

Applicant letter and pre-application meeting notes
Zone Change #945 – 2512 Shiloh Road

Nov 23, 2015
Project No. 11049.06

**TRACT 4A2, BLUE MEADOW ACREAGE TRACTS
ZONE CHANGE APPLICATION**

INTRODUCTION

The attached Zone Change Application is being submitted on behalf of Gene Culvert/Kincaid Land LLC for a proposed zone change from Residential to Residential Professional at 2512 Shiloh Road, Billings Montana. An exhibit identifying the subject parcels is attached to this application for reference.

The following information is provided to satisfy the supplemental information requirements for the Zone Change Application.

In what way is the proposal consistent with the goals and policies of the adopted growth policy?

The proposed zone change request would provide the opportunity for a local business to operate harmoniously alongside a busy principal arterial and residential neighborhood. Rather than find a new site for the business, the zone change would allow a business to develop in an existing neighborhood and moreover, an existing building. This zone change would be one that is consistent with the character of Shiloh Road and increase the opportunity for more mixed use businesses within the adjacent neighborhoods.

Explain the need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.

Under the current zoning, residential, the client is unable to operate his business office from the single family home. With changing the zoning to residential professional, the client will be able to operate his business from the existing home. The client foresees no additional traffic coming to and from the home and does not intend to sell the property in the foreseeable future. Residential Professional zoning would fit in well in the area as it is intended to complement surrounding residential districts and is consistent with the objectives of the comprehensive plan. Residential Professional zoning is also ideal along Shiloh Road as it is a principal arterial and mixed use would provide an ideal transition between the busy road and residential neighborhoods.

Blue Meadows Acreage Tract 4A2 – Zone Change Neighborhood Meeting

November 16, 2015

5:30 PM

King of Glory Church, 4125 Grand Avenue, Billings, MT

Introductions:

Pat Davies – Sanderson Stewart, Megan Terry – Sanderson Stewart

Overview by Pat Davies:

The purpose of the meeting is to present information to the public in order to change the zoning of the property owned by Kincaid Land LLC from Residential to Residential Professional. The client wishes to use the existing single family home located on the property for his business.

The property located just north of Tract 4A2 has recently been accepted for rezoning and has changed from Residential to Residential Professional. There is also another property further north that is currently undergoing review for the same zone change request.

The zone change is a 3-step process which includes submittal of an application, a neighborhood meeting (this meeting), and then review by the zoning commission.

Exhibits at Meeting: Aerial of the property; Section 27-306 District Regulations: Commercial and Industrial Uses; amended plat; colored zoning map

Questions:

- Do you see all the properties [along Shiloh] becoming Residential Professional?
 - (Pat) No, because Residential Professional is meant to fit into a residential neighborhood. It should be considered on a case by case basis and complement the neighborhoods with mixed uses. There are also some newly constructed homes in this area so it is unlikely we would see entire stretches of Shiloh applying for a zone change.
- What happens if the client sells his land – can someone build anything within RP zoning?
 - (Pat) If the zone change is accepted and Kincaid Land sells their property in the future, the Residential Professional zoning stays with the property. At this time, the client doesn't intend to sell the property in the foreseeable future. (A list of potential RP approved uses is passed around the table to show potentially approved and special review uses).
- What are the height restrictions on the property?
 - (Pat) With RP zoning, the height restriction is 34 feet, maximum lot coverage is 50%, and setbacks are 20 feet in the front, 10 feet on the sides, and 0 feet in the rear. (In follow up to the meeting it was determined that a building that is over 30 feet in height must also be setback from any residential property line a minimum of 30 feet (Section 27-612.e). It should also be noted that if RP uses are adjacent to residential uses, there will be bufferyard requirements for developments with less than 130,000 sq ft that require 10% minimum lot area landscaping, and a site obscuring fence or hedge where RP is adjacent to residential uses (Sec 27-1105)).
- Isn't this considered spot zoning? Can this occur in any neighborhood?

(Pat) RP uses are meant to complement a residential neighborhood and accommodate limited commercial and professional offices. These uses are compatible with adjoining residential and consistent with the objective of the comprehensive plan. (In follow up to the meeting it was determined that the West Billings Neighborhood Plan encourages non-retail, office, and multi-family uses at intersections of arterial streets, such as Poly and Shiloh. If zoned RP, the property would comply with the developments standards for North Shiloh Corridor Overlay District and Section 27-612 (e) of the zoning regulations that addresses conflicts between residential and commercial uses. Because of the location of this property, it meets the criteria for consideration for RP zoning and would be a compatible and predictable growth as outlined in the 2008 Growth Policy and west billings Neighborhood Plan.)

- Contact information was exchanged and neighbors were encouraged to contact Sanderson Stewart with any questions regarding the property. Adjourned at 5:55 pm.

TRACT 4A2, BLUE MEADOW ACREAGE TRACTS
 NEIGHBORHOOD ZONE CHANGE MEETING

NOVEMBER 16, 2015

5:30 P.M. - KING OF GLORY CHURCH
 4125 GRAND AVE, BILLINGS

NAME	ADDRESS	PHONE	EMAIL
Steve Henderson	4106 Rocky Dr.	605-480-1345	rhend77@gmail.com
Bill & Shelly Bonbrad	4381 Williams Dr	656-0107	sbonbrad@presnet.net
DHUE/MIKE BOYETT	2503 BURWOOD DR	694-2436	MIKE.BOYETT@CHURCH.NET
Ed Hledach	4515 Lone Vista	960-6034	edhledach@ymail.com

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