



CITY ZONING COMMISSION
AGENDA-Tuesday, December 1, 2015, 4:30 p.m.
Miller Building, 1st Floor Conference Room
2825 3rd Avenue North, Billings, Montana

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.

Call the meeting to order.

Introduction of City Zoning Commission Members and Planning Department Staff.

Public Comment

Approval of Minutes: November 3, 2015

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff
a. The Exparté Communication Binder is available at the Sign-In and Agenda Station.

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:

- a. **Item #1 - City Zone Change #944 – 323 S 32nd St West** - A zone change request from Residential 6,000 (R-60) to Public (P) on a 1.02 acre parcel of land within Lot 2, Block 1 of Westward Ho Subdivision. The applicant conducted a pre-application neighborhood meeting on October 6, 2015 at the West Side Baptist Church at 323 S 32nd Street West. Presented by Nicole Cromwell, Zoning Coordinator

Other Business/Announcements

Adjournment

The City Council has designated **Monday, January 11, 2016**, at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the zone change.

Before taking any action on an application for a **zone change**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a zone change other than the one advertised. The City Council shall take one of the following actions on the zone change requests: 1) approve the application; 2) deny the application; 3) allow withdrawal of the application; or 4) delay the application for a period not to exceed thirty (30) days.

As provided in Montana Code Annotated, Section 76-2-305(2), in the event of a protest petition against such **zone change** signed by the owners of twenty-five (25) percent or more of: (1) the area of the lots included in any proposed change; or (2) those lots or units, as defined in MCA 70-23-102, **one hundred fifty (150) feet from a lot included in a proposed change**, such proposed amendment shall not become effective except by the favorable vote of two-thirds (2/3) of the present and voting members of the city council. For purposes of this protest provision interest in the common elements of the condominium, as expressed in the declaration, included in the calculation of the protest. If the property, as defined in 70-23-102, spans more than one lot, the percentage of the unit owner's undivided interest in the common elements must be multiplied by the total number of lots upon which the property is located. The percentage of the unit owner's undivided interest must be certified as correct by the unit owner seeking to protest a change or by the presiding officer of the association of unit owners. The protest petition must be received in the Planning Division office by 5:00 p.m. on the Friday preceding (January 8, 2016) the first reading of the amendment by the City Council.

The Zoning Commission and City Council will hear all persons wishing to speak relative to the proposed special review and zone changes. Testimony regarding the above mentioned items may also be submitted in writing to the Planning Division, 2825 3rd Avenue North, 4th Floor, Miller Building, Billings, MT 59101 (247-8676) or to the Mayor and City Council, P.O. Box 1178, Billings, MT 59103.

Additional information on any of these items is available in the Planning and Community Services Office. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Robbin Bartley, Administrative Assistant I at 247-8676 or e-mail at bartleyr@ci.billings.mt.us

City Zoning Commission

Meeting Date: 12/01/2015

Information

Subject

Approval of Minutes: November 3, 2015

Attachments

BZC_2015_11_03_DRAFT.pdf

City of Billings Zoning Commission Meeting Minutes- November 3, 2015

The City of Billings Zoning Commission met on Tuesday, November 3, 2015 in the Miller Building 1st Floor Conference Room, 2825 3rd Avenue North, Billings, Montana
Chairman Leonard Daily called the meeting to order at 4:30 p.m. The City Council has designated **Monday, November 23, 2015**, at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the zoning applications.

Commission and Staff		01/06/2015	02/03/2015	03/03/2015	04/07/2015	05/05/2015	06/02/2015	07/07/2015	08/04/2015	09/01/2015	10/06/2015	11/03/2015	12/01/2015
Leonard Dailey, Jr.	Chairman	1	1	1		1	1		1	1	1	1	
Barbara Hawkins	Commissioner	1	1	1		1	1		1	1	1	1	
Dan Wagner	Vice Chairman	1	1	1		E	1		1	1	1	1	
Dennis Ulvestad	Commissioner	1	E	1		1	1		1	1	1	1	
Mike Boyett	Commissioner	1	1	1		1	E		1	1	1	1	
Candi Millar	Director, Planning & Community Services	-	-	-		--	-	-	-	--	-	-	-
Nicole Cromwell	Planner II, Zoning Coordinator	1	1	1		1	1		1	1	-	1	-
Tammy Deines	Planning Clerk	1	1	1		-	1			1	1	-	-
Wyeth Friday	Planning Division Manager	-	-	-		-	-	-	1	--	1	-	-
Dave Green	Planner II	-	-	-		-	-	-	-	-	1	1	-
Karen Husman	Planner I	-	-	-		-	-	1	-	-			
Jeannette Vieg	Planning Assistant					1			1	-		1	

