

# APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 980 - Project # P2-20-00209

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: PDA - Community Commercial

Proposed Zoning: PDA - text change allowing for multi-family w/o special review

TAX ID# 4A - A34327 15A A34327 CITY ELECTION WARD # 4

Legal Description of Property: Cardwell Ranch Sub 1st Filing (10) S01, T01S, R25E, Block 2, Lot 4A Amd (18)  
Cardwell Ranch Sub 1st Filing (10) S01, T01S, R25E, Block 2 Lot 15A Amd (18)

Address or General Location (If unknown, contact City Engineering): 3340 Sagegrass Dr # 1310 30th St W

Size of Parcel (Area & Dimensions): 4A - 3.167 Acres Roughly 15A 6,884 ACRES approx 890' x 340'

Present Land-Use: unzoned - Community Commercial

Proposed Land-Use: " Multi-family, Community Commercial

Covenants or Deed Restrictions on Property: Yes  No

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): Yegen Grand Avenue Farm, Inc

(Recorded Owner)

(Address) P.O. Box 959, Billings, MT 59103

(Phone Number) 406-252-0103 (email) chase@pyegen.com

Agent(s): Charles G. Yegen - President

(Name)

(Address) P.O. Box 959, Billings, MT 59103

(Phone Number) 406-252-0103 ext 108 (email) chase@pyegen.com

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: 9-8-2020

(Recorded Owner)



## 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:** PDA - Community Commercial
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: text change - Planning Area 2 to permit Multi Family w/ Special Review Lot 4A 3.167AC, More Lot 15A 6.984 Acres, From Planning Area 1 (CC) to Planning Area 2.
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** Cardwell Ranch Sub 1st Filing (10) 501, T01S, R25E, Block 2, Lot 4A Amd (18)  
Cardwell Ranch Sub 1st Filing (10) 501, T01S, R25E, Block 2, Lot 15A, Amd (18)
5. **Neighborhood Task Force Area:** Yes // No . If Yes, Name of Task Force and mailing address of Chairperson: WESTFIELD TF; Howard Holz, 1120 Blackberry Way, Billings, MT 59106
6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form Attached
7. **A copy of the meeting notice.** please attach to this form Attached
8. **A brief synopsis of the meeting results.** please attach to this form Attached
9. **The undersigned affirm the following:**
  - 1) The pre-application neighborhood meeting was held on the 1st, day of September, 2020.
  - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Yegeen Grand Ave Farm, Inc Telephone: 406-252-0163  
Address: P.O. Box 459 Email: chas@pyegen.com  
Billings, MT 59103

Agent (s): Charles G. Yegeen Telephone: 406-252-0163 ext 108  
Address: P.O. Box 459 Email: chas@pyegen.com  
Billings, MT 59103

September 8, 2020

Zone Change Request

As a farm in west Billings since the spring of 1889, maintaining an attractive and productive agricultural unit has been a top priority for us.

Over the years it has become increasingly difficult to move equipment and livestock about the place with increased traffic and divisions of the farm as a result of additional community needs to provide safety to the motoring public.

Having now been divided by Zimmerman Trail we decided that the continuation of farming operations amidst the increased traffic flow was difficult and dangerous and that it was time to consider the subdivision and development of the operation to reduce the risk to ourselves and our fellow citizens. We took that first step in the early 2000's.

As we wanted to not have the property run the risk of what we may consider to be development not indicative of our long standing stewardship of the land, we took it upon ourselves to create a detailed and far reaching Planned Development Agreement with the City of Billings. In that effort we restricted a number types of development or sequestered different types of development into different areas. That is where we find ourselves today with this request to amend our PDA.

This effort does not represent a diminution of the established, highly specific, design, architectural and landscaping guidelines, or the oversight thereof, that have been established. Rather, we feel, this will afford us additional opportunities that have come to bear on the current real estate market, to responsibly develop the land.

