

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 1011 - Project # P2x22 - 00032

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 Rural Residential (RR-3)

Proposed Zoning: Mixed Residential Planned Neighborhood Developement (MR-PND)

TAX ID# D11914A CITY ELECTION WARD N/A

Legal Description of Property: Tract 4 of Certificate of Survey No. 2735

Address or General Location (If unknown, contact City Engineering): 60th Street W/Grand Ave

Size of Parcel (Area & Dimensions): Tract 4 = 33.64 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): Buffalo Crossing, LLC

(Recorded Owner) 353 Old Hays Road, Hays, MT 59527

(Address) 406-670-2242 doug.wild@cdhmontana.com

(Phone Number) (email)

Agent(s): WWC Engineering - Aaron Redland

(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:  Date: 01/28/2022

(Recorded Owner) Representative for Buffalo Crossing, LLC



(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 city services onto the adjacent infill lot that is bordering existing residential development.

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

The change of Rural Residential (RR-3) to Mix Residential-Planned Neighborhood Development (MR-PND) that will include a mix of N-2, N-3, and NX-2 zoning would not create any dangers within the neighborhood. With the zone change, the developer intends to develop residential properties. There are existing fire hydrants located at the intersection of 60th Street West and Grand Avenue, and Wilderness Drive and Grand Avenue, therefore there are no anticipated dangers of fire protection with the development. Further, development of the property as MR-PND City Development in lieu of RR-3 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 RR-3 to MR-PND would allow for the developer to expand existing residential development within the area. 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. These extensions will allow additional properties to the west to be developable properties within the City of Billings. The required improvements within the development will include curb/gutter, sidewalk, and improvements on Grand Avenue along the subject property. When new roads are installed within the 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 RR-3 to MR-PND will positively impact transportation surrounding the property. The development will require improvements on the southerly portion of Grand Avenue along the developer's property which will include curb/gutter and sidewalk.

The City of Billings will be providing the water service. With an existing main along Grand Avenue, there is an immediate access to water service for the development. The property may also be served by the gravity sanitary main within Grand Avenue, as far as practical while maintaining burial depths on the sanitary main. The southerly half of the proposed development is anticipated to be designed with a low pressure sanitary sewer system connecting to a manhole located in the northly half of the development .

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;

RR-3 development and N-2, N-3, and NX-2 development are all to be residential development, with the exception that N-2, N-3, and NX-2 development are in the City and would require an area for stormwater to be ponded as open space. As such, the city developments would be expected to have an increase of structures with open space maintained resulting an increase in the 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 Grand Avenue or from Stockman Avenue with the new development. As part of the subdivision development requirements, the southerly portion of Grand Avenue 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 the residential development within the area. 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 is on vacant property immediately adjacent to a City of Billings residential neighborhood. Development of this property minimally expands City services while significantly expanding the city limits. Additionally, the required property improvements such as improvements for stormwater, Stockman Avenue as a collector roadway, and pedestrian pathways, 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 RR-3 to MR-PND would allow the property to stay consistent with the adjacent development to the east which is also zoned for N-3 and the development to the north is zoned N-2. For completion of the residential development, the developer will be required to comply with the requirements for residential development such as (but not limited to) infrastructure improvements.

