

Application and pre-application meeting notes
Zone Change #956 – 517 Lincoln Lane

APPLICATION FORM

CITY ZONE CHANGE

City Zone Change # 956 - Project # PZ-17-00051

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

Present Zoning: Residential Multi-Family Restricted

Proposed Zoning: Community Commercial

TAX ID # D05535 CITY ELECTION WARD # 1

Legal Description of Property: S27, T01 N, R26 E, FRAC 175X490' in S2NWSENE4

Address or General Location (If unknown, contact County Public Works): 517 Lincoln Lane, Billings, MT 59105

Size of Parcel (Area & Dimensions): 1.98 acres

Present Land-Use: Residential

Proposed Land-Use: Commercial Property (storage)

Covenants or Deed Restriction 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): Propriedad, LLC

(Recorded Owner)

P.O. Box 20853, Billings, MT 59104

(Address)

(406) 208-7691 rmorehead@bigskyed.com

(Phone Number) (Email)

Agent(s): Scott Aspenlieder

(Recorded Owner)

7100 Commercial Ave., Ste. 4, Billings, MT 59101

(Address)

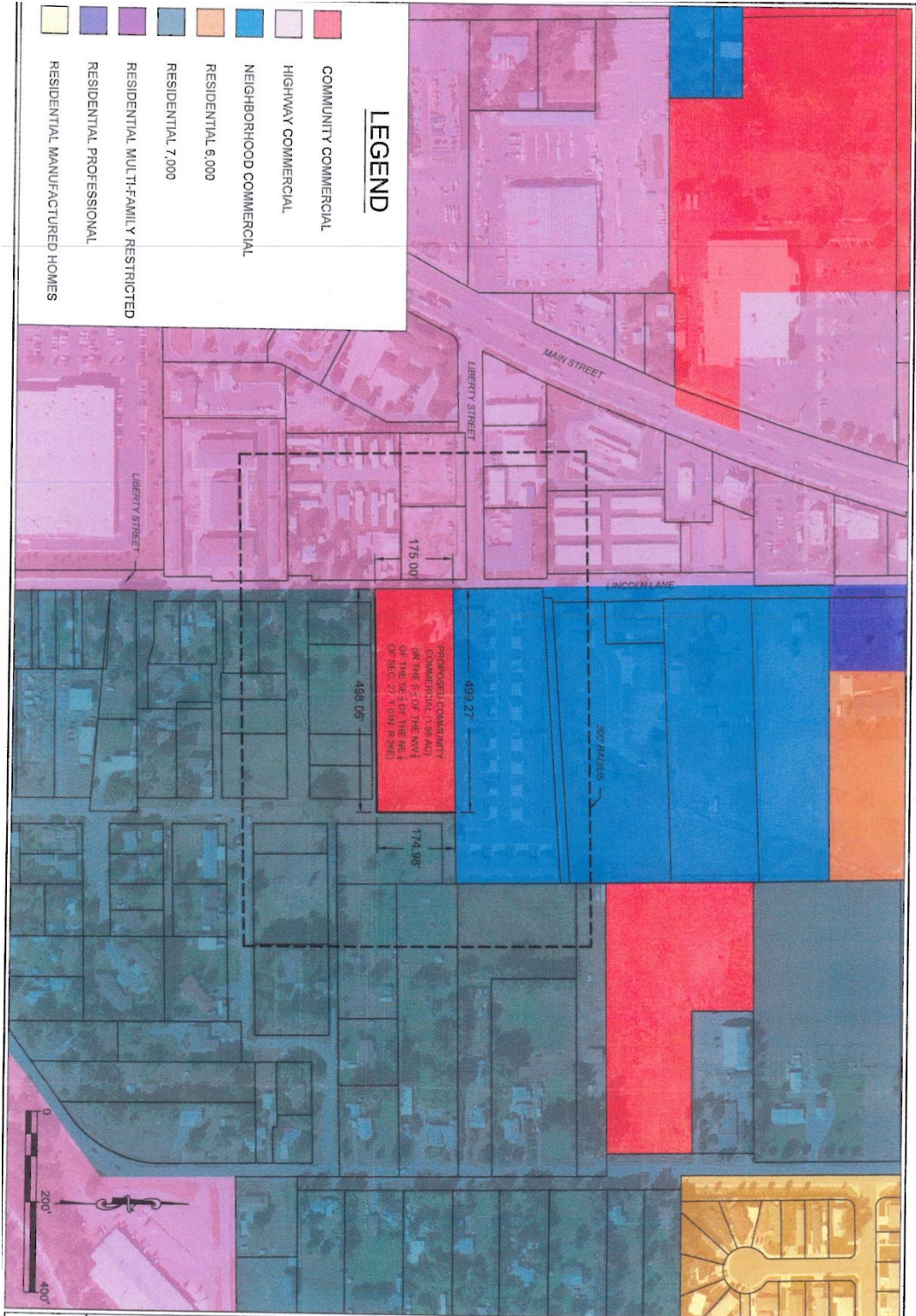
(406) 384-0080 scott@performance-ec.com

(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] Date: 4/3/17

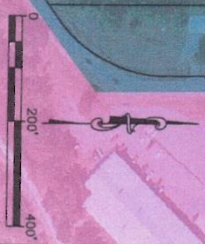
(Recorded Owner)



LEGEND

- COMMUNITY COMMERCIAL
- HIGHWAY COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- RESIDENTIAL 6,000
- RESIDENTIAL 7,000
- RESIDENTIAL MULTI-FAMILY RESTRICTED
- RESIDENTIAL PROFESSIONAL
- RESIDENTIAL MANUFACTURED HOMES

PROPOSED COMMUNITY COMMERCIAL 1.58 AC ON THE E. 1/2 OF THE NW 1/4 OF SEC. 27, T. 15N, R. 26E



SHEET EX 1	SHEET TITLE AREA ZONING MAP PLAN		PROJECT TITLE LINCOLN LANE DEVELOPMENT	CLIENT PROPIEDAD, LLC P.O. BOX 20853 BILLINGS MT, 59104 406-259-7020
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1. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

The tract of interest is currently zoned Residential Multi-Family Restricted. The land surrounding the property is Highway Commercial to the west, Neighborhood Commercial to the north, and Residential 7,000 to the east and south. The Growth Policy has several goals that would be met by changing the zoning of the property from Residential Multi-Family Restricted to Community Commercial. The issues that will be addressed are described below.

