

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 1013 - Project # PZX-22-00058

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 Residential N2-Mid-Century Neighborhood

Proposed Zoning: Neighborhood Mixed Use NMU

TAX ID# D11725 CITY ELECTION WARD 1

Legal Description of Property: S27, T01 N, R26 E, C.O.S. 2637, Parcel 2A, AMO

Address or General Location (If unknown, contact City Engineering): 527 Lake Esmo Drive

Size of Parcel (Area & Dimensions): 0.59 acres

Present Land-Use: Residential - vacant

Proposed Land-Use: Office - clinical psychotherapy

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): Steven R. & Kyle S. Biondich

(Recorded Owner)

1197 Cortez Avenue, Billings, MT. 59105

(Address)

(406) 860-3342, stevebiondich@gmail.com

(Phone Number)

(email)

Agent(s): _____

(Name)

(Address)

(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: Steven R. Biondich Date: 3/3/2022

(Recorded Owner)



Date Stamp

March 14th, 2022

RE: Zone Change Request for Residence at 527 Lake Elmo Drive:
10 Zone Chane Critirea

Owner Contact: Steve Biondich, 1197 Cortez Ave, Blogs, MT. 59105 Cell Phone: (406) 860-3342, email: stevebiondich@gmail.com

10 Statutory Criteria for the Zane Change

We meet all 10 statutory criteria for the zone change for 527 Lake Elmo Drive.

- 1.) Whether the new zoning is designed in accordance with the growth policy;**

We would be in accordance with the growth policy by establishing office space for mental health professionals to operate in the Billings Heights area. This would give Billings Heights more access to services for the community.

- 2.) Whether the new zoning is designed to secure from fire and other Dangers;**

We worked with A & E Architects who designed the office remodel to Meet all fire codes and safety standards of a commercial property (see plans on request).

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

We can provide office space for mental health professionals and provide connections for individuals to access other general health services.

4.) Whether the new zoning will facilitate the adequate provision of Transportation, water, sewerage, schools, parks and other public Requirements;

We are not changing the exterior as we want this property to blend in with the immediate neighborhood. We believe clients respond to more of a home feel for therapy sessions than a traditional business style office space. The location of the property offers ease of access to Main Street. We Are changing the use of the property with no exterior changes. This would Leave water and sewerage the same, having the same access to schools, parks, and other public requirements.

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

Since we are not changing the exterior we would have adequate light and air.

6.) Whether the new zoning will effect motorized and non motorized transportation;

More parking would be added in the back of the property but the turn off to the property is a small private road. The main sidewalk on Lake Elmo Drive would not be changed. This would not have a big impact for motorized or non motorized transportation that uses Lake Elmo Drive.

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

We do believe the new zoning will promote compatible urban growth since neighbors around this property are already zoned NMU and we would follow suit.

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

As Billings Heights grows certain properties that have ease of access to major streets like Maqin Street, become more of value. These type of properties offer the best location for new businesses and services. We hope to promote urban expansion but keep the exterior the same tying this property to the residential and commercial businesses by which it is Surrounded.

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

Neighboring properties across the street are zone NMU and this zone change would allow us to do the same. We would not change the Exterior of the property and would conserve the value of the building.

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

As the City of Billings grows, properties that are on the edge of a Residential or business zone will have to adapt. We offer a blend of the two by using a residential structure that can provide office space for mental Health professionals. This keeps the exterior the same and blends a business with the residential neighbors.

**Steve Biondich
Owner
Cell: (406) 860-3342**

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** residential N2

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

NMU

3. **Subject Property Map:** please attach to this form

4. **Legal Description of Property:**

2037 Cert. of Survey
Parcel 2A, (size) 25918 sq. ft.

5. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force and mailing address of Chairperson:

Heights Task Force

6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form (Zoom meeting (email mt -

7. **A copy of the meeting notice.** please attach to this form Saw you all

8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form

9. **The undersigned affirm the following:**

1) The pre-application neighborhood meeting was held on the 1st, day of March, 2022

2) The zone change application is based on materials presented at the meeting.

Owner (s): Steve & Kyle Biondini Telephone: (406) 860-3342

Address: 527 Lakeview Drive Email: stevebiondini@gmail.com
1095

Agent (s): _____ Telephone: _____

Address: _____ Email: _____

Synopsis of Meeting

On March 1st, 2022 at 4pm mountain time a zoom meeting was held to 4:30pm and no participants came.

The service growth gap is an issue as the population of Billings grows so must the services. By allowing the proposed zone change for 527 Lake Elmo Drive we could become an asset to the community. We can provide office space for Mental Health professionals to conduct therapeutic services and administrative services. Billings Heights has few professional office spaces that fulfill the needs of professional therapists. We can provide sound proof rooms for therapy sessions and more. The facade of the building would stay a ranch style home as we believe this comforts clients more than traditional office space.

We meet all 10 statutory criteria for the zone change. We would be in accordance with the growth policy by establishing office space for mental health professionals to operate in the Billings Heights area. We are not changing the exterior as we want this property to blend in with the immediate neighborhood. We believe clients respond to more of home feel for therapy sessions, then a traditional business style office space. The location of the property offers ease of access to main street. Neighboring properties across the street are zoned NMU and this zone change would allow us to do the same. We are changing the use of the property with no exterior changes.

Steve Biondich, Owner