



CITY ZONING COMMISSION AGENDA

210 N. 27th Street, 2nd Floor City Council Chambers
Tuesday, May 6, 2008 4:30 P.M.

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

- I. **Call the meeting to order.**
- II. **Introduction of City Zoning Commission Members and Planning Department Staff.**
- III. **Public Comment:**
- IV. **Approval of Minutes:**
The minutes of the Board meeting of April 1, 2008
- V. **Regular Business:**
 - A. Opening of public hearings.
 - B. Reading of rules for the procedure by which the public hearings will be conducted.
 - C. Reading of notices of the public hearings on the following items:

Public Hearings:

Item #1 Special Review #857 – 615 & 617 Central Avenue – A special review request to allow a drive-through pharmacy adjacent to a residential zoning district on a 1.89 acre parcel of land in a Community Commercial (CC) zone, on Lots 5-10, Block 4 of Central Avenue Addition. Tax ID A04406, Greg & Becky Pecovich, are the owners, CVS Caremark Corp., is the prospective owner, The Velmeir Companies, agent and Kevin Heaney, agent.

Item #2: City Zone Change #838 – Southgate Planned Development – Southgate Drive – A PD zone change from underlying zoning district of Public to an underlying zoning district of Highway Commercial on a .75 acre parcel of land directly east of 5379 Southgate Drive. The City of Billings, owner and Bruce McCandless, Assistant City Administrator is the agent.

Item #3: Zone Change #839 – 3133 Central Avenue – A zone change from Residential 9,600 (R-96) to Neighborhood Commercial (NC) on Lots 3 – 7, Block 9 of Central Acres Subdivision 5th Filing, a 53,172 square foot parcel of land. Tax IDs C01862, C01863, C01863A, C01864, C01864A, Charles Haynes, Ira & Ruth Park and Alan Oster, owners and Gerald Neumann, agent.

Item #4: City Zone Change #840 – South east corner of intersection of 41st Street West & Avenue C - A zone change from Residential Multi-Family-Restricted (RMF-R) to Residential Professional (RP) on Lots 4A, Block 2 of Goodman Subdivision 4th Filing, a 67,110 square foot parcel of land. Tax ID A31454, Randall Swenson, Steve Repac & Jeff Muri, owners and Engineering, Inc, agent.

Item #5: City Zone Change #841 – 759 Newman Lane – A zone change from Residential 7,000 (R-70) to Entryway General Commercial (EGC) on Lot 1, Block 5 of Pinnick Subdivision 3rd Filing less the North 110 feet, a 3.043 acre parcel of land. Tax ID: A20196, Christ the King Lutheran Church, and Kristin Omvig and Jared Le Fevre from Crowley, Haughey, Hanson, Toole & Dietrich Law Firm, agents.

Item #6: City Zone Change #842 – 4517 King Avenue East – A zone change from Residential 9,600 (R-96) to Entryway General Commercial (EGC) on Tract 1 of C/S 2350 a 4.345 acre parcel of land. Tax ID: D01589 Robert Medvec, owner and Kristin Omvig and Jared Le Fevre from Crowley, Haughey, Hanson, Toole & Dietrich Law Firm, agents.

Item #7: City Zone Change #843 – Text Amendment – Pre-Application Neighborhood Meetings – A zone change to amend Section 27-1502 of the Unified Zoning Regulations to require pre-application neighborhood meetings be conducted within 2 radius miles of the property subject to the proposed zone change. Initiated by the City Council.

The City Council has designated **Tuesday, May 27, 2008 at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the above-mentioned items. The Council will hear all persons wishing to speak relative to such proposed special review uses and zone changes.

- VI. Other Business:**
- VII. Announcements:**
- VIII. Adjournment**