



The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the Yellowstone County Regulations.



Check one: City of Billings Zone Change Yellowstone County Zone Change

Address Near the intersection of Shiloh Rd. and Zoo Dr.

Legal Description Parcel C of COS 1100 Amended

STATEMENT: Answer the following questions on a separate document and upload to the online project attachments.

1. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?
Explain your need for the intended zone change and why the property cannot be used under the existing zoning.
2. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.

REQUIRED UPLOADS Online Applications: <https://services.billingsmt.gov/citizenaccess/>

--Pre-Application Statement of Owner(s) or Agent(s) affirming pre-application meeting was held, and include the following: 1) the pre-application neighborhood meeting was held, and 2) the zone change application is based on materials presented at the meeting. Include a copy of the meeting notice, written materials mailed or provided at the meeting, the sign-in sheet of attendees, and a brief synopsis of the meeting results.

--Signed Application and Zone Change Statement (Zone Change questions)

--Site Plan

--Typed Mailing Labels Certified Surrounding Property Owners

--Radius Map & Certified List of Property Owners

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. I attest that all the information presented herein is factual and correct.

Recorded Owner(s) Shiloh Farm, LLC

Owner's Address 730 Bluegrass Place, Billings, MT 59106

Owner's Phone Number (406) 208-0718 E-mail Joellong@mac.com

Applicant/Agent Performance Engineering, Robert Neihart

Applicant/Agent's Address 608 N. 29th Street, Billings, MT 59101

Applicant/Agent's Phone Number 406-384-0080 E-mail rob@performance-ec.com

Signature of Recorded Owner(s)

Joel John Long

Date

12/23/21

AUTHORITIES: Procedures and Review Criteria for Zone Change requests Billings Montana City Code (BMCC) Section 27-1502 et seq. SEC. 27-1502. AMENDMENTS TO CHAPTER. (a) General. This chapter, including the official zoning map, may be amended only by the city council but no amendment shall be finally approved by the city council unless it has been submitted to the city zoning commission for review and recommendation. Proposals to amend this chapter, including the official zoning map, may be initiated by the city council or by the board of planning. Proposals to amend this chapter, except for the official zoning map, may also be initiated by the city zoning commission. Before enacting an amendment to this chapter, the city council shall give public notice and hold a public hearing thereon. Before enacting on its own motion an amendment to the official zoning map, the city council shall provide written notification by mail of such amendment to each property owner whose name appears on the last tax record of the property subject to the amendment. The notification shall include what the proposed amendment is, the time, date and place of the public hearing on the proposed amendment. Such notification shall be made no less than fifteen (15) days nor more than thirty (30) days in advance of the date of public hearing.

AUTHORITIES: Procedures and Review Criteria for Zone Change requests Unified Zoning Regulations Section 27-1508 et seq. SEC. 27-1508. AMENDMENTS TO CHAPTER. (a) General. Although each zoning district is primarily intended for a predominant type of use, there are a number of uses which may or may not be appropriate in a particular district depending upon all the circumstances of the individual case. For example, the location, nature of the proposed use, the character of the surrounding development, traffic capacities of adjacent streets and potential environmental effects, all may indicate that the circumstances of the development should be individually reviewed. It is the intent of this chapter to provide a system of review of such uses so that the community is assured that the uses are compatible with their locations and with surrounding land uses, and will further the purpose of this chapter and the objectives of the comprehensive plan. ****Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the**

Parcel C of COS 1100 Amended

Zone Change Questions

1. Explain how the proposed project is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies?

Infrastructure Investments - The proposed project is located along Shiloh Road, adjacent to the western most boundary of the city limits. The project will extend existing water and sewer infrastructure to service the development opening adjacent areas up for annexation and growth within the City as well.

