



CITY ZONING COMMISSION
CITY OF BILLINGS, MONTANA
TUESDAY, AUGUST 8, 2012

SUBJECT: Zone Change #901, EBURD Code Zone Change
THROUGH: Candi Beaudry, AICP, Planning Director
PRESENTED BY: Steve Zeier, TIF Coordinator

GRIFFIN FAMILY PARTNERSHIP RAIL SPUR VILLAGE MAIN STREET REQUEST

The Rail Spur Village Main Street District is the district that includes North 20th that extends north from Montana Avenue to 6th Avenue North. The RSVMS also extends to the east to include the 1900, 1800, and 1700 blocks of Montana Avenue. The intent of this designation is to extend the Montana Avenue corridor as far east as possible.

The Griffin Family Partnership has requested that the properties on the 1700 & 1800 block of Montana Avenue that is currently in the Rail Spur Village Main Street (RSVMS) district be changed to be in the Central Works (CW) District.

The subject properties are currently utilized as warehouses with associated office uses. The situation is unique in that N 18th is the corridor that connects Montana Avenue traffic to 1st Ave North where 1st Ave North becomes a two way street. Given this natural barrier and the desire of the property owner to be included in a different District, the BIRD and City Planning feel that the changing of the Zoning District does not interfere with the intent of the EBURD Code and therefore the request should be granted.