

Application and pre-app meeting – Zone Change 675

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 675 - Project # PZ-16-0082

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: Agricultural Open

Proposed Zoning: Mixed use including CC, NC, RP, R5000, R-7000, R-9600, RMFR and Public

Tax ID # D04784 County Commissioner District # 3

Legal Description of Property: Tract 1A, COS 3364 Amended

Address or General Location (If unknown, contact County Public Works): 3415 Grand Avenue

Size of Parcel (Area & Dimensions): Approximately 95 Acres

Present Land-Use: Agricultural / single family home

Proposed Land-Use: Mixed use development

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.

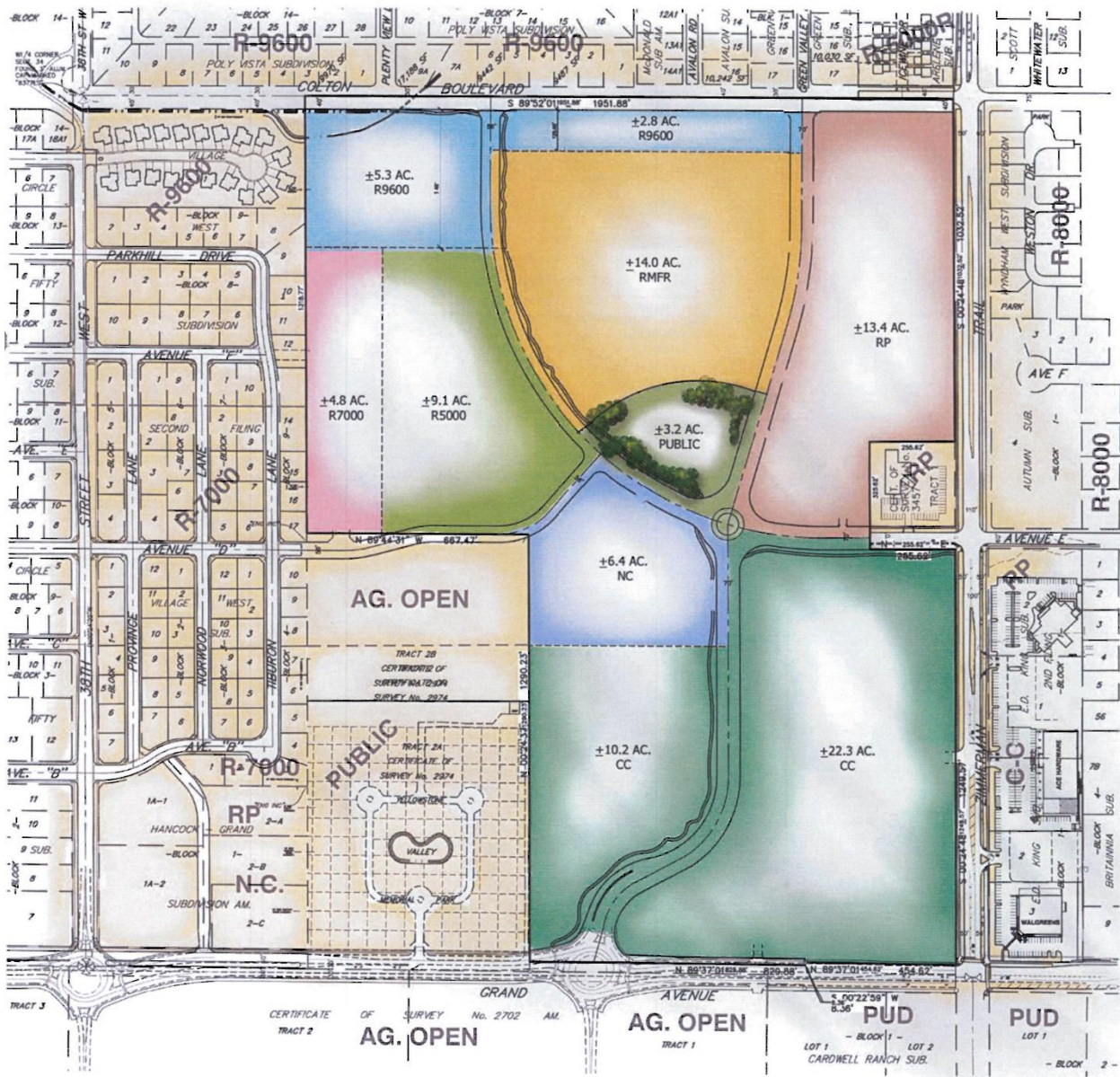
Owner(s): KZ Bar Limited Partnership
(Recorded Owner)
3415 Grand Avenue, Billings, MT 59102
(Address)
Attn: Roy Zimmerman (406) 855-6804
(Phone Number)

