

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # _____ - Project # PZ-20-00079
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: R-150

Proposed Zoning: RMF-R

Tax ID # C04821 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: MEADOWBROOK SUBD. S30, T01N, R27E, LOTs 17&18

Address or General Location (If unknown, contact County Public Works): _____
2404&2422 OLD HARDIN ROAD, 59101

Size of Parcel (Area & Dimensions): 1.32 ACRES, DIMENSIONS ON EXHIBIT

Present Land-Use: SINGLE FAMILY HOME

Proposed Land-Use: 3 TRIPLEX MULTI-FAMILY HOME UNITS

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): CHRIS VLAHOS

(Recorded Owner)
632 GRANITE ESTATES LANE
(Address)
672-3661 SUPERBUILDS@GMAIL.COM
(Phone Number) (email)

Agent(s): BLUELINE ENGINEERING

(Name)
724 1ST AVE N
(Address)
284-2284 MPHIL@BLUELINE-ENG.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: _____ Date: 4-3-2020
(Recorded Owner)



April 3, 2020

Planning & Community Services Department
2825 3rd Ave North, 4th Floor
Billings, MT, MT 59101

To Whom It May Concern:

We are submitting this Zone Change Application for the following: Lots 17 and 18, Meadowbrook Subdivision, Section 28, T1N, R27E, Section 30, P.M.M. in Yellowstone County, Montana (Tax ID # C04821); The following is in response to the questions found within the County Zone Change Application.

Question A: In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

Answer: The Lockwood Growth Policy indicates that this area should be use for a density of 7 to 10 dwellings per acre. This plan will have a density of 6.8 dwellings per acre.

Question B: 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.

Answer: The current zoning of R-15000 allows for single family homes. A zone change to RMF-R is required to allow for triplex units. Both the current and proposed zoning are for residential use. The proposed multi-family is a transition from the commercial uses across Old Hardin Road.

The rezoning of this property supports the Lockwood Growth Policy in the following ways:

- This zone change does follow the recommended changes to higher densities of 7 to 10 dwellings per acre
- The County Floodplain Regulations are being used to protect the floodway and flood fringe in the regulated flood hazard zones

Additional information and materials specified within the Application forms are included in those forms and/or attached to this letter. We thank you very much for your continued support on this request, and for your consideration of our re-zoning application. Please feel free to contact me at (406) 860-4617 if you have any questions.

Sincerely,



Marshall Phil
Blueline Engineering