

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # _____ - Project # _____

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: Entryway Light Industrial

Proposed Zoning: Highway Commercial

TAX ID# C13965 CITY ELECTION WARD # 5

Legal Description of Property: Montana Sapphire Subdivision, S15, T01 S, R25 E, Block 1, Lot 12, Acres 8.536

Address or General Location (If unknown, contact City Engineering): 4160 King AVE W

Size of Parcel (Area & Dimensions): 8.536 Acres

Present Land-Use: Agricultural

Proposed Land-Use: Residential complex

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): MT Sapphire, LLC - Bert Arnlund

(Recorded Owner) 4160 King AVE W

(Address) (702) 682 - 9782 bertarnlund1943@icloud.com

(Phone Number) (email)

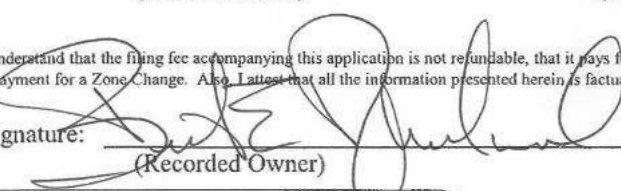
Agent(s): Performance Engineering, LLC - Scott Aspenlieder

(Name) 608 N 29th ST 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: 
(Recorded Owner)

Date: 5-29-20





May 26th 2020 6:00pm
ZOOM Conference Meeting

Meeting Notes
MT Sapphire, LLC

Representatives: Scott Aspenlieder (PE)

Attendees

Allen McCormick (Beartooth Bank, CEO) - 4130 King AVE W - 406-294-6505

Points of Discussion

Brief review of Project Development
Requesting comments from Home/Property owners
Addressed Comments/Concerns from Home/Property owners

Project Development

Development of a residential complex in the West End of the City of Billings.

Home/Property Owners Comments, Concerns, & Questions

1. "How many units are going into the development?"
We cannot say for certain now, but our guess would be around 70-100 home units.
2. "Is the only access to the property off of Daniel Street?"
No, there is access off of MT Sapphire Drive as well.
3. "Does this meeting involve anything to do with street corrections or is it strictly regarding rezoning?"
This meeting is strictly regarding the rezoning of the property and what potentially expect in the future.
4. "We would be very hesitant on the construction of another casino or bank facility, but the development of a residential area causes no concern for us."

Meeting Adjourned 6:20 pm.

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

The lot of interest is currently zoned Entryway Light Industrial. The land surrounding the property is Highway Commercial to the south and west, and Entryway Light Industrial to the north and east. The Growth Policy has several goals that would be met by changing the zoning of the property from Entryway Light Industrial to Highway Commercial.

First, existing site use is incompatible with the current zoning under the current zoning ordinances and subdivision regulations. The existing site is currently undeveloped. The owner is looking into building a residential complex where construction is not allowed in Entryway Light Industrial zones. This issue would be resolved by changing the zoning to Highway Commercial which would match the Highway Commercial directly to the south and west and have little to no impact on the surrounding Entryway Light Industrial zones.

Second, neighborhoods experiencing pressures from new development and land use changes also cause issues. The surrounding land is zoned Highway Commercial and Entryway Light Industrial. The goal is to have predictable land use decisions that are consistent with neighborhood character and preferred land use patterns. Having the land zoned Highway Commercial will accomplish these goals and provide continuity and consistency.

Third, the proposed zone change will further develop an infill property in the West End, which is a priority in the Growth Policy. The existing zoning has prohibited the lot owner from further developing his property. Rezoning will continue the expansion of the Shiloh area and further grow in the West End.

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 develop several multi-purpose family home units located on the lot. Entryway Light Industrial zoning will not allow this type of development. The Highway Commercial zone will allow the development of the lot. The land surrounding the property is Highway Commercial and Entryway Light Industrial. The proposed land use will match the existing land use, having an insignificant impact on the surrounding community.