail.com>; m.brushwein16@gmail.com <m.brushwein16@gmail.com>; jeffdtutt@gmail.com <jeffdtutt@gmail.com>; kehresman@gmail.com <kehresman@gmail.com>; bnhwheeler@gmail.com <bnhwheeler@gmail.com>; kjgrossman@hotmail.com <kjgrossman@hotmail.com>; wadeandamy@hotmail.com <wadeandamy@hotmail.com>; breiter55@gmail.com <breiter55@gmail.com>; nolamt76@gmail.com <nolamt76@gmail.com>; ljgrosso@yahoo.com <ljgrosso@yahoo.com>; gary.workman93@gmail.com <gary.workman93@gmail.com>; m64johnson@gmail.com <m64johnson@gmail.com>; ryanlarsendmd@gmail.com <ryanlarsendmd@gmail.com>; brewerbuilthomes@gmail.com <brewerbuilthomes@gmail.com>; Taylor Kasperick <taylor@performance-ec.com>; danielbeierwaltes1@gmail.com <danielbeierwaltes1@gmail.com>

 1 attachment (489 KB)

25-027 Barber Zone Change Mailer.pdf;

Neighbors,

I hope you are all doing well. I am writing to inform you about an upcoming neighborhood meeting regarding the second application for the proposed zone change for Barber Farms. Attached is the mailer that will be sent to all property owners within the required mailing radius and should be arriving sometime this week (if it is not already there). Everyone who received a mailer for the previous meeting should also receive one for this meeting; however, I also wanted to follow up directly with those who provided their email addresses at the first meeting. We hope you will join us at Emmanuel Baptist Church on Monday, February 23rd, at 6:00 PM in the Shiloh Room. The meeting will provide an opportunity to review the updated application, ask questions, and share comments. If you have any questions in the meantime, please feel free to contact me through email at the address provided below.

Thank you and we look forward to seeing you there!

Brody Roberson

brody@performance-ec.com



3412 COLTON BLVD, SUITE 202
BILLINGS, MT 59102
406.384.0080
PERFORMANCE-EC.COM




Neighborhood Meeting - Barber Farms Zone Change Application

From Brody Roberson <brody@performance-ec.com>

Date Thu 2/19/2026 11:52 AM

Bcc m.bruschwein16@gmail.com <m.bruschwein16@gmail.com>; jcruikshank@bresnan.net <jcruikshank@bresnan.net>; damama01@gmail.com <damama01@gmail.com>; Abby Hebl <Abby@performance-ec.com>

 1 attachment (489 KB)

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Thank you and we look forward to seeing you there!

Brody Roberson

brody@performance-ec.com



Lot 3 and Lot 4 of Barber Farm Subdivision

Being a Portion of Tract 1A of COS 2007
Section 03, T01S, R25E, Yellowstone County, Montana

Zone Change Neighborhood Meeting Notes

The meeting was conducted from 6:00-8:00 PM on February 23rd, 2026 at Emmanuel Baptist Church. The meeting was hosted by Taylor Kasperick of Performance Engineering (agent).

There were 34 public participants for the meeting.

The meeting began with Taylor Kasperick giving an overview of the property and the current owners of the land (the Barbers). Taylor discussed the zoning districts that are being proposed within the development as CMU1, N2, N3, NX1 and P1. While describing the zoning districts, pertinent information regarding the density allowed in either of the residential districts, height limitations within all districts as well as allowable uses within the commercial districts were provided.

Taylor discussed how this proposed zone change will be submitted in conjunction with a petition for annexation as the project area will need to be annexed into the city to allow for the proposed zoning districts. Taylor discussed how the PND process works and provided the expected timelines for application submittal and public hearings (anticipated April 7th and April 27th) for zoning commission and city council.

Proposed roadways within the development were also discussed by Taylor, stating the development would be accessed from two points along Central Avenue. These roads would align with the development to the south of this property. From these two access points, a single north/south public road will be constructed through the development, eventually connecting to Broadwater Avenue, which will be extended along the northern property boundary. After discussing a full picture view of the development, Taylor began to describe how the project was proposed in phases. Phase I of the project would include approximately the southern half of the residentially zoned districts. Phase II would include the northern half of the residentially zoned districts as well as the commercial districts located along Central Avenue.

Another topic discussed was what had changed since the first application. The border around the eastern, western and northern boundaries have been changed from NX1 and N2 to N3 with this resubmittal. This was done as it was requested by the neighbors during the original application. It should be noted that at all three of the previous meetings it was discussed that a change from N2 to N3 would not prohibit the construction of duplex housing. This change is not reflected in the current City of Billings Zoning Code, however, recent state legislation has made it clear that any residential zoning district cannot prohibit the construction of duplexes.

Additionally, it was talked through that the developer had discussed potentially purchasing only a portion of the subject property rather than the whole ~56 acres to allow for a different developer to propose something else in the future. This was conducted with the intention of allowing a separate proposal to be put forth, however the current owners of the property would not sell a portion of the subject property.

Lastly, the developer has offered and committed to planting trees above what is required of the zoning code along the common boundaries of Sundance Subdivision and Broadwater Avenue to provide an increased bufferyard between the adjacent developments and the subject property.

Following Taylor's overview, the floor was opened for participants to ask questions.

Questions from the individuals and subsequent responses are shown below:

- **Why did the project not change from duplex rentals to single-family homes?**

As was discussed at previous meetings, this application is just to change the zoning of the existing parcel. Any residentially zoned district allows for the use of single-family housing with the objective being to sell the lots, or as duplexes with the objective being to sell or rent individual units. The developer desires to construct the latter and did not consider the alternative to constructing a residential subdivision of all single family lots as it is not what he specializes in.

