



DATE: May 15, 2025
FROM: Jennifer Severson, Planning Director
RE: Proposed Zoning Map Amendment – 101, 103 & 105 Brookstone Street

TO WHOM IT MAY CONCERN:

You are on record as owning property within 300 feet of a parcel that is being proposed for a Zoning Map Amendment. The City of Livingston Zoning Ordinance requires that all owners of property within 300 feet of an area proposed for Zoning Map Amendment be notified of the proposed amendment by certified mail. Owners of all parcels within 300 feet of the proposed property to be rezoned are included in this notice.

The purpose of the Map Amendment is to create a Planned Unit Development (PUD) district on a parcel owned by Brookstone Livingston, LLC, legally described as BROOKSTONE MAJOR SUBDIVISION 610, S07, T02 S, R10 E, Lots 8-10, in Park County, Montana, addressed as 101, 103 and 105 Brookstone Street. and to rezone the parcel from R3 High Density Residential to PUD. The parcel proposed for Zoning Map Amendment is generally located near the intersection of Miles Lane North and Brookline Street, and is identified on the enclosed map.

A public work session is scheduled for 5:30 p.m. on Wednesday May 21, 2025 at 414 E. Callender Street in the Community Room. The purpose of the work session is to accept public comment for a Planned Unit Development (PUD) that is proposed on property owned by Brookstone Livingston, LLC, legally described as BROOKSTONE MAJOR SUBDIVISION 610, S07, T02 S, R10 E, Lots 8-10, in Park County, Montana, addressed as 101, 103 and 105 Brookstone Street, and generally located near the intersection of Miles Lane North and Brookline Street. Pursuant to the Livingston Municipal Code Section 30.47.F, a public work session is required to be held on a proposed PUD plan prior to any public hearing. **The work session is intended for informational purposes only** to inform the public, the Consolidated Land Use Board, and the City Commission about the various aspects of the project. **It is not intended to be a public hearing** and the Consolidated Land Use Board and City Commissioners shall not ask questions, provide comments or take formal action on the PUD application during the work session. A Zoom option is also available for virtual attendance (details below).



The PUD application can be viewed on the City's Planning Department webpage at:

<https://www.livingstonmontana.org/buildingplanning/page/planning-department>

To attend the March 26, 2025 public work session via Zoom, please use the link or call the phone number below; the passcode listed will be required to join the meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/89877064334?pwd=8a1VCak9Mz2L93SDBWfatP4fUYGIzn.1>

Meeting ID: 898 7706 4334

Passcode: 049135

Phone: 669-900-9128

A public hearing before the City of Livingston Consolidated Land Use Board will be held at 5:30 p.m. on Wednesday June 11, 2025 at 414 E. Callender Street in the Community Room; a Zoom option is also available for virtual attendance (details below). The Purpose of this hearing is to receive public comment regarding a Zoning Map Amendment from the provisions of Chapter 30 of the Livingston Municipal Code. The Land Use Board will make a recommendation to the City Commission regarding the proposed Zoning Map Amendment. The purpose of the amendment is to create a Planned Unit Development (PUD) district on a parcel owned by Brookstone Livingston, LLC, legally described as MINOR SUB 677BROOKSTONE MAJOR SUBDIVISION 610, S14S07, T02 S, R09 R10 E, Lot 3Bts 8-10, ACRES 20.01, in Park County, Montana, addressed as 101, 103 and 105 Brookstone Street. and to rezone the parcel from R3 High Density Residential to PUD.

To attend the June 11, 2025 Consolidated Land Use Board public hearing via Zoom, please use the link or call the phone number below; the passcode listed will be required to join the meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/81501558505?pwd=Gpdz2jeQqpwtl9WAamWPBVSyLO2C0X.1>

