

Andy Boetticher
2535 Glengarry Court
Billings, MT 59101

July 31st, 2023

Planning and Community Services Department
2825 3rd Ave N, 4th Floor
Billings, MT 59101

Re: Zone Change Request

To Whom it May Concern,


My wife and I are requesting a zone change for a parcel of land we own, legally known as Blue Creek Acreage Subs, S28, T01 S, R26E, Lot 7. This is a 2.804 acre sized lot located along Blue Creek Road approximately one mile west of the Briarwood Subdivision. Currently zoned RR1, we are requesting a change to N3 concurrent with a Petition for Annexation.

Consistent with the city of Billings' Growth Policy Statement, the requested zone change will allow us to develop the subject property while tying into existing city infrastructure and will provide additional increased tax revenue for the city of Billings as compared to an RR1 zone classification. My wife and I have contracted with a local architecture firm to design a modest 3300sf single family home that will complement the existing rural character of the surrounding neighborhood, preserve the natural areas and maintain the agricultural landscape.

Currently, the majority of properties in the immediate area are zoned RR1 or RR3. Many of the lots remain purely agricultural in nature, and those that do have residential structures were built prior to the installation of city services along Blue Creek Road and therefore rely on septic and cistern for basic services. Unfortunately, the subject property is not approved for septic, so we are unable to develop the lot under current zoning. The requested N3 zone classification coupled with annexation will provide us with the ability to utilize city services and develop the lot without any negative impact to adjacent properties while also supporting Billings' overall growth policies.

Thank you for considering our request.

Sincerely,



Andrew K Boetticher