

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # _____ - Project # _____

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- Rural Residential _____

Proposed Zoning: NX1 - Mixed Residential & N1 _____

Tax ID # D06622 & D06613 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: Section 31, Township 01 North, Range 27 East, C.O.S. 929, PARCEL 4, AMD (LESS 30'OF RD) & Section 31, Township 01 North, Range 27 East, SENWNW4

Address or General Location (If unknown, contact County Public Works): 2433 US Highway 87 E Billings, MT 59101 & unknown address

Size of Parcel (Area & Dimensions): 14.45 acres in total ; see attached layout for the property dimensions

Present Land-Use: Residential Property -Vacant

Proposed Land-Use: Vinton Ventures LLP plans to change the zone of the properties to Mixed Residential (NX1) and develop a subdivision with multi-family or town-home units, and parks.

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): Vinton Ventures LLP (Recorded Owner) 5115 High Trail Road, Billings MT 59101 (Address) 406-855-3345 mikev@vintonlog.com (Phone Number) (email)

Agent(s): IMEG c/o Shawn Thorson (Name) 175 N 27th St. #1312, Billings, Mt 59101 (Address) 406-248-9000 shawn.m.thorson@IMEGcorp.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: [Handwritten Signature] Date: 6-28-22 (Recorded Owner)





August 31, 2022

Planning & Community Services
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

RE: **County Zone Change Application** – County Zoning Change on properties located at Section 31, Township 01 North, Range 27 East, C.O.S. 929, PARCEL 4, AMD (LESS 30' OF RD) & Section 31, Township 01 North, Range 27 East, SENWNW4, Yellowstone County, Montana.

To Whom it May Concern:

Enclosed are the required documents to request a zone change on the property located in Yellowstone County and legally described above. The property is currently zoned with Rural Residential 3 (RR3) zoning and is proposed to be rezoned to a Mixed Residential (NX1) and First Neighborhood Residential (N1) zoning combination. Please see our explanations below (in ***bold italics***) in response to the items identified as required in the Zone Change Application Information Packet.

- a. A legal description of the tract proposed to be rezoned;
A legal description of the tract proposed to be rezoned has been included in this letter and the attached Application Form.
- b. A map showing the dimensions, acreage, and location of the tract and adjacent land uses;
A map has been included with this submittal that shows the dimensions, acreage and location of the tract and adjacent land uses.
- c. The present and proposed classification for the tract;
The present and proposed zoning classification for the tract has been noted on the Application Form included with this letter.
- d. A certified list of the names, addresses and legal descriptions of the owners of property within a radius of three hundred (300) or more feet, as determined by the zoning coordinator, of the exterior boundaries of the tract;
A certified list as noted above has been included with this letter.
- e. Gummed mailing labels with the names and mailing addresses typed or printed neatly of all of the property owners indicated on the certified list;
Gummed mailing labels as noted above have been included with this letter.
- f. The names and addresses of the owner of the land and their agents, if any, along with the recorded property owner's signature; and
The names and addresses of the landowner and their agent, along with the property owner's signature have been included on the Application Form.

- g. Payment of all applicable fees.
The payment of all applicable fees has been paid through the county website.
- h. A signed statement affirming the pre-application neighborhood meeting was conducted in conformance with the requirements of Section 27-1508 (b) 3, and the zone change application is based on material presented at the meeting. The signed statement shall include a copy of the meeting notice, any written materials provided to the surrounding property owners, a brief synopsis of the meeting results, a roster of the persons attending the meeting and audio or written minutes of the meeting.
The Pre-Application Statement of Owner or Agent along with all supporting documents, have been included with this submittal to address the above-mentioned items.
- A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?
The proposed development is located off Highway 87 and would grant residential development in the area. Bringing more affordable housing to this area is critical due to the growing numbers in population for The City of Lockwood. Economically, the development will decrease the demand on housing, ultimately helping the housing market decrease as well. Mike's goal is affordable housing in Lockwood, MT.
- B. Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.
The current zoning of RR3 will only allow for single family homes at the desired density. The surrounding area already has an abundance of rural residential (3-9.9 acres) housing and in today's economic and social climate, it has been determined the better use of this square footage will be the creation of affordable townhomes that will be utilized by the people in the city of Lockwood. Zones NX-1 and N1 will give an opportunity to develop single family, duplexes, triplexes, and fourplexes.

Please feel free to contact me with any questions by email at Shawn.M.Thorson@IMEGcorp.com or by phone at (406) 248-9000.

Sincerely,
IMEG, Corp.



Shawn Thorson, P.E.

Enclosures: Application Form
 Vicinity Map
 Layout with Dimensions and Acreages of Properties
 Pre-Application Statement of Owner or Agent
 Pre-Application Meeting Notification Letter
 Subject Property Map



Pre-Application Meeting Minutes
Pre-Application Meeting Sign in Sheet
Map Provided by City of Properties within 300' of the Zone Change
Certified List of Names and Addresses of Property Owners
Mailing Labels based on Certified List
Review Fee (uploaded to portal)

C. File & Scan (with attachments)

\\files\Active\Projects\2022\22003195.00\Design\Civil\CC07 PLANNING\Rezone Application - Mixed Residential\Rezone Documents\20220523
YCPD Rezone Application Vinton.docx

