

**APPLICATION FORM**

**CITY ZONE CHANGE** Billings Zone Change # 1014 - Project # PZX-22-68

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 CMU1

Proposed Zoning: NX3

TAX ID# ~~03092612273010000~~ D12499 CITY ELECTION WARD V

Legal Description of Property: \_\_\_\_\_

Address or General Location (If unknown, contact City Engineering): ~ 3038 Central Avenue, Billings, MT 59102

Size of Parcel (Area & Dimensions): 4.05 AC

Present Land-Use: Raw land

Proposed Land-Use: Multi-family apartments

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): 3038 CENTRAL LLC

(Recorded Owner) 11650 S State St. #300, Draper, UT 84020

(Address) 801-727-9500 brian.c@bachhomes.com

(Phone Number) (email)

Agent(s): Brian Carlisle

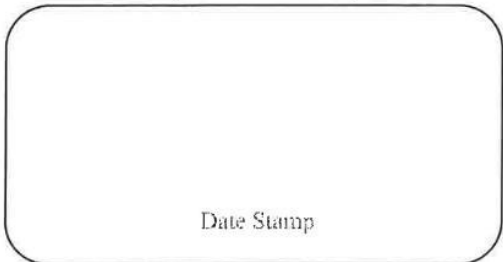
(Name) 11650 S State St. #300, Draper, UT 84020

(Address) 801-540-4808 brian.c@bachhomes.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] Date: 3/28/22  
(Recorded Owner)



As it relates to the adopted Growth policy, our proposed zone change from CMU-1 to NX3 is intended to provide residential growth to Billings within the current city limits. This enables us to connect to existing city infrastructure and avoid large expenses incurred from extending utility lines and roads. This infill development also beautifies the city by improving underutilized vacant property as improving the streetscape along Central Avenue. This will also improve pedestrian and bike connections by adding sidewalks and landscaping.

We will be providing a mixture of housing types of studio units, one and two-bedroom apartments, and three-bedroom townhomes within our development. Bach Homes is a long term property owner who is interested in maintaining and holding our apartment communities for long periods of time into the future. We provide accessible energy efficient housing that helps build communities and will help fill job demand that continues to grow in the Billings area.

#### **Billings Zone Change Criteria**

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

See statement above.

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

New apartments will be fire sprinklered and meet IFC and IBC requirements. Site design will comply with IFC / Billings City fire standards to accommodate fire truck requirements.

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

New apartments will be an attractive, secure, and safe development. Bach Homes retains their apartment projects and is very concerned for long term maintenance and is regularly updating their communities.

**4 – Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements**

Site is an infill location and has existing infrastructure to connect to. Project will comply with all public requirements.

**5 – Whether the new zoning will provide adequate light and air;**

Apartments will provide large windows and modern HVAC systems for all units and amenities.

**6 – Whether the new zoning will effect motorized and nonmotorized transportation;**

Apartments will provide adequate parking for both cars and bicycles.

**7 – Whether the new zoning will promote compatible urban growth;**

Apartments provide compatible urban growth by being an infill development.

**8 – Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;**

Apartments will be designed to be incorporated into neighboring Hunters Pointe phases 1 and 2.

**9 – Whether the new zoning will conserve the value of buildings;**

Bach Homes intends on retaining long term ownership of buildings and had a track record of maintaining and regularly update their communities.

**10 - Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.**

With site being bordered by Hunter's Pointe phases 1 and 2, and with existing demand for apartment units very high, we feel this is the best use for the property to help alleviate housing demand and provide high quality housing and reasonable prices.