Considerable time was spent on layout so as to encourage pet ownership, bicycle and pedestrian activities, pleasant landscaping of various types with specific intent related to shielding and safety. We have also been quite specific about lighting and maintenance.

We do feel as though we have a responsibility to Billings and the surrounds areas and as a result our guidelines reflect that desire.

We intend to continue to be good neighbors and support schools, and first responders in any way we can. They have been so important to us in all of our efforts to make Billings and even better place than it now is.

Your time in reviewing this application to our PDA is appreciated.

Sincerely,



## Synapsis of Neighborhood Meeting

September 1, 2020, 6:00 PM

Meeting was held at 3100 Meadowview Drive

Handouts of Meeting Notice were available

Visual Aids of requested changes were on site

Discussion of the notice and intent were given to attendees

Questions regarding access were discussed with attendees

Meeting was adjourned

9-1-2020

EBO @ Cardwell Ranch Neighborhood meeting begin 6:00 PM

Charlie Yeager

Jerry Mueller

~~PC Yeager~~  
~~Kathy [unclear]~~  
~~[unclear]~~

End 6:35 PM

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August 25, 2020

**Zone Change Pre-Application Neighborhood Meeting Announcement**

**Date:** September 1, 2020

**Time:** 6PM

**Location:** 3100 Meadow View Drive (at the round-a-bout)

**Regarding:** 1. Block 2, Lot 4A, Cardwell Ranch Subdivision 1<sup>st</sup> Filing, 3340 Sagegrass Dr., and  
2. Block 2, Lot 15A, Cardwell Ranch Subdivision 1<sup>st</sup> Filing, 1310 30<sup>th</sup> St. W

For the purpose of amending,

**Planned Development Agreement of the East 80 at Cardwell Ranch**

**Yellowstone County Document 3484266 Filed October 24, 2008**

**Pages 4, 5, 6, 7 & 8 (attached)**

**Proposed amendments;**

**Article IV; Permitted Uses in Planning Area 1 and Planning Area 2 (Community Commercial)**

1. Remove Lot 15A from Planning Area 1 (IV, B, page 4)
2. Place Lot 15A into Planning Area 2 to allow Multi-Family Development (IV,B, pages 4&5)
3. Remove requirement for Special Review Approval in Planning Area 2 (IV, B, page 5)
4. Remove D, Special Review Procedure and Criteria in its entirety. (IV, D, page 7&8)

The purpose for this request is to provide opportunities for additional multi-family development and increase marketing possibilities by the owner, Yegen Grand Avenue Farm, Inc., while still conforming with the Planned Development Agreement mentioned above. The real estate market in Billings has changed, considerably, since 2008, and changes sought will provide opportunities to react thereto.

Enclosed please find;

1. Cover Page and Pages 4-8 of the Planned Development Agreement for East 80 at Cardwell Ranch.
2. Area maps for lot 4A and 15A showing;
  - a. 300' ownership
  - b. Dimensions
  - c. Acreage
  - d. location

We would like to thank you for your comments and input on these proposed changes.

This will be an out of doors meeting to allow for proper social distancing yet still allow an opportunity for all concerned voices to be heard.

Thanks very much for you time and for being such good neighbors.