Total Number of 2015 Applications	01/06/2015	02/03/2015	03/03/2015	04/07/2015	05/05/2015	06/02/2015	07/07/2015	08/04/2015	09/01/2015	10/06/2015	11/03/2015	12/01/2015	TOTAL
Zone Change	2	2	2	0	0	0		2	0	0	4		12
Special Review	1	1	3	0	3	2		1	1	2	1		15

Chairman Dailey introduced the Planning Division Staff and Commission: Attending Staff were Nicole Cromwell, Zoning Coordinator; Dave Green, Planner II; and Jeannette Vieg, Planning Assistant

In Attendance:

Dave Hawkins, Frank Kroll, Karen Zup, Bruce Kobertern, Mike Yakawich, Kevin MacIntyre, Pat Davies, Laura Boyer, Marilyn Harmon, Al Jordan, Sean Johnson, Daily McGraw, Patrick Parker, Scott Lindell, Jill Lindell, Mark Dawson, Paul Goldammer

Public Comment

Chairman Dailey called for public comments. There were no public comments. Chairman Dailey closed the public comment portion of the meeting.

Disclosure of Conflict of Interest

Chairman Dailey called for disclosures of conflict of interest. Commissioner Hawkins recused herself from City Special Review #934 and Commissioner Boyett recused himself from City Zone Change #942.

Disclosure of Outside Communication

Chairman Dailey called for disclosure of ex parte communication. City Zoning received 2 letters regarding City Special Review #934; the letters are in the Ex Parte Binder for viewing. Hawkins, Dailey, Wagner & Ulvestad received a voice mail regarding City Special Review #934, but did not return the call.

Approval of Minutes: October 6, 2015

Chairman Dailey called for approval of the October 6, 2015 meeting minutes.

Motion

Commissioner Wagner made a motion and Commissioner Hawkins seconded the motion to approve the October 6, 2015 meeting minutes as submitted.

The motion carried with a unanimous voice vote.

Public Hearings:

Chairman Dailey reviewed the rules and the procedures by which the City Zoning Commission public hearings are conducted, and asked Mr. Green to review the first agenda item.

Item #1. Motion/Recommendation to City Council. Special Review #934, Dave Green, Planner II - This is a special review request to an all beverage liquor license with gaming for American Foods of Montana in a 12,000 square foot building currently developed as the Geysers Park amusement park in an Entryway General Commercial zoning district (EGC). The property is on Lot 1A, Block 1, Geysers Park Subdivision, a 3.215 acre parcel of land.

RECOMMENDATION

The Planning Division is recommending conditional approval based on the findings of the 3 review criteria for Special Review #934.

Discussion

Chairman Dailey called for questions and discussion from the members of the Commission. Discussion with staff regarding this request.

Applicant/Agent

Chairman Dailey asked for presentation by the applicant.

Dave Hawkins, Agent, 2617 Westfield Drive, Billings, Montana, 59106

Mr. Hawkins represents owners John and Rebecca Williamson. Mr. Hawkins will be in charge of the construction and discussed the site plan. Answered questions regarding the site plan and construction time frame.

Public Hearing:

Chairman Dailey opened the public hearing and called for proponents or opponents of City Special Review #934.

Sean Johnson, 8448 Laurel Rd., Billings, Montana, 59101

Current owner of the Bayou and the liquor license associated with the Bayou, who will be moving the liquor license to 4910 Southgate Drive. Discussed the need for a family oriented restaurant in the South Side neighborhood.