Agent(s): Sanderson Stewart Attn: Dennis Randall
(Name)
1300 North Transtech Way, Billings, MT 59102
(Address)
(406) 656-5255
(Phone Number)

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.

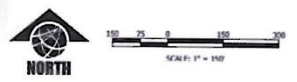
Signature: [Signature] General Partner
Signature: [Signature] Gen. Partner
(Recorded Owner)

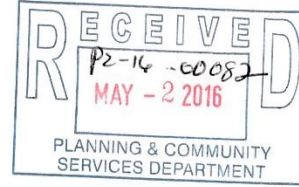
Date: 4/29/16
Date: 4/29/16



- Proposed Zoning**
- Community Commercial (CC)
 - Neighborhood Commercial (NC)
 - Residential (R5000)
 - Residential (R7000)
 - Residential Multi-Family - Restricted (RMFR)
 - Public
 - Residential Professional (RP)
 - Residential (R9600)

EXISTING PARCEL DATA
 TRACT 1A, C/S 3364 AM.
 GROSS AREA : 95.252 ACRES
 EX. ZONING : AG OPEN





May 2, 2016

Ms. Nicole Cromwell
City of Billings Planning Department
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

Reference: County Zone change application – Tract 1A, COS 3346

Dear Nicole:

Attached is the zone change application for the Zimmerman property.

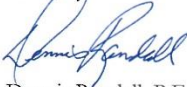
I would like to point out one key change that has been made to the proposed zoning from what was presented at the neighborhood meeting held on April 25, 2016.

At the neighborhood meeting several attendees expressed concern with the RMF zoning, and specifically the possible building heights that might be constructed within the Residential Multi-Family Zone.

The Zimmerman family considered the comments made at the meeting and have elected to revise the proposed zoning to RMFR, which has a maximum height restriction of 40-feet as well as a reduced allowable density. That revision is reflected on the exhibit included in this application.

If you have any questions, or need anything else from the applicant or myself, please let me know at 406/656-5255.

Sincerely



Dennis Randall, P.E., L.S.
Vice President

DDR/cas

Enc.

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To Plan and Design
Enduring Communities...

Tract 1A, COS 3364 Amended
ZONE CHANGE APPLICATION FROM AGRICULTURAL OPEN
TO A MIXED USE ZONING

Statement of Proposal

The owner, KZ Bar Limited Partnership is seeking a zone change for the property. The property is located at 3415 Grand Avenue. The site is approximately 95 acres.

The existing zoning is Agricultural Open. The applicant is requesting a zone change to a mixed use zoning, including CC, NC, R-5000, R-7000, R-9600, RMFR, RP, and public. The applicant's intent is to plan a mixed use development and position the property for sale, annexation and future development.

Accompanying Responses to Questions in Zoning Application Form

1A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

LAND USE ELEMENT

Goal 1. Predictable land use decisions that are consistent with neighborhood character and land use patterns.

The adjacent properties include a mix of zoning and uses. To the west and north is residential R7 and r-96 zoning. To the east is a mix of residential and Community Commercial zoning. To the south is PUD, including mixed use commercial and residential. The proposed zoning and use would be consistent with types of businesses and existing residential uses that currently exist.