Sincerely,



Charlie Yegen

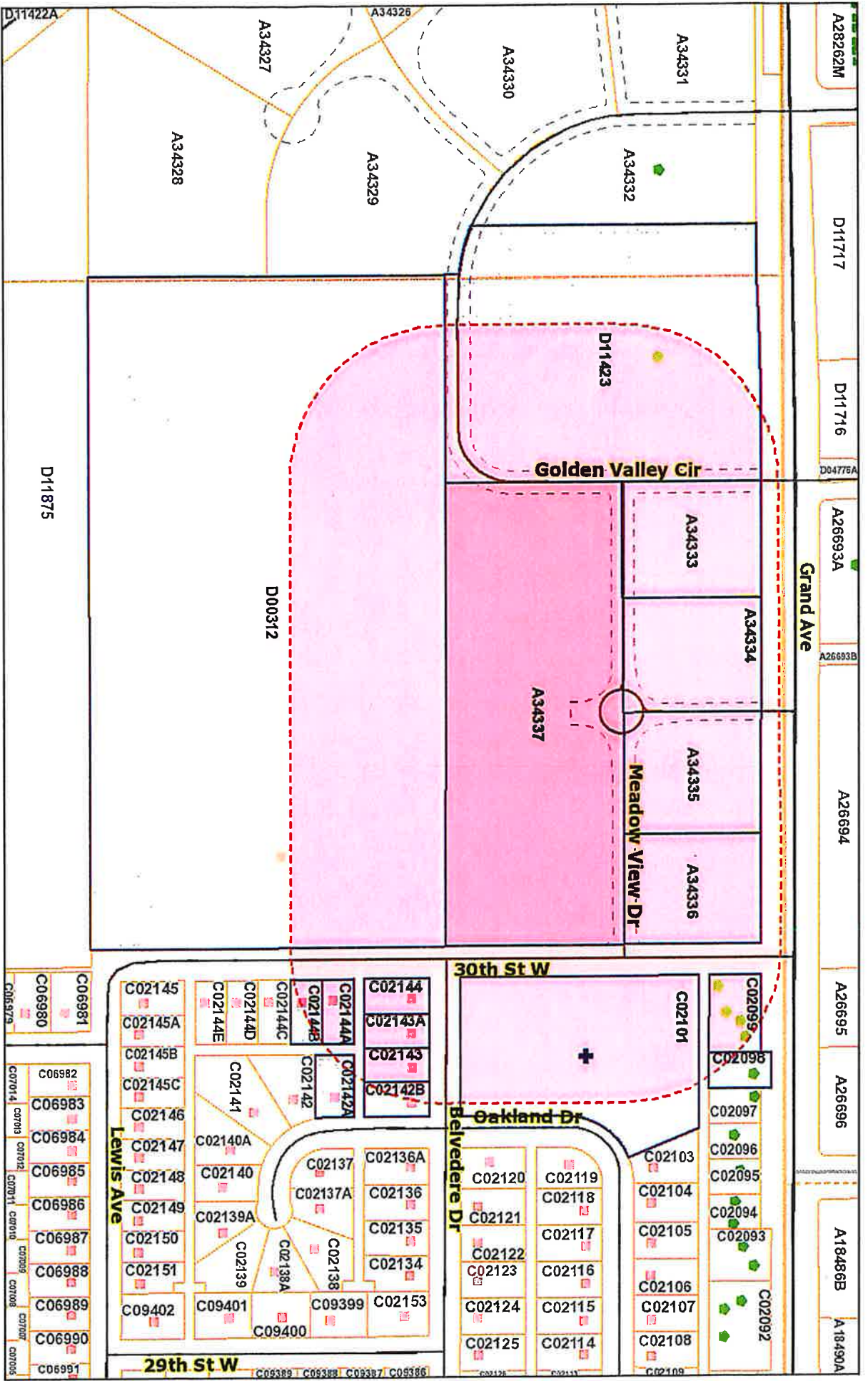
President, Yegen Grand Avenue Farm, Inc.