The first issue addressed is neighborhoods experiencing pressures from new development and land use changes. The surrounding land is zoned Highway Commercial, Neighborhood Commercial, and Residential 7,000. The goal is to have predictable land use decisions that are consistent with neighborhood character and preferred land use patterns. Having the land zoned Community Commercial will accomplish these goals and provide continuity and consistency.

Another issue is that the current zoning ordinances and subdivision regulations do not always prevent incompatible uses to existing City neighborhoods. This issue is resolved by having a similar zone as the surrounding areas. The proposed zoning will match the Community Commercial directly to the west and marry up with the Neighborhood Commercial to the north.

Weeds detract from the beauty of an area, pose a fire danger, and reduce the productivity of open land. By landscaping and maintaining the development, the weeds in the area will be minimized. This will reduce the spread of weeds throughout the community and to adjacent lands. Fewer weeds will reduce the fire danger.

One of the other major factors when considering development within the City is the strain on transportation services. The proposed project would entail constructing dry storage. This type of development is not a high traffic generating facility and would reduce the amount of strain on the adjacent transportation network.

2. Explain your 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.

The proposed development plan is to construct storage on the lot. Residential Multi-Family Restricted zoning will not allow this type of development. The Community Commercial zone will allow the development of storage units that fit within the local community. The land surrounding the property is Highway Commercial to the west, Neighborhood Commercial to the north, and Residential 7,000 to the east and south. Many of the surrounding developments align with the same development feel of the proposed storage site.



7100 Commercial Ave., Ste. 4 • Billings, MT 59101 • 406-384-0080

March 30, 2017

The meeting began at 5:30 pm on March 27, 2017 at 517 Lincoln Lane, Billings, MT 59105. Those in attendance were Scott Aspenlieder (Performance Engineering) and Rob Morehead (owner).

Nobody attended the meeting. The two individuals listed above waited until 6:00 in case someone showed up late. The meeting ended at 6:00 pm.