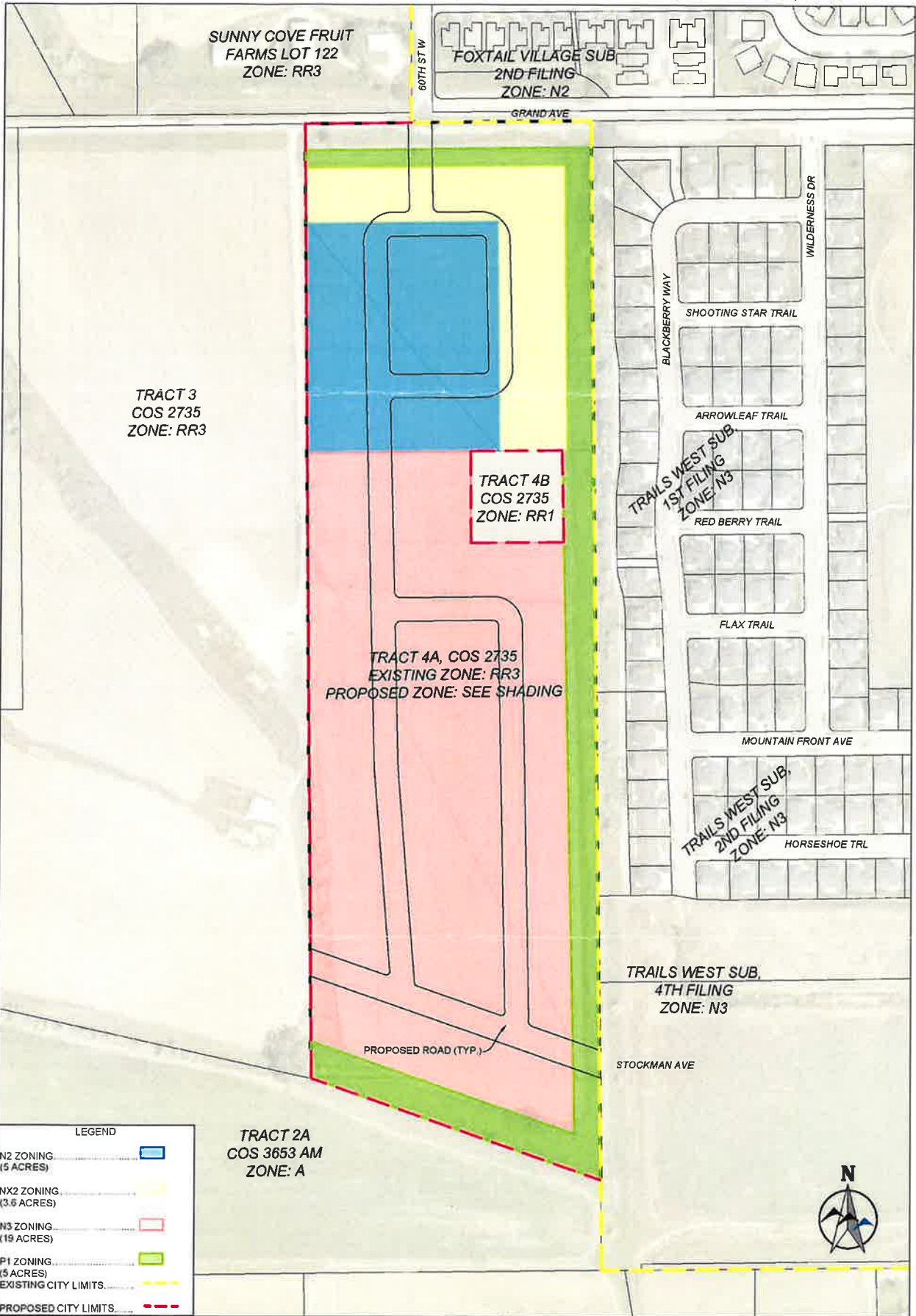
(9) Whether the new zoning will conserve the value of buildings; and

Immediately adjacent to the proposed development is an existing N-2 and N-3 development, Foxtail Village Subdivision and Trails West Subdivision, respectfully. 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 development of residential property would generate a return on investment for the City of Billings due to the minimal extension of services to the property. The property is located adjacent to an arterial street and is in an area of significant other residential expansion of the City of Billings. Continued growth of this area as residential property increases the return on investment of the City for all improvements previously done in Grand Avenue (intersection improvements, water/sewer/storm utilities, and roadway improvements). Further, the property is located immediately adjacent to several legs of the Birely Drain, which is the prominent storm drainage facility within the West End of Billings.

The current zoning, (RR-3), 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, MR-PND, will be an extension of the current zoning north and east of the subject property including the required NX-2 zoning.



LEGEND

- N2 ZONING (5 ACRES) ■
- NX2 ZONING (3.6 ACRES) ■
- N3 ZONING (19 ACRES) ■
- P1 ZONING (5 ACRES) ■
- EXISTING CITY LIMITS
- PROPOSED CITY LIMITS

DESIGNED BY: SMC
 DRAWN BY: SMC
 CHECKED BY: AMK
 DATE: 07/27/2022

PZ
SHEET

ISLAND MOUNTAIN DEVELOPMENT
COS 2735 TRACT 4-A
PROPOSED ZONING
 YELLOWSTONE COUNTY, MT

PREPARED BY
WWC ENGINEERING
 650 S. 24TH ST. W. SUITE 201
 BILLINGS, MT 59102
 (406) 804-2210
 www.wwcengineering.com

NO.	REVISION	BY	DATE

PROJECT NO. 2021577