Al Jordan, Billings, 312 S 31st St., Billings, Montana, 59101

Is in favor of a sit down restaurant in the South Side neighborhood.

Marilyn Harmon, 344 Meadowlark Lane, Billings, Montana, 59101

Is in favor of a sit down restaurant in the South Side neighborhood.

Chairman Dailey asked if anyone else wanting to speak in opposition of City Special Review #934. There was none. Chairman Dailey called for rebuttal. There was none.

Chairman Dailey closed the public hearing at 5:05 p.m. and called for a motion.

Motion

Commissioner Boyett made a motion and Commissioner Wagner seconded the motion to forward a recommendation to City Council of conditional approval of Special Review #934 with the conditions recommended by staff.

Discussion

Chairman Dailey called for discussion on the motion. The Commissioners discussed approval of the Special Review #934.

The motion carried with a unanimous voice vote, 4-0, with Commissioner Hawkins abstaining.

Item #2 - Motion/Recommendation to City Council. City Zone Change #940 – Silver Creek Estates, Nicole Cromwell, Zoning Coordinator. – A zone change request from Residential 9,600 (R-96) to Residential 7,000 (R-70), on Lots 1 & 2, Block 3 and Lot 8, Block 5, Silver Creek Estates Subdivision, a 7.99 acre parcel of land. The applicant conducted a pre-application neighborhood meeting on September 28, 2015 at 2211 West Hollow Brook Drive.

RECOMMENDATION

The Planning Division is recommending approval and adoption of the findings of the 10 criteria for Zone Change #940.

Discussion

Commissioner Dailey called for questions and discussion from the Commission. The Commissioners discussed the proposed re-zoning of the subdivision and impact, if any, on the surrounding subdivisions.

Public Hearing

Chairman Dailey opening the public hearing at 5:20 p.m. and asked if there is anyone wishing to speak in favor or against City Zone Change #940.

Laura Boyer, 2810 central ave, Billings, Montana

Ms. Boyer represents Boyer Land LLC. Discussed and answered questions regarding the zone change.

Rebuttal

Chairman Dailey called for rebuttal. There was none.

Chairman Dailey asked if there was anyone else wanting to speak in favor or against Zone Change #940 There was none. Chairman Dailey closed the public hearing at 5:28 p.m. and called for a motion.

Motion

Commissioner Boyett made a motion and Commissioner Ulvestad seconded the motion to forward a recommendation to City Council of approval and adoption of the findings of the 10 criteria for Zone Change #940 as presented by staff.

Discussion

Chairman Dailey called for discussion on the motion. The Commissioners discussed benefits of the Zone Change.

The motion carried with a unanimous voice vote, 5-0.

Item #3 -Motion/Recommendation to City Council. City Zone Change #941 – 2724 Shiloh Road, Nicole Cromwell, Zoning Coordinator – A zone change request from Residential 9,600 (R-96) to Residential Professional (RP) on Lot 2A1 of Blue Meadow Acreage Tracts, a 16,517 square foot parcel of land. The applicant conducted a pre-application neighborhood meeting on July 27, 2015 at 2429 Mission Way. Tax ID: C01755

RECOMMENDATION

The Planning Division recommends approval and adoption of the findings of the 10 criteria for Zone Change #941.

Discussion

Commissioner Dailey called for questions and discussion from the Commission. The Commissioners discussed the change of Zone Change impact on the neighborhood.

Public Hearing

Chairman Dailey opening the public hearing at 5:45 p.m. and asked if there is anyone wishing to speak in favor or against City Zone Change #941.

Patrick Parker, Owner, 2303 Elea Drive, Billings, Montana, 59016

Mr. Parker discussed the reason for the Zone Change request and answered questions.

Frank Kroll, 4007 Wildridge Meadow Dr., Billings, Montana, 59102

Mr. Kroll is not sure if he is for or against this business. Discussed his reasons with the Commissioners.

Paul Goldammer, 1138 N 31st St., Billings, Montana, 59101

Mr. Goldammer discussed the credibility of Mr. Parkers work.

Mark Dawson, 4010 Wildridge Meadow Dr., Billings, Montana, 59102

Mr. Dawson discussed the property conditions in relation to the Zone Change request.

