

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 713 - Project # 22-00162

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: RR3

Proposed Zoning: RR1

Property Tax ID# D00350C COUNTY COMMISSIONER DISTRICT #

Legal Description of Property: TRACT 2A-2A1 of E1/2SW1/4 of Section 3

TOWNSHIP 1 South RANGE 25 East of the principal Montana Meridian

Address or General Location (If unknown, contact County Public Works): South 44th St. West

Past SALON on CENTRAL Ave heading west to 44th St. Northernmost 5-acre property

Size of Parcel (Area & Dimensions): 5.01 Acres

Present Land-Use: AGRICULTURAL

Proposed Land-Use: RESIDENTIAL

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): MARK A or MARY E GAUGHAN

(Recorded Owner)

49 Vista Dr. BILLINGS MT 59102

(Address)

(401) 860 8060

(Phone Number)

markgaughan21@gmail.com

(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: [Signature] Date: 4-21-2022

(Recorded Owner)



**Zone change application questions:**

**A:**

**My proposal is consistent with the primary goals and objectives of the growth policy that was established in 2008. My request to rezone my parcel of land from RR3 to RR1 fits the growth policy objective because it protects the integrity of the existing neighborhoods and home values. The establishment of more residential areas will only improve the commercial and residential balance in Billings and surrounding areas. During the neighborhood meeting the surrounding homeowners were extremely satisfied with my plan to rezone this piece of property**

**B:**

**As the zoning currently sits on my piece of property RR3 prevents me from reducing the lot sizes below anything but 3 acres. Seeing as it is a 5.01 acre lot any division of this property would be prohibited. Under RR1 zoning this would allow me to sell 4 1.25acre pieces that would better align with the existing homes and neighborhoods in the immediate area. As mentioned before during the neighborhood meeting, the attendees were very supportive of my thoughts and goals**