Meeting ID: 815 0155 8505

Passcode: 377450

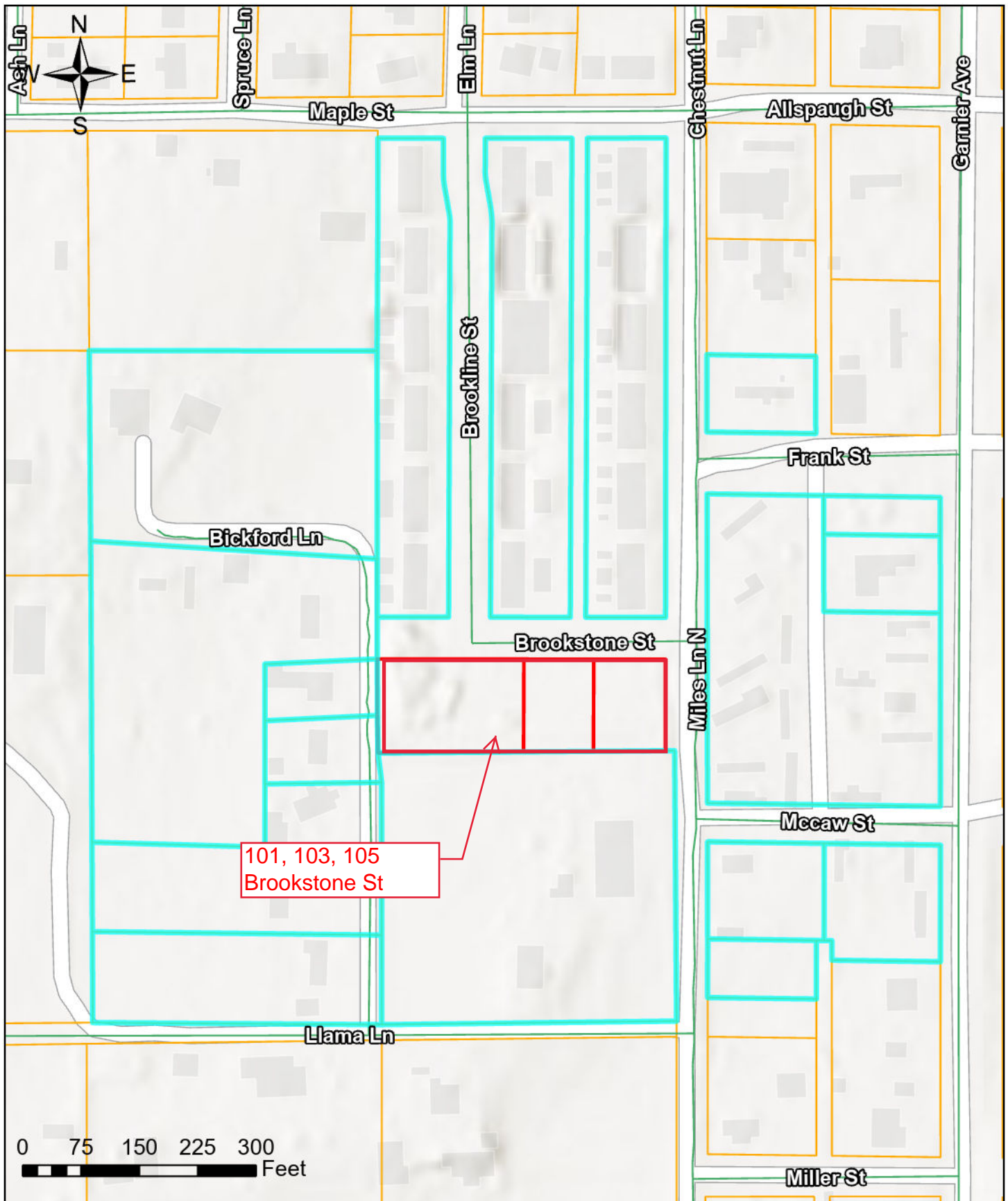
Phone: 669-900-9128

Protest petitions must be filed with the City of Livingston no later than 4:00 pm on Friday May 30, 2025. Protest petitions can be emailed to planning@livingstonmontana.org or dropped off in person at City Hall located at 220 E. Park Street.

For further information, please contact the City Planning Office by phone at (406) 222-4903 or by email at planning@livingstonmontana.org.

Enclosure: Map of Parcel proposed for Zoning Map Amendment

Livingston, Montana



Parcels within 300 ft of Brookstone
St PUD Parcels