Rebuttal

Chairman Dailey called for rebuttal.

Patrick Parker, Agent, 2303 Elea Dr., Billings, Montana, 59106

Mr. Parker discussed the concerns brought up during the public hearing.

Chairman Dailey asked if there was anyone else wanting to speak in favor or against Zone Change #941 There was none. Chairman Dailey closed the public hearing at 6:10 p.m. and called for a motion.

Motion

Commissioner Hawkins made a motion and Commissioner Wagner seconded the motion to forward a recommendation to City Council of approval and adoption of the findings of the 10 criteria for Zone Change #941 as recommended by staff.

Discussion

Chairman Dailey called for discussion on the motion. The Commissioners discussed the approval of this Zone Change request.

The motion carried with a unanimous voice vote, 5-0.

Item #4 - Motion/Recommendation to City Council. City Zone Change #942 – 5640 Grand Avenue, Nicole Cromwell, Zoning Coordinator – A zone change request from Agriculture Open (A-1) to Public, on S5, T1 S, R25 E, E2 Government Lot 1, a 38.83 acre parcel of land. This application is for the new Middle School for Billings School District #2. The applicant conducted a pre-application neighborhood meeting on September 28, 2015 at the City of Billings Fire Station No. 7, 1501 54th Street West. Tax ID: D12579. There is a concurrent application for annexation of this property that will be heard by the City Council on November 9.

RECOMMENDATION

The Planning Division recommends approval and adoption of the findings of the 10 criteria for Zone Change #942.

Discussion

Commissioner Dailey called for questions and discussion from the Commission. The Commissioners discussed the validity of the Zone Change.

Public Hearing

Chairman Dailey opening the public hearing at 6:25 p.m. and asked if there is anyone wishing to speak in favor or against City Zone Change #942.

Pat Davies, Sanderson Stewart, 1300 N Transtech Way, Billings, Montana

Mr. Davies represents School District #2. Discussed the site plan design and potential street upgrades.

Paul Goldammer, A & E Artichets, 1138 N 31st St., Billings, Montana, 59101

Mr. Goldammer discussed the site plan design in regards to parking.

Lew Anderson, Facilities Coordniator, School District #2, 101 10th St W., Billings, MT

Mr. Anderson discussed the potential student body growth.

Rebuttal

Chairman Dailey called for rebuttal. There was none.

Chairman Dailey asked if there was anyone else wanting to speak in favor or against Zone Change #942 There was none. Chairman Dailey closed the public hearing at 6:40 p.m. and called for a motion.

Motion

Commissioner Wagner made a motion and Commissioner Hawkins seconded the motion to forward a recommendation to City Council of approval and adoption of the findings of the 10 criteria for Zone Change #942 as recommended by staff.

Discussion

Chairman Dailey called for discussion on the motion. The Commissioners discussed the approval of the Zone Change #942.

The motion carried with a unanimous voice vote, 4-0, with Comissioner Boyett abstaining.

Item #5 - Motion/Recommendation to City Council. City Zone Change #943 – Southeast intersection of Bench Boulevard and Barrett Road, Nicole Cromwell – A zone change request from Residential 7000 (R-70) to Public, on S14, T1 N, R26 E, E2 NWSW Less COS 931, a 16.2 acre parcel of land. This application is for the new Middle School for Billings School District #2. The applicant conducted a pre-application neighborhood meeting on September 28, 2015 at Bitterroot Elementary School, 1801 Bench Boulevard. Tax ID: C05144A and C05144B. There is a concurrent application for annexation of this property that is to be heard by the City Council on November 9.

RECOMMENDATION

The Planning Division recommends approval and adoption of the findings of the 10 criteria for Zone Change #943.

Discussion

Commissioner Dailey called for questions and discussion from the Commission. The Commissioners discussed Zone Change #943.

Public Hearing

Chairman Dailey opening the public hearing at 6:45 p.m. and asked if there is anyone wishing to speak in favor or against City Zone Change #943.

