

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 1098 - Project # P-7-19-00229

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

Present Zoning: Residential 7000

Proposed Zoning: Community Commercial

Tax ID # A10046, A10047, A10047A COUNTY COMMISSIONER DISTRICT # 2
A10049, A10050, A10051, A10052

Legal Description of Property: Laray Subdivision Block 1, Lots 2-6, Block 2, Lots 2A-6 within the
NE 1/4 of Section 27N, Township 01 N. Range 26 E

Address or General Location (If unknown, contact County Public Works): _____
1093 1/2 Lincoln Ln, Billings, MT 59105

Size of Parcel (Area & Dimensions): 2.74 acres

Present Land-Use: Vacant

Proposed Land-Use: Commercial Property (storage)

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): Liquid Energy, LLC
(Recorded Owner)
2233 W. Kagy #1, Bozeman, MT 59718
(Address) (406) 624-6340 clint@bridgervc.com
(Phone Number) (email)

Agent(s): Performance Engineering, LLC
(Name)
608 29th Street, 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: 10/31/19
(Recorded Owner)



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

The tracts of interest are currently zoned Residential 7,000. The land surrounding the property is Highway Commercial and Residential 7,000 to the west, Community 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 7,000 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 Community Commercial, Highway 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.

Secondly, 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 north and marry up with the Highway Commercial to the west, providing a stepping down of use away from Highway Commercial.

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.

Third, the proposed zone change will develop an infill property which is a priority in the Growth Policy. The existing zoning has led to stagnation of the property. Rezoning will revitalize the area and create growth in the Billings Heights.

One of the other major factors when considering development within the community 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 as opposed to the existing use.

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 7,000 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 and Residential 7,000 to the west, Community Commercial to the north, and Residential 7,000 to the east and south. Many of the surrounding developments align with the same heavy commercial development feel as the proposed site use.