

**DEVELOPERS CHECK LIST
REQUEST FOR ZONING OR REZONING**

I: Complete the following information and present to Town Planning and Zoning Board.

Name: Burnt Fork Enterprise LLC

Mailing Address: 599 Popham Lane
Corvallis, MT 59828

Phone #: 406-381-7914

Property address [if known] None assigned

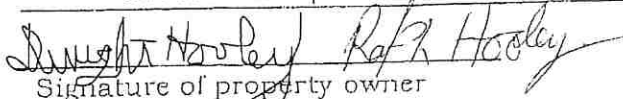
Legal description: Addition _____ Block _____ Lot _____
SE1/4, SE1/4, SE1/4
OR: Section 26 Township 9N Range 20W

Current zoning [if applicable] R-2 Residential

Requested zoning C-2 Commercial

Reason for zoning change request [if applicable]: Proposed use

on subdivision plat of Burnt Fork Estates is commercial.


Signature of property owner

II: Following presentation to Planning & Zoning Board, if applicant wishes to proceed,

a. Establish with the board proposed Public Hearing
Date _____

b. Present this petition to Town Hall and pay required fees.

BURNT FORK ESTATES

REZONING REQUEST FROM R-2 RESIDENTIAL TO C-2 COMMERCIAL

We are requesting that the land area described as the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 26, Township 9 North, Range 20 West, be re-zoned from R-2 Residential to C-2 Limited Commercial.

We believe the limited commercial designation is appropriate for this location, given that there are similar uses in the area fronting along Middle Burnt Fork Road. Just a little to the west is the school bus barn and parking area for Stevensville's school buses. Then further down Middle Burnt Fork Road is the Pantry Partners facility.

The C-2 Limited Commercial zoning is described as a "transitional buffer" zone, typically located between more intensive use, such as Stevensville's downtown C-1 zoning, and the surrounding residential areas of town. Note that the zoning ordinance does not limit C-2 to only that part of Town, but suggests that it can be considered as a buffer. The reason for this is that the zone creates less noise, traffic and light than heavy commercial or industrial uses, so it can safely be located adjacent to residential zones without adversely impacting the people living the area. This is exactly why we believe C-2 is appropriate for this area.