Pat Davies, P.E., Sanderson Stewart, 1300 N Transtech Way, Billings, Montana

Mr. Davies represents School District #2. Discussion regarding the street upgrade.

Paul Goldammer, A & E Artichets, 1138 N 31st St., Billings, Montana, 59101

Mr. Goldammer discussed the site plan and the water retention pond.

Lew Anderson, Facilities Coordinator, School District #2, Billings, Montana

Mr. Anderson discussed the school capacity for student body size and future use of the retention pond.

Rebuttal

Chairman Dailey called for rebuttal. There was none.

Chairman Dailey asked if there was anyone else wanting to speak in favor or against Zone Change #943 There was none. Chairman Dailey closed the public hearing at 6:50 p.m. and called for a motion.

Motion

Commissioner Ulvestad made a motion and Commissioner Boyett seconded the motion to forward a recommendation to City Council of approval and adoption of the findings of the 10 criteria for Zone Change #943 as recommended by staff.

Discussion

Chairman Dailey called for discussion on the motion. The Commissioners discussed the approval of Zone Change #943.

The motion carried with a unanimous voice vote, 5-0.

Other Business:

Nicole Cromwell announced the next meeting is scheduled for December 1, 2015.

Adjournment: The meeting adjourned at 6:55 p.m.

DRAFT: To be approved by a motion: December 1, 2015



City Zoning Commission

Meeting Date: 12/01/2015

SUBJECT: Zone Change 944 - 323 S 32nd Street West

THROUGH: Candi Millar, Planning & Community Services Department Director

PRESENTED BY: Nicole Cromwell

Information

REQUEST

Item #1 - City Zone Change #944 – 323 S 32nd St West - A zone change request from Residential 6,000 (R-60) to Public (P) on a 1.02 acre parcel of land within Lot 2, Block 1 of Westward Ho Subdivision. The applicant conducted a pre-application neighborhood meeting on October 6, 2015 at the West Side Baptist Church at 323 S 32nd Street West. Presented by Nicole Cromwell, Zoning Coordinator

RECOMMENDATION

Planning staff is recommending approval and adoption of the findings of the 10 criteria for Zone Change 944.

APPLICATION DATA

OWNER: Westside Baptist Church

AGENT: Bill Stene

LEGAL DESCRIPTION: Lot 2, Block 1 Westward Ho Subdivision - the east 1.02 acres

ADDRESS: 323 S 32nd St West

CURRENT ZONING: Public & R-60

EXISTING LAND USE: Westside Baptist Church

PROPOSED USE: Same

SIZE OF PARCEL: 3.95 acres total - 1.02 acres subject to zone change request

CONCURRENT APPLICATIONS

None.

APPLICABLE ZONING HISTORY

Subject Property

A zone change in 1995 approved a change from Residential 9,600 (R-96) to R-60 for the east half of the subdivision. The west half of the property was annexed in 1981 and the east half in 1982. The Westward Ho Subdivision was created in 1997 to separate a parcel to the north for sale and development of duplex dwellings (New Hope Drive). The Westside Baptist Church was constructed in 1981.

Surrounding Property

The city has approved several similar zone changes in the neighborhood since 1977. Most of these applications were to change from low density zoning (R-96) to medium density zoning (R-70 and R-60). The area is a mixture of low density and higher density residential zones including planned developments with mixed uses and zoning. This has provided a variety of housing choices in this area of West Billings.

SURROUNDING LAND USE & ZONING

NORTH:	Zoning: R-6000 Land Use: Residential - condominiums
SOUTH:	Zoning: R-9600 (across Monad Road) Land Use: Residential - single family
EAST:	Zoning: R-6000 Land Use: Residential - single family
WEST:	Zoning: Public Land Use: Church

BACKGROUND

The Westside Baptist Church recently decided to sell an un-used portion of their property for the development of new housing units east of the church north of Monad Road. The subdivision of the property did not follow the zoning boundary established in 1995. A smaller area for the housing development was divided and is under a sale agreement. The lot remaining for the church now has split zoning - Public and R-60. The church would like to move the Public zoning boundary to the new boundary line between the church and the new housing development.

