

APPLICATION FORM

CITY ZONE CHANGE

Billings Zone Change # 975 - Project # P2-19-00251

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: Planned Development Recorded 10/13/17 - 3830283

Proposed Zoning: See Attached

TAX ID# Old #'s C15620 & D00614 CITY ELECTION WARD # V

Legal Description of Property: Lots 2 & 3, Block 1, Western Sky Subdivision Amended

Address or General Location (If unknown, contact City Engineering): Southwest Corner of S. 46th St. W & King Ave. West

Size of Parcel (Area & Dimensions): Lot 2, Block 1 = 3.109 Acres, Lot 3, Block 1 = 6.079 Acres

Present Land-Use: Vacant - Neighborhood Commercial

Proposed Land-Use: Neighborhood Commercial with Uses & Set Backs as Noted on the Attached

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): Mont Vista, LLC c/o Tracy Haag
(Recorded Owner)
P.O. Box 333, Reed Point, MT 59069
(Address)
406-855-4168 tracy@beartoothholding.com
(Phone Number) (email)

Agent(s): Sanderson Stewart c/o Rick Leuthold
(Name)
1300 N Transtech Way, Billings, MT 59102
(Address)
406-698-6910 rleuthold@sandersonstewart.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: [Handwritten Signature] Date: 12/2/19
(Recorded Owner)



PLANNED DEVELOPMENT ZONE CHANGE AMENDMENT ADDING CERTAIN
LAND USES AND CLARIFYING ADDITIONAL SETBACKS
IN THE NEIGHBORHOOD COMMERCIAL (NC) AREA

Statement of Proposal

The owner, Mont Vista, LLC, is seeking a zone change amendment for Lots 2 and 3, Block 1 Western Sky Subdivision Amended located at the southwest corner of S. 46th Street West and King Ave West. The property is 9.128 acres in size.

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?

Essential Investments (Relating Public and Private Expenditures to Public Values)

- *Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors*

New development on the noted lots will be subject to the City of Billings requirements for site development, including landscaping. This will ensure the visual appeal of the project development.

- *Infill development and development near existing City infrastructure may be the most cost effective*

This property is annexed and has existing City infrastructure adjacent to the site and being extended into the development. This zone change amendment will allow for efficient use of City infrastructure improvements and assure that it is secure from fire and other dangers.

- *Neighborhoods that are safe and attractive and provide essential services are much desired*

The development will be able to accommodate the needs of the community if the zoning of Neighborhood Commercial is amended to include the additional uses identified and clarify the included setbacks. There will be no adverse impact to the public health, safety and welfare from the proposed land uses or setbacks to the City or other adjacent developments.

Place Making (Enhance, Maintain, Preserve, and Improve Existing Public Places)

- *Enhancements and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community*

The proposed uses help to accommodate an important service sector in this west end area. The development area has adequate transportation, water, sewerage, schools, parks and

Prosperity (Promoting Equal Opportunity and Economic Advancement)

- *Successful businesses that provide local jobs benefit the community*

There are business's looking to locate to and/or expand into areas such as the Western Sky Subdivision 2nd Amended. This will help to promote local jobs that bring benefit to the overall community while protecting the integrity and value of the localized development area.

- *Retaining and supporting existing businesses helps sustain a healthy economy*

By supporting this zone change amendment, existing businesses that help sustain and build a healthy economy will be retained and supported.

1B. 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 in the immediate area.

As many of the business delivery systems and localized small business practices have changed over the years, it has become ever more difficult for certain light manufacturing facilities to find appropriate spots to locate and/or expand. The owners do not want to locate in a heavy industrial zoning area, but rather be near their employee and customer bases. The facilities are attractive and much more compatible with retail and professional types of developments. These types of uses fit easily into the rainbow of uses that surround the Shiloh Road and King Avenue West intersection and are a logical and appropriate extension within the immediate area.



Lot 2, Block 1, Western Sky Subdivision Approved
Zoning Change Amendment Concept Building Exhibit
November 12, 2011, Landmark Street View 1 400001 01

Concept Drawing of Coffee Roasting and Warehouse – Lot 2, Block 1 , Western Sky PD