P.O. Box 959

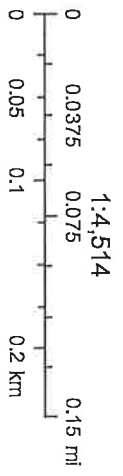
Billings, MT 59103

406-252-0163 ext. 108

# Cardwell Ranch PD - Zone Change for Lot 15A

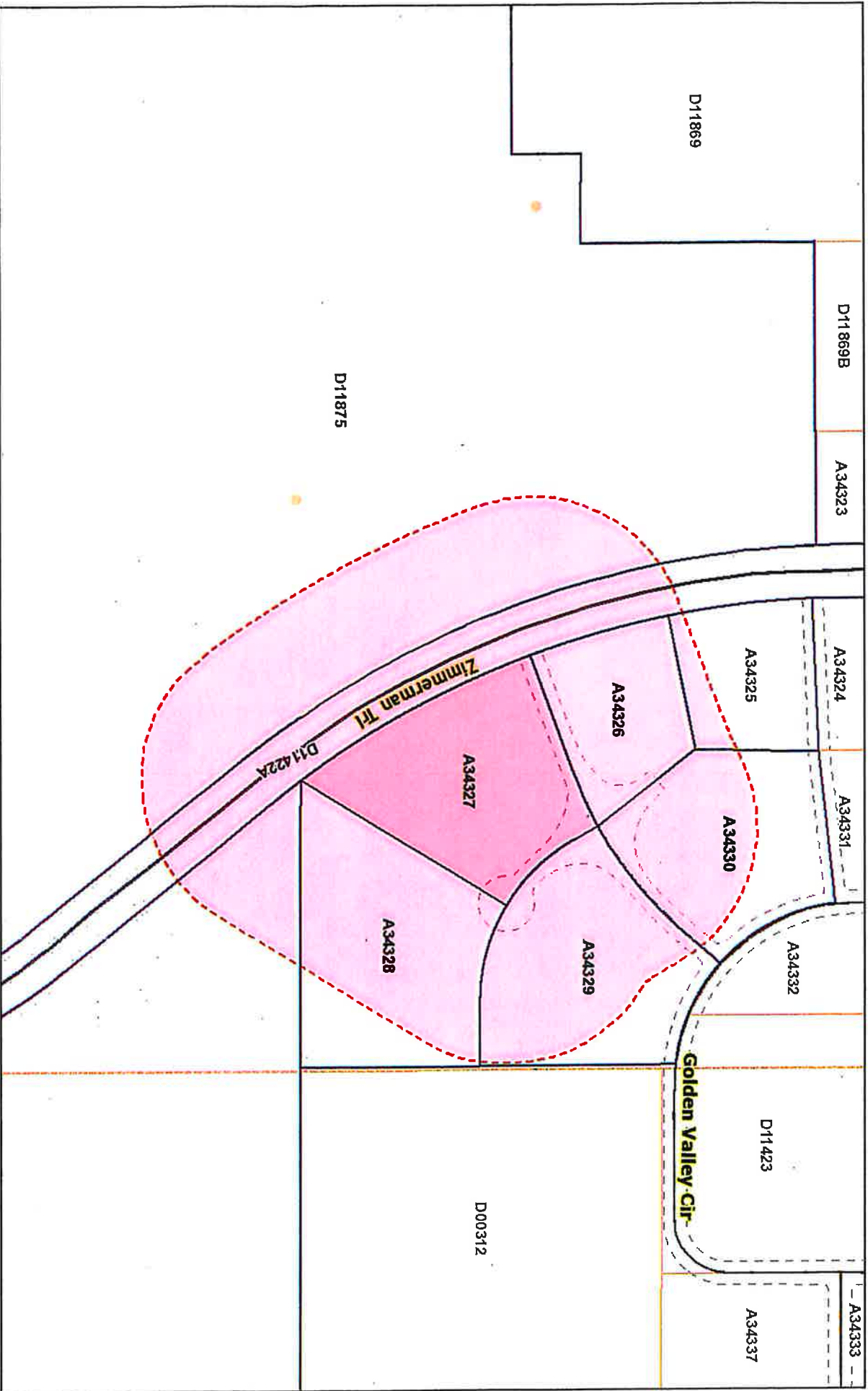


July 24, 2020

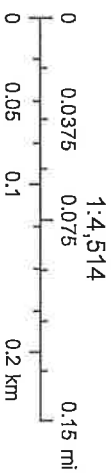


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

# Lot 4A Block 2 Cardwell Ranch PD Zone Change



July 24, 2020



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



September 8, 2020

Zone Change Pre-Application Meeting Affirmation

City of Billings Zone Change

Property Address

1. 3340 Sagegrass Drive, Billings, MT 59102
2. 1310 30<sup>th</sup> St. W., Billings, MT 59102