The zoning to the north and east is R-60 and is developed or will be developed with residences. The zoning to the south is R-96 and is the Lampman Subdivision. Property to the west is zoned Planned Development and is the Parkland West Subdivision north of Monad Road and the Harvest Subdivision south of Monad Road. Both subdivisions have a mixture of single family, two-family and multi-family dwellings.

Monad Road and S 32nd Street West are both arterial streets. Monad is a minor arterial street and carries about 9,000 vehicles per day at this intersection. South 32nd Street West is a principal arterial street and carries about 15,000 vehicles per day at this location. The intersection is a fully controlled signalized intersection. The church is not planning any major expansion of the use of the property as part of this zone change. The small development to the east has been evaluated through the subdivision process for any anticipated traffic impacts. There should be no affect on transportation from the proposed zone change.

The Planning staff has reviewed the 10 criteria for this zone change and is recommending approval based on these proposed findings. The 2008 Growth Policy and the 2011 Infill Policy for the city encourage predictable land uses in existing neighborhoods and the use of under-developed property where city services already exist. The church is selling a small piece of un-used land it owns on the eastern half of its lot for new dwelling units and retaining about 1.02 acres of the residentially zoned area. In order to provide predictable uses in the future, the church would like to expand the Public zone to eliminate the split zoning for the church's retained property. The retained property is almost 4 acres in area and will remain as church property into the future. The Public zoning allows church and assembly uses where the R-60 does not allow churches or assembly uses by right. The R-60 zoning requires a special review approval for any new church or substantial expansion of an existing church. The proposed zoning of Public will remove potential confusion over the use of the property for church purposes. There should be no impact or effect on city services, transportation, surrounding properties or value of buildings by the proposed zoning.

RECOMMENDATION

Planning staff recommends approval and adoption of the findings of the 10 criteria for Zone Change 944.

Attachments

Proposed Findings of the Review Criteria
Zoning Map
Site Photos
Application and pre application materials

Zoning Commission Determinations
Zone Change #944 – 323 S 32nd St West

Prior to any recommendation to the City Council, the Zoning Commission shall consider the following:

1. *Is the new zoning designed in accordance with the Growth Policy?*

The proposed zone change is consistent with the following goals of the Growth Policy:

- *Predictable land use decisions that are consistent with neighborhood character and land use patterns. (Land Use Element Goal)*

The proposed zoning would permit the church to normalize the zoning for the property and will add predictable and consistent zoning to the area. A split zoning could add confusion in the future when the church expands. The church has been located at this intersection since 1978 and preserving the use of the property for this assembly use is predictable.

- *Promote development of under-utilized property served by existing city services and infrastructure.*

The existing zoning is split on the new lot for the church. The sale of a small piece of the eastern half of the property for residential development did not follow the zoning boundary. Churches are allowed uses in the Public zone but are special review uses in the R-60 zone. The proposed zoning will allow the church to use the land in conformance with the zoning.

2. *Is the new zoning designed to secure from fire and other dangers?*

The new zoning requires minimum setbacks, open and landscaped areas and building separations. The new zoning, as do all zoning districts, provides adequate building separations and density limits to provide security from fire and other dangers.

3. *Whether the new zoning will promote public health, public safety and general welfare?*

Public health and public safety will be promoted by the proposed zoning. The new zoning will make the use of this land predictable for surrounding property owners and for future owners of the property. This will improve public health and safety and the general welfare of the adjacent neighbors.