- **Has the anticipated density changed since the last submittal? How does this density compare to Sundance Subdivision? Why do you need 6 units/acre? Why couldn't you put 1-2 units/acre?**

The anticipated density has not changed since the last submittal, still being somewhere in the 350-400 dwelling unit range with the currently anticipated number being ~360 units (or 180 duplex building). The density of the proposed development is approximately three times greater than that of Sundance Subdivision, being ~6 units/acre compared to ~2 units/acre in Sundance. In general, this density is what the developer has found to be the number to reach in order to make the rental prices more attainable. If the density decreases, the rental prices will have to go up in order to make the project financially feasible. With the selling price of the land and the price to extend city services through the property without charging astronomical prices to each tenant, the number of units must remain in the range proposed. This would work out similarly if a single-family residential subdivision was planned for the area.

- **What is going to be done to address the increase in traffic in the area?**
Residents from Sundance Subdivision stated they already have issues at intersections around the subdivision (i.e., 48th and Central and subdivision access points).

At the time of the first neighborhood meeting the Traffic Impact Study (TIS) had not been finalized. Since then, the study has been received and has recommended

turn lanes along Central Avenue for both this project and 44West/Clearwater Estates. Along with the recommended improvements, as part of the subdivision process, the developer will be required to pay contributions to certain intersections affected by the project.

It was also discussed that Yellowstone County Public Works has already contracted improvements for the intersection of 48th Street West and Central Avenue. This plan currently include left turn lanes in all directions as well as the installation of a new traffic signal.

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. It was pointed out that while improvements may be necessary now, infrastructure improvement tends to lag behind development. This can be seen by Rimrock Road being the next major arterial planned for improvements with Grand Avenue falling to the next year. Both of these major arterials have needed improvements following city developments expanding west of where the proposed projects are taking place.

- How many stories can the buildings be?

The height restrictions for NX1 and N2 were discussed, with NX1 allowing for buildings up to 2.5 stories and N2 allowing for buildings up to 2 stories. It was also noted that the change in some areas from N2 to N3, as requested by the neighbors, does allow for up to 3 stories, but that the developer's plan is to construct single story buildings. CMU-1 was not asked about so it was not front of mind to respond to, but for record purposes CMU-1 allows up to 4-story buildings. The proposed CMU-1 district is solely proposed immediately adjacent to Central Avenue, and did not appear to be the intent of the questions posed.

- Where will utilities for the development be coming from?

As part of the development to the south, a 16" Ø water main was extended along Central Avenue along the entire frontage of the subject property. Additionally, an 8" Ø sewer main was stubbed out of West 44th Street South as part of the same development. This proposed project will tie onto the water and sewer from the aforementioned mains.

- What type of commercial developments will be built along Central Avenue?

It is unknown at this time what exactly will be built in these commercial districts, however, it was noted that because this property is requesting annexation into the city it cannot be a marijuana dispensary as it is not allowed within the city. There

were also worries about the possibilities of a bar or casino being built near their neighborhoods. It was clarified that if this type of establishment wanted to build in one of the commercial lots, not only would it have to meet a stricter setback requirement due to the proximity to residential neighborhoods, both of these uses would have to go through a Special Review process. It was also brought up how there have been preliminary discussions of a gym/fitness center potentially being built within one of these commercial zone districts.

- **Will the buildings look similar to those built by Costco?**

The developer has indicated a willingness to vary the building facades so that the structures do not appear identical. While this concept is currently being evaluated, incorporating enforceable language into documents that run with the land (e.g., the annexation agreement, Subdivision Improvements Agreement (SIA), or similar recorded instruments) has proven challenging. At this time, we have not identified a clear mechanism or objective verbiage to require façade variation through those documents, but we remain open to working with City staff to explore feasible options and meeting the City Zoning Code as previous projects have.

- **Will this development affect our property value?**

We understand the concerns expressed regarding potential impacts to surrounding property values. In response, we have reviewed multiple research studies analyzing the effects of multi-family residential development in proximity to existing single-family neighborhoods. The studies consistently concluded that the introduction of multi-family housing does not result in a decrease in nearby single-family property values. In many instances, values remained stable or increased following such development. Where increases were observed, the research generally attributes them to broader market trends affecting single-family home values, rather than the presence of multi-family housing itself. Examples of single-family neighborhoods near multi-family developments were also handed out at the meeting. The exhibits showed Forest Park Subdivision in relation to Colton Heights Apartments and Billings Housing Authority Apartments. The discussion revolved around how homes within Forest Park Subdivision have at the very least kept their value, if not increased, even with the close proximity to the higher density apartments. The same points were made in relation to Shiloh Point Subdivision and its relation to both duplex housing units and Wheatbaker Apartments. Neighbors voiced that 24th Street West acts as a barrier between Forrest Park and the referenced apartment; which it was explained that Broadwater Avenue would very much act in the same manner for this development, and that the developer has committed to increasing the planting of trees along the border with Sundance Subdivision to provide an increased buffer. The increase in tree planting is proposed to be incorporated into the annexation agreement, where a minimum of 1 tree per every 40' of border is proposed.

Generally, among the attendees of the meeting there were frustrations voiced and general discontent about the proposed development. In the attendee's opinion, the property is better suited for a single-family residential subdivision, with larger lot sizes

and less density. This is counter to the City of Billings Growth Policy, the City of Billings Zoning Code requirements for a PND, and the desires of the City of Billings to find a better density balance to help better sustain the cost to operate and maintain city infrastructure and provide a range of housing options for residents.

Email and written correspondence received regarding the application is also included for reference.