Goal 2. Contiguous development focused in and around existing population centers separated by open space.

The development would be infill development. All surrounding properties, with the exception of a portion of the property to the south is within the city of billings and has been developed. City infrastructure surrounds the property. Development will make use of city resources in a cost effective manner.

Goal 3. Affordable housing for all income levels dispersed throughout the City and County.

The proposed zoning will provide for a number of housing types, all within walkable distances to schools and neighborhood retail services. The development would provide rental and ownership housing options for the diverse workforce.

NEIGHBORHOOD MEETING
ATTENDANCE SIGN-IN SHEET

Date: April 25, 2016

Time: 6:00pm

Project No.: 05058.02

Project: 3415 Grand Avenue Proposed Zone Change

Meeting Location: Shiloh United Methodist Church - 1810 Shiloh Road, Billings, MT 59106

Name (Please Print)	Phone Number	Email Address
EDWARD JANCA	(406) 652-1217	EJJANCA@YAHOO.COM
ED MONZON	656-8102	SMIB391@AOL.COM
FRANCIS LEW MORRIS	656-1784	FlinM@AOL.COM
Ray Phyllis Bergeron	656-4393	RCBERON@BRESMAN.NET
Shirley Kink	690-1741	SKink@Kimb's Acc Hardware.com
PAUL & PAM BEFORE	656-7745	natesmom112@gmail.com
Beth Walter	406-860-2442	Kbwalt@NSJ.COM
Greg + Dianne Wood	406-855-5346	dng.wood@gmail.com
Charlie Yegan	406-252-0143	Char@pyppm.com
Cheryl Cormier	456-4970	jvcmt@yahoo.com
DIANE NELSON	256-0690	wdne/son@g.com
Jeff & Abby Carroll	208-5355	jeffabbyben@bessner.net
Tim & Lisa Carner	(617) 295-7995	lisa.lanne@gmail.com



MEETING MINUTES

PROJECT: Tract 1A, Certificate of Survey 3364 - Proposed Zone Change			
Project No: 05058.02			
Meeting Location: Shiloh United Methodist church – 1810 Shiloh Road		Meeting Date: 04/25/16 6:00 PM	
Meeting Subject: Neighborhood meeting		Prepared by: Dennis Randall	
Attending:	See attached sign-in		
Date of Issue: 4/26/16			

Minutes:

Don Zimmerman, Lyle Zimmerman, Roy Zimmerman and Dennis Randall moderated the meeting;

- Don Zimmerman gave a brief summary of the family history and land history
- Lyle Zimmerman gave a summary of the Family's intent relative to development or sale of the property
- Dennis gave a summary of the difference between the various proposed land use zones
- Dennis gave a summary of the Zoning process and the tentative hearing dates.

Summary of primary questions or concerns with the zone change:

- The majority of the concerns expressed with the attendees was with the RMF zoning, concerns were mostly relative to the lack of height restrictions in the RMF zone, also concerns with the possibility of low cost rental units and the type of tenants that might occupy rental units. Several of the attendees asked the applicant if they would consider height restrictions in the RMF zone, either through an alternative zone or covenants. *
- One attendee was concerned with the R-7000 on the west side, as a portion of proposed R-7000 backs up to some existing R-9600 in Village West.
- One attendee expressed concern with the connection shown to Green Valley Drive north of Colton.
- We had some discussion on the possibility of an SID, associated with the proposed development that could impact existing homes. Dennis explained SID policy and that there was minimal risk.
- Some discussion on Traffic concerns, and how existing intersections might function. Dennis explained the requirement for a TIS in conjunction with the platting and / or annexation.

Meeting was adjourned at approximately 7:20 P.M.

*Based on the input received at the neighborhood meeting regarding the concerns with the RMF zone, and possible building heights, the applicant has elected to revise the application, changing the RMF zone to RMFR.