4. *Will the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirement?*

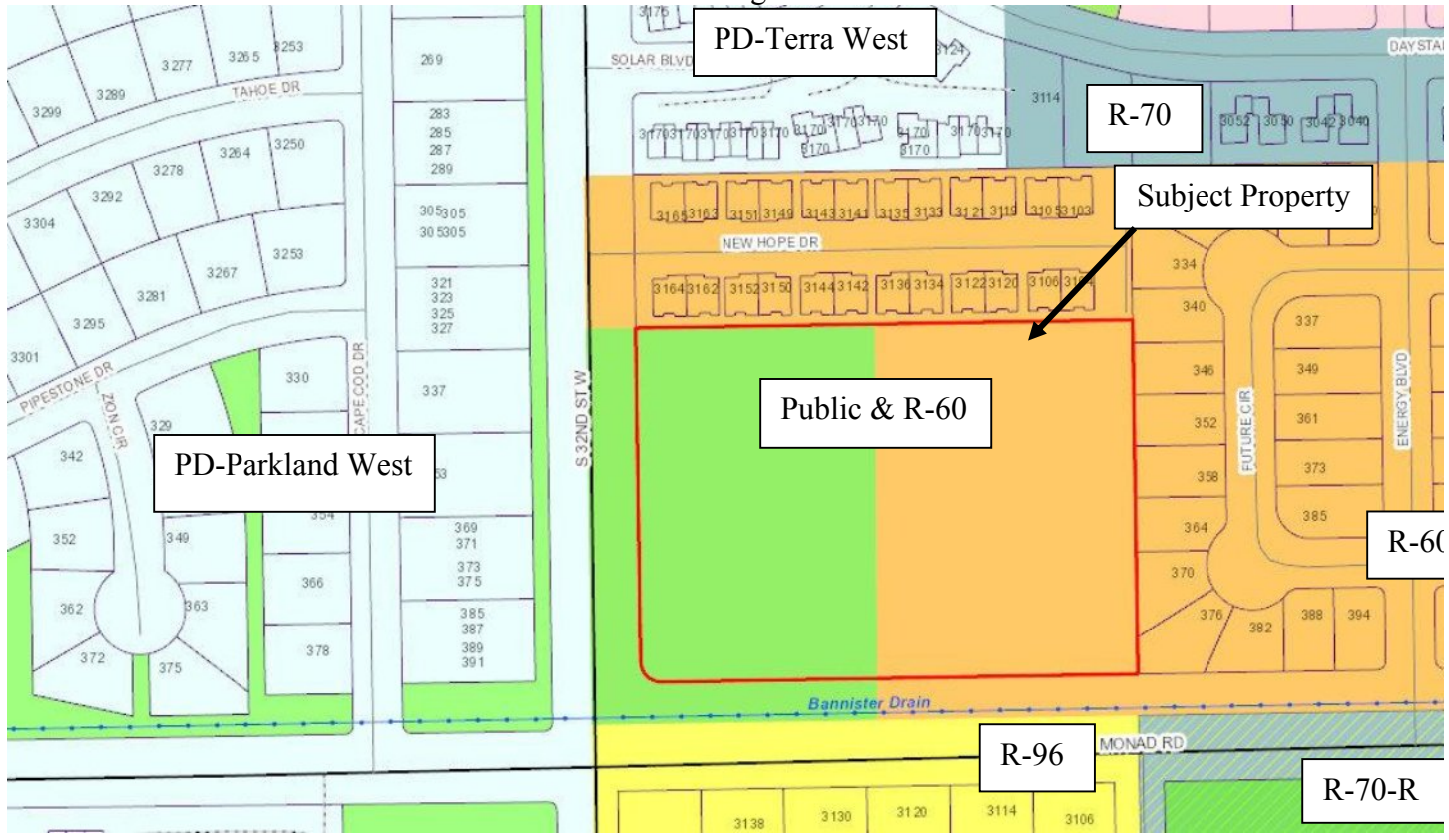
Transportation:	The proposed zoning will not have an impact on the surrounding streets. The church is not expanding with the zone change.
Water and Sewer:	The City provides sewer and water service to the property.
Schools and Parks:	The zone change will decrease the area zoned for residential uses and should have little or no impact on schools and parks
Fire and Police:	The subject property is already served by the city Public Safety Services.

5. *Will the new zoning provide adequate light and air?*

The proposed zoning provides for sufficient setbacks to allow for adequate separation between structures and adequate light and air.

