

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 1002 - 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 Large Lot Suburban Neighborhood (N-4)

Proposed Zoning: Mid-Century Neighborhood Residential (N-2)

TAX ID# D05148 & D05150 CITY ELECTION WARD N/A

Legal Description of Property: Parcel 2A and 3 of Certificate of Survey No. 740, Corrected 2nd Amended

Address or General Location (If unknown, contact City Engineering): 1938 Hawthorne Lane

Size of Parcel (Area & Dimensions): Parcel 2A = 1.185 acres and Parcel 3 = 1.540 acres

Present Land-Use: Vacant

Proposed Land-Use: residential subdivision development

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): Michael Sartorie

(Recorded Owner) 1880 Hawthorne Lane, Billings, MT 59105

(Address) 406-698-3806 sartorie@bresnan.net

(Phone Number) (email)

Agent(s): WWC Engineering - Greg Reid

(Name) 550 S. 24th Street W, Billings, MT 59102

(Address) 406-894-2210 aredland@wwcengineering.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: [Signature] Date: 9/28/21
(Recorded Owner)



(1) Whether the new zoning is designed in accordance with the growth policy;

The 2016 City of Billings Growth Policy, states that growth will be managed by "encouraging development within and adjacent to the existing City limits, but preference will be given to areas where City infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from development." The proposed zone change would provide additional tax revenue to the city and provide an expansion of an existing business onto the adjacent infill lot that is already provided city services.

(2) Whether the new zoning is designed to secure from fire and other dangers;

The change of Large Lot Suburban Neighborhood (N-4) to Mid-Century Neighborhood Residential (N-2) zoning would not create any dangers within the neighborhood. With the zone change, the developer intends to develop the property to residential properties. There are existing fire hydrants located at the intersection of Barrett Road and Echo Drive, Barrett Road and Hawthorne Lane, and along Sartorie Road, therefore there are no anticipated dangers of fire protection with the development. Further, development of the property as N-2 City Development in lieu of N-4 County development will include additional fire hydrants for protection of residences in the area.

(3) Whether the new zoning will promote public health, public safety and general welfare;

The proposed zone change from N-4 to N-2 would allow for the developer to expand the existing residential development, Sartorie Subdivision, to the south of the subject property along Sartorie Road. The developer will be required to improve existing infrastructure adjacent to the property and install new infrastructure within the development such as water, sewer, and stormwater retention. The required improvements also will include curb/gutter, sidewalk, and widening of Barrett Road along the subject property. When new roads are installed within the new development, they will be required to meet the City of Billings standards for curb/gutter, boulevard, sidewalk, and roads. The expansion will improve the property value in the neighborhood and eliminate vacant property within the city limits.

(4) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;

The proposed zone change from N-4 to N-2 will positively impact transportation surrounding the property. The development will require widening the southerly portion of Barrett Road along the developer's property which will include curb/gutter and sidewalk.

The County Water District of Billings Heights will be providing the water service. With existing mains available within Barrett Road and Sartorie Road, there is an immediate access to water service for the development. The proposed development will be designed with a low pressure sanitary sewer system connecting to the existing manhole located at the north end of Sartorie Road. This type of system will provide minimal impact to the existing sewer capacity.

Since the development will be residential, the neighborhood schools and parks may be impacted by this zone change. This will depend on the types of individuals that purchase property within the development.

(5) Whether the new zoning will provide adequate light and air;

N-4 development and N-2 development are both to be residential development, with the exception that N-2 development is City and would require an area for stormwater to be ponded as open space. As such, both developments would be expected to have similar structures and similar open space maintained resulting in similar impacts to light and air.

(6) Whether the new zoning will effect motorized and nonmotorized transportation;

The proposed zoning will not have a negative effect on motorized and nonmotorized transportation. The motorized transportation will be entering the property from either Sartorie Road or from Barrett Lane with the new development. As part of the subdivision development requirements, the southerly portion of Barrett Lane along the subject property will need to be widened with installation of new curb/gutter and sidewalk based on the City of Billings standards. Those improvements will allow nonmotorized transportation to travel safely outside the property.

(7) Whether the new zoning will promote compatible urban growth;

The proposed zoning will allow the developer to expand his residential development, Sartorie Subdivision, which is to the south of the subject property. The development will be required to satisfy the City of Billings regulations for residential development on the street, sidewalks, water, sewer, and stormwater. The residential expansion will eliminate vacant property within a residential neighborhood. Development of an infill property is encouraged within the city limits. The required property improvements will increase the value of property within that area.

(8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;

The character of the district surrounding the subject property, is a mix of residential and agricultural. The proposed zone change from N-4 to N-2 would allow the property to stay consistent with the adjacent property to the south which is also zoned for N-2. For expansion of the residential development, Sartorie Subdivision, the developer will be required to comply with the requirements for residential development such as (but not limited to) infrastructure improvements.

(9) Whether the new zoning will conserve the value of buildings; and

Immediately adjacent to the proposed development is an existing N-2 development, Sartorie Subdivision. As such, this development would not be changing the type of residential development that exists within the neighborhood. Further, the vacant property will be developed by changing the zoning to allow the extension of residential development, which will remove vacant property from the area and improve it to City of Billings standards with a widened roadway and sidewalks in the public right-of-way adjacent to the property.

(10) Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

Given the demand of residential development within Billings, this proposed zone would allow the developer to provide additional residential property. The infill development of residential property would generate a return on

investment for the City of Billings. The requirements for residential development of N-2, will require street and city service improvements adjacent to the property and within the development.

The current zoning, (N-4), of the subject properties is a county zoning district. The developer has also submitted the petition for annexation to the City of Billings and the proposed zone, N-2, will be an extension of the current zone south of the subject properties.