

Application

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # _____ - 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: CMU2- Corridor Mixed-Use

Proposed Zoning: NX3- Mixed Residential

Tax ID # C12325 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: Lot 5, Block 1 of Keller Place Subdivision, Located in Section 30, Township 1 North, Range 27 East, P.M.M, Yellowstone County, Montana.

Address or General Location (If unknown, contact County Public Works): 626 Johnson Lane; Billings, MT 59101

Size of Parcel (Area & Dimensions): 3.560 acres; see attached layout for the property dimensions

Present Land-Use: Vacant Land - Rural

Proposed Land-Use: Paul is looking to purchase the 3.56 acre property and rezone to Mixed Residential zoning to allow an apartment complex to be constructed.

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): Paul Jessop

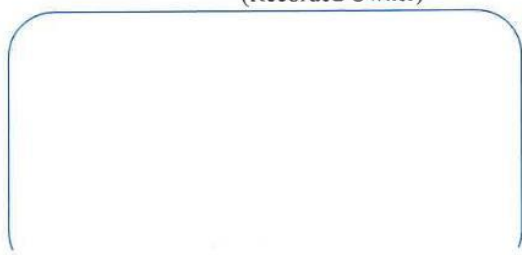
(Recorded Owner)
998 US Highway 93 N, Victor, MT 59875
(Address)
406-360-8825 pjmt1@gmail.com
(Phone Number) (email)

Agent(s): IMEG c/o Kolten Knatterud

(Name)
175 N 27th St. #1312, Billings, Mt 59101
(Address)
406-248-9000 Kolten.L.Knatterud@IMEGcorp.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] For PAUL JESSOP Date: 6/7/21
(Recorded Owner) AUTHORIZED AGENT



Applicant Letter



June 7, 2021

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

RE: County Zone Change Application – Lot 5, Block 1 1 of Keller Place Subdivision, Section 30,
Township 1 North, Range 27 East, P.M.M. Yellowstone County, Montana.

To Whom it May Concern:

Enclosed are the required documents to request a zone change on the property located in Yellowstone County and legally described above. The property is currently zoned with Corridor Mixed-Use & Commercial Centers (CMU) zoning and is proposed to be rezoned to Mixed Residential (NX3) zoning. Please see our explanations below (in ***bold italics***) in response to the items identified as required in the Zone Change Application Information Packet.

- a. A legal description of the tract proposed to be rezoned;
A legal description of the tract proposed to be rezoned has been included in this letter and the attached Application Form.
- b. A map showing the dimensions, acreage, and location of the tract and adjacent land uses;
A map has been included with this submittal that shows the dimensions, acreage and location of the tract and adjacent land uses.
- c. The present and proposed classification for the tract;
The present and proposed zoning classification for the tract has been noted on the Application Form included with this letter.
- d. A certified list of the names, addresses and legal descriptions of the owners of property within a radius of three hundred (300) or more feet, as determined by the zoning coordinator, of the exterior boundaries of the tract;
A certified list as noted above has been included with this letter.
- e. Gummed mailing labels with the names and mailing addresses typed or printed neatly of all of the property owners indicated on the certified list;
Gummed mailing labels as noted above have been included with this letter.
- f. The names and addresses of the owner of the land and their agents, if any, along with the recorded property owner's signature; and
The names and addresses of the landowner and their agent, along with the property owner's signature have been included on the Application Form.
- g. Payment of all applicable fees.
The payment of all applicable fees has been paid through the county website.

- h. A signed statement affirming the pre-application neighborhood meeting was conducted in conformance with the requirements of Section 27-1508 (b) 3, and the zone change application is based on material presented at the meeting. The signed statement shall include a copy of the meeting notice, any written materials provided to the surrounding property owners, a brief synopsis of the meeting results, a roster of the persons attending the meeting and audio or written minutes of the meeting.

The Pre-Application Statement of Owner or Agent along with all supporting documents, have been included with this submittal to address the above-mentioned items.

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

The proposed area is near the "Lockwood Town Center" and would develop an anchor development in that area and bring more housing to that area allowing for additional businesses to potentially be attracted to the "Town Center." Lockwood has also identified that it needs additional housing type beyond single family and mobile home that currently exist, and this would provide a large number of additional housing units to the area.

- 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.

The current zoning of CMU will allow for Multi-Family at the desired density however it would also require first story commercial to be developed. The current Lockwood area already has an abundance of available commercial space and in today's economic and social climate with more people working from home and commercial space becoming less of a necessity it has been determined the better use of this square footage will be the creation of additional housing units and providing additional housing choice to the Lockwood Area.

Please feel free to contact me with any questions by email at Kolten.L.Knatterud@IMEGcorp.com or by phone at (406) 248-9000.

Sincerely,
IMEG, Corp.



Kolten Knatterud, Project Executive

Enclosures: Application Form
 Vicinity Map
 Layout with Dimensions and Acreages of Properties
 Pre-Application Statement of Owner or Agent
 Pre-Application Meeting Notification Letter
 Subject Property Map
 Pre-Application Meeting Minutes
 Pre-Application Meeting Sign in Sheet
 Map Provided by City of Properties within 300' of the Zone Change
 Certified List of Names and Addresses of Property Owners



Mailing Labels based on Certified List
Review Fee (uploaded to portal)

C. File & Scan (with attachments)

C:\Users\Kolten.L.Knatterud\Desktop\05-28-2021.YCPD.Rezone Application.docx

