

ORDINANCE 21-\_\_\_\_\_

**AN ORDINANCE OF THE CITY OF BILLINGS,  
PROVIDING THE ZONE CLASSIFICATION ON R.L.  
Subdivision, Lot 1, a 53.452 acre parcel within the  
amended Block 7 Planting Area, Yellowstone Meadows  
Phase 3, BE AMENDED**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:**

**Section 1. RECITALS.** *Title 76, Chapter 2, Part 3, MCA, and Sections 27-302 and 27-1502, BMCC,* provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.

**Section 2. DESCRIPTION.** **R.L. Subdivision, Lot 1, a 53.452 acre parcel within the amended Block 7 Planting Area, Yellowstone Meadows Phase 3** is presently zoned **Large Lot Suburban Neighborhood Residential (N4)** and is shown on the official zoning map within these zones.

**Section 3. PLANNED NEIGHBORHOOD DEVELOPMENT.** The owners have proposed to master plan a new mixed residential Planned Neighborhood Development (PND) to be annexed to the City of Billings. The development and review of the PND is in accordance with BMCC 27-800. This ordinance references the zoning master plan for the PND, that shows five zone districts including **Suburban Neighborhood Residential (N3), Mid-Century Neighborhood (N2), First Neighborhood (N1), Mixed Residential 1 (NX1) and Public 1, Parks and Recreation (P1).**

**Section 4. ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for **R.L. Subdivision, Lot 1, a 53.452 acre parcel within the amended Block 7 Planting Area, Yellowstone Meadows Phase 3,** is hereby changed from **Large Lot Suburban Neighborhood Residential (N4)** to, **Suburban Neighborhood Residential (N3), Mid-Century Neighborhood (N2), First Neighborhood (N1), Mixed Residential 1 (NX1) and Public 1, Parks and Recreation (P1)** as shown on the attached **Planned Neighborhood Development exhibit,** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Suburban Neighborhood Residential (N3), Mid-Century Neighborhood (N2), First Neighborhood**

**(N1), Mixed Residential 1 (NX1) and Public 1, Parks and Recreation (P1)**,as set out in the Billings, Montana City Code.

**Section 5. EFFECTIVE DATE.** This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

**Section 6. REPEALER.** All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

**Section 7. SEVERABILITY.** If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 27<sup>th</sup> day of September, 2021.

PASSED, ADOPTED and APPROVED on second reading this 11<sup>th</sup> day of October, 2021.

CITY OF BILLINGS

BY: \_\_\_\_\_

William A. Cole, Mayor

Attest:

BY: \_\_\_\_\_

Denise R. Bohlman, City Clerk

Zone Change 998, Sweetgrass Creek Drive

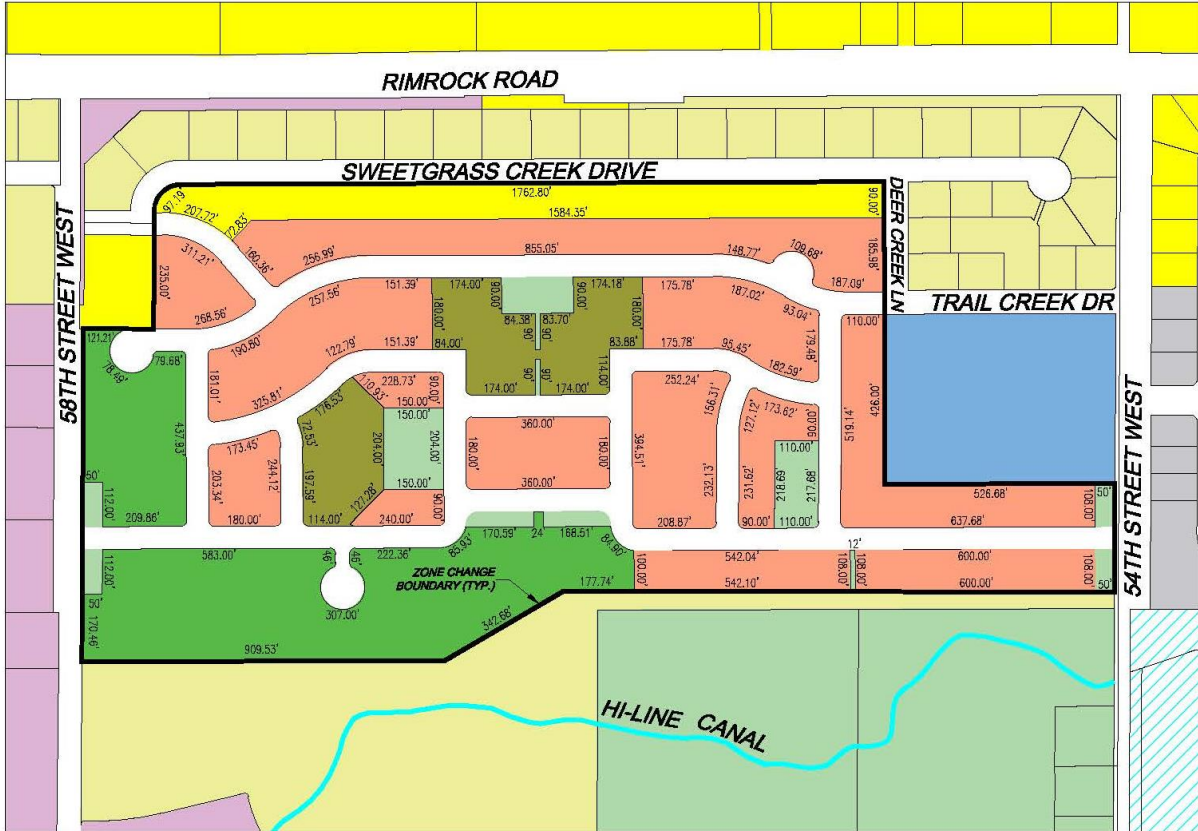
Zone Change 998 – Exhibit

# SWEETGRASS PROPOSED ZONING MAP

LOT 1 OF R.L. SUBDIVISION LOCATED WITHIN YELLOWSTONE MEADOWS PHASE 3, BLOCK 7  
 AMENDED PLANTING AREA SITUATED IN THE N ½ OF THE NE ¼ OF SECTION 31, T01 N,  
 R25 E, P.M.M.,  
 YELLOWSTONE COUNTY, MT

PROPOSED ANNEXATION / ZONING MODIFICATION AREA = 53.452 ACRES

PREPARED FOR: REGAL LAND DEVELOPMENT, INC.  
 PREPARED BY: IN SITE ENGINEERING, P.C.



**ZONING LEGEND**

- N1: FIRST NEIGHBORHOOD RESIDENTIAL
- N2: MID-CENTURY NEIGHBORHOOD RESIDENTIAL
- N3: SUBURBAN NEIGHBORHOOD RESIDENTIAL
- N4: LARGE LOT SUBURBAN NEIGHBORHOOD
- NX1: MIXED RESIDENTIAL 1
- P1: OPEN SPACE, PARKS, RECREATION
- P2: PUBLIC - CIVIC & INSTITUTIONAL
- RR3: RURAL RESIDENTIAL
- PD: PLANNED DEVELOPMENT
- A - AGRICULTURE

**TABULATIONS**

GROSS AREA: 53.452 AC  
 (ANNEXATION AREA)  
 STREETS: 12.988 AC  
 NET AREA 40.464 AC  
 N1 2.929 AC (7.2%)  
 N2 20.836 AC (51.5%)  
 N3 3.793 (9.4%)  
 NX1 10.367 AC (25.6%)  
 P1 2.539 AC (6.3%)