Legal Description;

1. Cardwell Ranch Sub 1<sup>st</sup> Filing (10), S01, T01S, R25E, Block 2, Lot 4A Amd (18)
2. Cardwell Ranch Sub 1<sup>st</sup> Filing (10, S01, To1S, R25E, Block 2, Lot 15A Amd (18)

Present Zoning; Planned Development Agreement, Community Commercial

Proposed Zoning; Planned Development Agreement, Community Commercial, text change allowing Planning Area 2 to Permit Multi-Family WITHOUT Special Review, Lot 4A, Planning Area 2, to provide for Multi-family uses without Special Review and to move Lot 15A from Planning Area 1, Community Commercial with no Multi-Family uses, to Planning Area 2, permitted Multi-Family use without Special Review.

Neighborhood Task Force; West End Task Force

Chairman; Howard Holz, 1120 Black Berry Way, Billings, MT 59106

Statement;

For the purpose of amending Planned Development Agreement for the East 80 at Cardwell Ranch Yellowstone County document 3484266, filed 10-24-2008, pages 4,5,6,7 & 8

Article IV; Permitted uses in Planning Area 1 and Planning Area 2 (Community Commercial)

1. Remove Lot 15A from Planning Area 1
2. Place Lot 15A into Planning Area 2 to allow for Muti-Family development
3. Remove requirement for Special Review Approval in Planning Area 2
4. Remove Section D, Special Review Procedure and Criteria in its entirety  
Lot 4A is comprised of 3.167 Acres, Lot 15A comprised of 6.884 Acres, Total 10.051 Acres

Subject Property Map; attached in Plat form

Roster of Persons who attended pre-application neighborhood meeting;

1. Charles G. Yegen
2. Jerry Mueller
3. Peter Charles Yegen
4. Peter Yegen IV

Meeting Notice; attached

Synopsis of Meeting;

Called to order, 9-1-2020 at 3100 Meadow View Dr., at 6:10 PM by Charles G. Yegen.

- a. Meeting notices were available, 17"x24" illustrations were posted.
- b. Discussion of notice and intent thereof; to provide additional marketing opportunities for Yegen Grand Avenue Farm Inc., by allowing for Multi-Family development without Special Review.
- c. Question regarding access by Mr. Mueller. Mention was made of west side of Golden Valley Circle, RIRO, across from Golden Blvd, Full access at Golden Valley Circle at Grand and 32<sup>nd</sup>, and at Grand and 30<sup>th</sup> St W, RIRO between Golden Valley and 30<sup>th</sup> St W, and eventual development of Sagegrass Drive to Zimmerman Trail. The concern had to do with school oriented traffic in the morning and the evening and those concerns and access discussion answered Mr. Mueller's concerns.
- d. The meeting was adjourned at 6:35 PM.

Affirmation

- a. The pre-application meeting was held on September 1, 2020, based upon materials provided by mail to all names provided by MT DOR and certified by the Yellowstone County and Recorder
  1. Recorded Owner; Yegen Grand Avenue Farm, Inc.
  2. Owner's address; P.O. Box 959, Billings, MT 59103
  3. Owner's phone; 406-252-0163 E-mail [Chas@pyegen.com](mailto:Chas@pyegen.com)
  4. Applicant; Charles G. Yegen, President YGAF
  5. Applicant's address; P.O. Box 959, Billings, MT 59103
  6. Applicant's phone; 406-252-0163 E-mail [chas@pyegen.com](mailto:chas@pyegen.com)
  7. Date 9-8-2020