

Application

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 965 - Project # PZ-18-00043

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: CI (Controlled Industrial)

Proposed Zoning: R-60 (Residential 6,000)

TAX ID# A18805 CITY ELECTION WARD # 1

Legal Description of Property: Yegen Second ADD, S03, T01 S, R26 E, Block 7, lot 16-17

Address or General Location (If unknown, contact City Engineering): 109 S. 35th St.

Size of Parcel (Area & Dimensions): 7,000 SF, 140' x 50'

Present Land-Use: residential

Proposed Land-Use: residential (no change in the way the property will be used)

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): Dave Healow

(Recorded Owner)  
2508 Irving Pl, Billings, MT 59102  
(Address)  
(406) 855-1799 dhealow@bresnan.net  
(Phone Number) (email)

Agent(s): Emarie Skelton; High Plains Architects

(Name)  
2720 Minnesota Ave, Billings, MT 59101  
(Address)  
(406) 384-0144 eskelton@highplainsarchitects.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: David Healow Date: 022118  
(Recorded Owner)



## Applicant Letter to Board



Zone Change Application for 109 s. 35<sup>th</sup> St

Legal Description of the tract proposed to be Re-Zoned:

Yegen Second Add, S03, T01 S, R26 E, Block 7, Lot 16-17

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

The Billings growth policy emphasizes responsible growth within city limits, with a diversity of residential densities. Our proposed zone change just adjusts the zoning applied to the lot to align with the activity already occurring there.

In addition, the growth policy, for numerous reasons, references the need for more, smaller, lower-cost residential units, which this property is already providing. The zoning regulations are meant to allow for a mixture of housing types providing housing options for diverse types of people. Again, the lot is currently providing a residential density that is higher than single-family, and fits within the fabric of the neighborhood.

**B. 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 property is currently zoned CI, or Controlled Industrial. The controlled industrial zone is intended to accommodate a variety of business, warehouse and light industrial uses related to wholesale plus other business and light industries not compatible with other commercial zones, but which need not be restricted in industrial or general commercial zones, and to provide locations directly accessible to arterial and other transportation systems where they can conveniently service the business and industrial centers of the city and county.

This definition does not apply to the *actual* current use of the site. The property has 2 residential dwelling units on it, with the original structure being built in 1920. The zoning applied to the neighborhood makes sense in regards to location and arterial access, however, the property is not being used that way.

We would like to propose that the site be zoned R-60, which is consistent with the other lots on the block to the south. R-60; Residential 6,000 is a zone intended to provide for medium density residential dwellings on lots served by public water and sewer services, with provisions for duplexes.

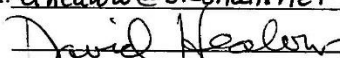
It is our opinion that this definition matches more closely the way the lot is currently being used, and again, matches the residential zones on the rest of the block.


Pre-Application Minutes

**Pre-Application Statement of Owner(s) or Agent(s)**

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** CI (Controlled Industrial)
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: 7,000 square-foot (140'x50') lot with residences on it to be changed to R-60 (Residential 6,000). Entire lot to be included
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** Yegen Second ADD, S03, T01 S, R23 E, Block 7, Lot 16-17
5. **Neighborhood Task Force Area** ( Yes) // No . If Yes, Name of Task Force and mailing address of Chairperson: Southside Task Force, Marguerite Jodry, 414 S. 33rd St. Billings, MT 59101
6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
7. **A copy of the meeting notice.** please attach to this form
8. **A brief synopsis of the meeting results.** please attach to this form
9. **The undersigned affirm the following:**
  - 1) The pre-application neighborhood meeting was held on the 13<sup>th</sup> day of February, 2018.
  - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Dave Healow Telephone: (406) 855-1799  
Address: 2508 Irving Pl. Email: dhealow@bresnan.net  
Billings, MT 59102 

Agent (s): Emarie Skelton (High Plains Architects) Telephone: (406) 384-0144  
Address: 2720 Minnesota Ave. Email: eskelton@highplainsarchitects.com  
Billings, MT 59101 



## MEETING MINUTES

PROJECT: 109 S 35<sup>th</sup> St Zone Change

MEETING DATE: February 13, 2018, 5:30 pm

MEETING LOCATION: 2720 Minnesota Ave, Billings

MEETING SUBJECT: Zone Change Pre-App meeting

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In attendance:

Emarie Skelton – High Plains Architects

1. Emarie Skelton of High Plains Architects prepared the attached documents to review with any meeting attendants and was present for the scheduled meeting. There were no attendants. The meeting was adjourned at 6:00 p.m.