Strong Neighborhoods - The proposed project will utilize a mix of housing options (N2 and NO) to draw individuals of all ages in addition to families. The development is planned in a way as to provide a strong community by providing easy access to pocket parks and outdoor areas for neighbors to gather. Additionally, it is adjacent to the Shiloh Road multi-use path connecting to commercial districts and recreational areas within the City.

Business Access - The proposed development is near the Shiloh Crossing Commercial Park, Shiloh Conservation Area, and Broso Business Park with sidewalk and multi-use trails connecting the to the proposed development. The proximity of the medium density housing to commercial areas located withing this development and adjacent others will attract national and regional businesses building our city's tax base. Attraction of anchor tenants will lead to the draw of smaller local businesses, developing a well-rounded community node where people can find jobs near where they live.

Zoning - The proposed project complies with the regulations outlined in the new zoning code adopting in the Spring of 2021.

2. Explain how the proposed project meets the 10 zone change criteria.
 - a. **Is the new zoning is designed in accordance with the growth policy?**
The proposed zoning aligns with the existing growth policy as it located adjacent to the current city boundary and will extend existing infrastructure. Furthermore, the mix of medium density housing will provide for a strong, diversified community.
 - b. **Is new zoning is designed to secure from fire and other dangers?**
The proposed project will extend existing water mains and implement new hydrants for fire protection of the proposed residencies.
 - c. **Will the new zoning promote public health, public safety and general welfare?**
The proposed project will promote a strong diversified community where residents will be able to access businesses via pedestrian routes. Internal green spaces will provide for neighborhood gathering and recreation

within the development. Multi-modal transportation ties to the development provide opportunities to residents and the surrounding pedestrians to connect with the rest of the City.

d. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

The new zoning is located along an existing MET route which services the west end of Billings. The proposed project will extend existing water and sewer infrastructure in Shiloh Road to the development. The development will also implement a mixture of green spaces and larger park spaces to provide outdoor areas for the residents and public to use. Furthermore, sidewalks and pedestrian paths will interconnect the development to trails along Shiloh Road.

e. Will the new zoning provide adequate light and air?

The development is proposed to provide a mix of housing opportunities with open space and park areas located throughout the project providing adequate light and air. All new construction will align with new building and zoning codes which ensure that setbacks and proper spacing ensures light and air within the development.

f. Will the new zoning effect motorized and nonmotorized transportation?

The proposed project will have some impact on the motorized transportation system in the area as it was historically agricultural property and will move to residential development. The developer has already begun the process of coordinating with City and MDT personnel for completion of a traffic study to be submitted at the time of master site submittal. Additionally, the development will have a positive impact on nonmotorized transportation as it will connect to multi-use paths along Shiloh Road.

g. Will the new zoning promote compatible urban growth?

The proposed project is similar in zoning to the surrounding proposed developments to the east of south. By including medium density NO zoning along Shiloh Road and stepping back to N2 zoning on the interior of the development the plan will align with desired higher density zoning along arterial roads. The proposed zoning will promote compatible urban growth around this important intersection and will help facilitate attraction of anchor tenants will lead to the draw of smaller local businesses, developing a well-rounded community node where people can find jobs near where they live.

h. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?

The proposed development continues the character of the district while also providing diversification in housing options for the area. At this point the only development in the area is commercial in nature. Adding a mix of

housing options to the area will only help to add diversity to this part of the City.

i. **Will the new zoning conserve the value of buildings?**

The proposed development will extend city services to areas where current County properties will have the option to connect in, ultimately increasing the value of their property.

j. **Will the new zoning will encourage the most appropriate use of land throughout the City of Billings?**

The proposed development is located on the current western most boundary of the city limits and therefore is the next logical annexation for the City and it meets the intent of the zoning code near major intersections.

2. Does the new zoning fit with the existing or planned developments within the area.

The proposed development is a continuation of similar zonings planned along Shiloh Road to the south, consisting of a mixture of medium density residential property. Adding residential development to this part of the City will add diversity and help to draw more commercial and business development to the area.