

Application and pre-app meeting – Zone Change 690

APPLICATION FORM

County ZONE CHANGE

County Zone Change # 690 - Project # PZ-18-00114

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: Agricultural Open

Proposed Zoning: Residential 7,0000/Neighborhood Commercial

Tax ID # D12489

Comm DIST 3

Legal Description of Property: Section 4, Township 01S, Range 25E, C.O.S. 2990, Parcel 1B

Address or General Location (If unknown, contact County Public Works): Grand Avenue & 50th Street West

Size of Parcel (Area & Dimensions): 17.77 ACRES (874 FT X 876 FT)

Present Land-Use: Agriculture

Proposed Land-Use: Commercial/Residential

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): Larry Kramer, Gerald Kramer, Kenneth Kramer, Jack Kramer, Carolyn Gerondale

(Recorded Owner)
P.O. Box 80445, Billings, MT 59108

(Address)
(406) 672-3390 dan@wellsbuilt homes.com

(Phone Number) (Email)

Agent(s): Scott Aspenlieder

(Name)
7100 Commercial Ave., Suite 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.

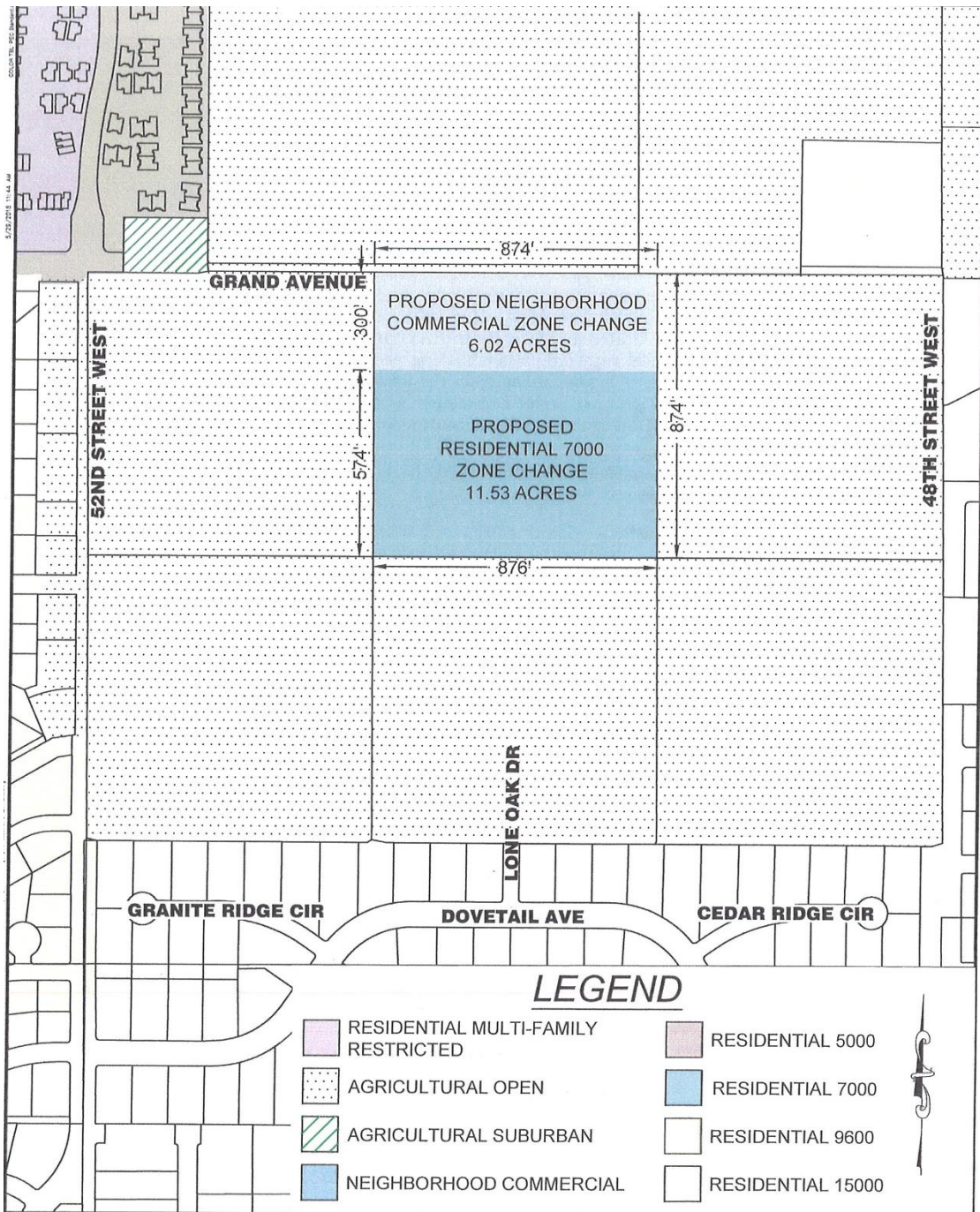
Signature: Carolyn Gerondale Date: 6-30-18
(Recorded Owner)

Kenneth L. Kramer 6-30-18

Jack L. Kramer 6-30-18

Gerald Kramer 6-30-18

Larry Kramer 6-30-18



PROJECT TITLE
KRAMER DEVELOPMENT

SHEET TITLE
ZONE CHANGE MAP

DRAWN BY
TFC

DATE
May-18

CHECKED BY
CPD

CLIENT
REGAL LAND DEVELOPMENT

PO BOX 80445
BILLINGS, MT 59108
(406) 656-9000

PERFORMANCE ENGINEERING

7100 COMMERCIAL AVE., SUITE 4
OFFICE - 406-384-0080

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www.performance-ec.com

EXHIBIT
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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 Agricultural Open. The Growth Policy has several goals that would be met by changing the zoning of the property from Ag Open to Neighborhood Commercial and R-7000. The issues that will be addressed are described below.

Implementation of the Infill Policy is important to encourage development of underutilized properties. The proposed zone change will fit with the City's Infill Development Policy by reducing the cost of basic City services, providing housing choices, encouraging walkable communities and adding new energy to existing neighborhoods.

The Growth Policy calls for development of higher densities along arterial roads. The proposed zone change would match low-density, low-impact commercial fronting Grand Ave. while transitioning to a low to medium density residential development on the back portion of the lot. This allows for both buffering of the arterial street to the R-7000 neighborhood by the Neighborhood Commercial zoning and also allows for buffering and a transition of housing density between the existing neighborhoods at the proposed commercial along Grand Ave. The R-7000 zoning on the southern portion of the lot will fit well with the surrounding neighborhoods.

Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings. As part of the subdivision process, the developer will likely be required to either build or pay cash to the City of Billings for construction a sidewalk along the frontage of the property that will meet City Standards which currently do not exist. Additionally, the developer will be required to either build or make a cash payment for the proposed trail along the Big Ditch in the southeast corner of the property for public use.

Predictable, reasonable City taxes and assessments are important to Billings' taxpayers. The creation of 5 lots will add an array of new homes as well as commercial businesses within the City of Billings that will add to the assessments the City collects and increase the City's tax base.

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 subdivide the property and create a minimum of 5 lots. The current Agricultural Open zoning will not allow the property to be subdivided into 5 lots as proposed. The Neighborhood Commercial zoning would allow for community focused business which are not currently allowed in the Ag Open zoning. The Residential 7,000 zone (R-70) will allow the property to be developed into twin-homes that are attractive and appropriately sized fitting within the local neighborhood. The land surrounding the property is zoned Ag Open with zonings of R-5,000, R-9,600, R-15,000, and RMF-R in the outer reaches.