

Application & Applicant Letter

APPLICATION FORM

PZX
20-00151

COUNTY ZONE CHANGE County Zone Change # 702 - Project # _____

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: Agricultural Suburban

Proposed Zoning: R-15 / Residential 15,000

Tax ID # D06558 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: 29, T01N, R27E, C.O.S. 1884, TRACT 1A2, AMND TR 1
(LESS EAGLE CLIFF MEADOWS SUB1 1ST & COS 3425 & 3484)

Address or General Location (If unknown, contact County Public Works): 133 Eagle Cliff Mdws

Size of Parcel (Area & Dimensions): 22.2 Acres (966,795 SF)

Present Land-Use: Agricultural

Proposed Land-Use: Residential

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): Wayne & Mary K Rottrup

(Recorded Owner) 4143 Ford Road Billings, MT 59101-7150

(Address)

(Phone Number) (email)

Agent(s): Performance Enginnering, 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: Wayne Rottrup Mary K Rottrup Date: 6/30/20
(Recorded Owner)

6/30/20
VIA PZX

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 Agricultural Suburban. The land surrounding the property is Agricultural Suburban to the south and east, and Residential 9,600 to the north and west. The Growth Policy has several goals that would be met by changing the zoning of the property from Agricultural Suburban to Residential 15,000.

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 subdivision where construction is not allowed in Agricultural Suburban zones. This issue would be resolved by changing the zoning to Residential 15,000 which would align with other surrounding Residential 9,600 zones to the north and west and have little impact on neighboring Agricultural zones.

Second, neighborhoods experiencing pressures from new development and land use changes also cause issues. The goal is to have predictable land use decisions that are consistent with neighborhood character and preferred land use patterns. Having the land zoned Residential 15,000 will accomplish these goals and provide continuity and consistency.

Third, the proposed zone change will further develop an infill property, a priority in the Growth Policy. The existing zoning has prohibited the lot owner from further developing the property. Rezoning will continue the growth of Lockwood's expansion.

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 single-family homes located in the proposed subdivision. Agricultural Suburban zoning does not allow this type of development. The Residential 15,000 zone will allow the development of the subdivision. The land surrounding the property is Agricultural Suburban and Residential 9,600. The proposed land use will match surrounding land uses, having an insignificant impact on the neighboring community.