6. *Will the new zoning effect motorized and non-motorized transportation?*
There will be no impact to the transportation systems in the area. No new building on the church property is planned at this time. The property sold for development of a new neighborhood has completed the subdivision process where impacts to the transportation system were evaluated and mitigated.
7. *Will the new zoning will promote compatible urban growth?*
The new zoning does promote compatibility with urban growth. The proposed zoning will provide a consistent zoning for the church property and preserve this use into the future.
8. *Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?*
The proposed zoning does consider the character of the district and the suitability of the property for churches and assembly uses. The property is located at the intersection of 2 arterial streets and is suitable for uses allowed in the Public zone.
9. *Will the new zoning conserve the value of buildings?*
The lot is currently developed with a +10,000 square foot church building and parking lot. Changing the zoning to be consistent throughout the lot will conserve the value of this building and surrounding buildings.
10. *Will the new zoning encourage the most appropriate use of land throughout the City of Billings?*
The proposed zoning will encourage additional city infill development in the area and will allow the use of the church property to continue. The uses allowed in the Public zone is an appropriate zoning at this street intersection.

Surrounding Zoning
Zone Change #944 – 323 S 32nd St West



DRAFT PROPOSED PRELIMINARY PLAT OF AMENDED LOT 2, BLOCK 1,
WESTWARD HO SUBDIVISION

SITUATED IN THE NW1/4 OF SECTION 12, T. 1 S., R. 25 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR :

PREPARED BY : SANDERSON STEWART 

APRIL 2015

BILLINGS, MONTANA



Site Photographs
Zone Change #944 – 323 S 32nd St West



Subject Property – view north east from Monad Road



View north west from Monad Road

Site Photographs
Zone Change #944 – 323 S 32nd St West



View west along Monad Road to the intersection with S 32nd St West



View east along Monad Road

Site Photographs
Zone Change #944 – 323 S 32nd St West



Aerial View

Application and pre-application meeting notes
Zone Change #944 – 323 S 32nd St West

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 944 - Project # P2-15-00190

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings-Yellowstone County Unified Zoning Regulations.

Present Zoning: Public + R60

Proposed Zoning: Public

TAX ID# A 29192 CITY ELECTION WARD # 5

Legal Description of Property: Lot 2 Block 1 Westward Ho Sub

Address or General Location (If unknown, contact City Engineering): _____

323 S. 32nd St West

Size of Parcel (Area & Dimensions): 3.95 Acre parcel of which 2.92 acres is zoned public and 1.02 acres is zoned R-60

Present Land-Use: Church

Proposed Land-Use: Church

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Westside Baptist Church

(Recorded Owner) 323 S. 32nd St West Billings MT

(Address) 406-656-6885 office@wsbcbillings.org 59102-6810

(Phone Number) (email)

Agent(s): Bill Stene

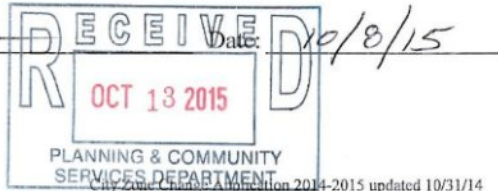
(Name) 2355 Cline Road Billings, MT 59105

(Address) 406-698-2792 metro@metrorealtors.net

(Phone Number) (email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature]
(Recorded Owner)



West Side Baptist Church
323 South 32nd Street West

Neighborhood meeting required for the Zone Change.
Meeting held Tuesday October 6th, 2015 at 7:00pm

NAME:

ADDRESS:

- 1 Bill Gere 2355 Clive Rd Bly 59105
- 2 Ken + Dona Sherlock 3104 New Hope Dr 59102
- 3 Jeff R. Long 340 Future Cir. 59102
- 4 Pastor Jonathan Wagner ~~323~~ 122 S 29th St. 59101
- 5 Done 7:17 PM
- 6 _____
- 7 _____
- 8 _____
- 9 _____
- 10 _____
- 11 _____
- 12 _____
- 13 _____
- 14 _____
- 15 _____

Minutes of Zone Change
Westside Baptist Church
323 S 32nd Street West
Billings, MT

Meeting was called to order at
7:00 pm, October 6, 2015.

Three neighbors attended the meeting.

Questions at the meeting were in
regards to the R6000 zoning.

Clarification was made that the R6000
zoning was decreasing and not
increasing.

All in attendance thought everything
was fine

The meeting was over by 7:17 pm.



Bill Stene agent

