

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 1022 - Project # PZX-22-00270

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 Neighborhood Office (NO)

Proposed Zoning: Neighborhood Mixed Use (NMU)

TAX ID# C01111 CITY ELECTION WARD 2

Legal Description of Property: C.O.S. 169, PARCEL D, (LESS 5 FT STRIP) LOCATED IN LT 17 LOGAN SUBD 2ND

Address or General Location (If unknown, contact City Engineering): 630 Logan Lane

Size of Parcel (Area & Dimensions): 7477 Sq. Ft.

Present Land-Use: Billings Islamic Center

Proposed Land-Use: Same with conforming zoning

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): Billings Islamic Center

(Recorded Owner)

630 Logan Lane Billings MT 59105

(Address) 406.698.3014

ala.zaki@elite-act.com

(Phone Number)

(email)

Agent(s): Ala Abdel Ghafoor

(Name)

1272 Grubstake Circle Billings MT 59105

(Address) 406.698.3014

ala.zaki@elite-act.com

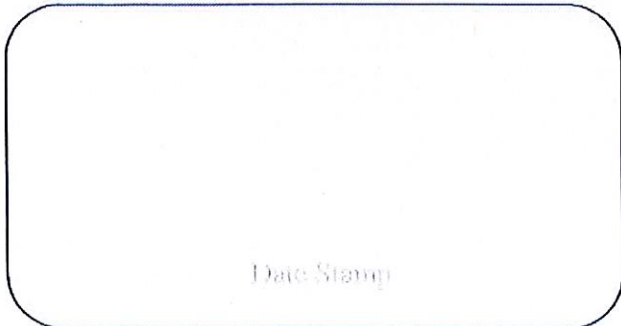
(Phone Number)

(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: Ala Abdel Ghafoor
(Recorded Owner)

Date: 1/19/2023



Date Stamp

A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

Consistent with the adopted Growth Policy of the City of Billings, the proposed Billings Islamic Center (BIC) contributes greatly to the community fabric of the Billings community while encouraging economic prosperity. As the only established place of worship for members of the Islamic community in the Lower Yellowstone Valley region, the BIC will greatly enhance the religious diversity of Billings and surrounding communities. This diversity will in turn provide religious community for countless university students, as well as professionals in the medical, petroleum engineering, and other highly skilled industries who currently routinely find themselves without a place of worship while attempting to live and work in Billings.

Further, the BIC will provide an opportunity for the City of Billings to continue to act as a beacon of interfaith acceptance and inclusiveness. In keeping with the social traditions of the Billings community which spawned the Not In Our Town movement, residents of Billings will have opportunities to come together with the Islamic community to socialize, celebrate, and partake of the rich cultural and religious history of Islam as it exists in other countries across the globe.

B. How the site is adequate in size and location to accommodate the proposed use while still meeting all of the zone district requirements such as landscaping and parking:

The proposed site includes four structures. The foremost, main structure will provide a place for meeting, studying, and socializing for up to 20 people. Additionally, the rearward 'garage' structure, once renovated for the BIC's uses, will provide space for several dozen worshipers to come together in prayer, or for the same numbers of attendees to participate in feasts and other communal activities. The other two structures on the property can serve as places for storage, freeing the other two structures for flexible use in the manner described above.

The grounds will be updated to also enable people to come together outside for barbecues or other gatherings. While landscaping was somewhat neglected by the previous owners, the BIC's pride of place ensures that the outdoor spaces set aside for congregating as a community will be made both comfortable and visually appealing.

The BIC currently estimates that 12-15 vehicles can park onsite while still providing for the other uses described herein. Adjacent businesses can be engaged to provide overflow parking for holidays or other special occasions requiring more parking space.

C. How the proposed use is compatible with nearby uses, and how the applicant intends to mitigate any potential impacts?

Nearby Main Street is one of Billings' main arteries. Many other religious facilities in the Billings Heights enjoy approximately similar ease of access, and the BIC is excited to be included among such estimable company.

Potential impacts include parking difficulties, particularly around the time of major festivals among the Islamic community. There exist nearby several parking places which are routinely unused, and for which arrangements may be made to ensure BIC attendees can park safely, and without disrupting traffic in the surrounding neighborhood.

There will be no onsite activities which would violate noise ordinances or other nuisances attributable to the number of people in attendance.

D. How the proposed use will not impede the normal improvement of surrounding property.

The BIC is committed first to be good neighbors in our interactions with the Billings community. We will make no additions, and will not otherwise modify our property in any manner which infringes on the rights of surrounding property owners to modify their own lawful property in any approved way.

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** Neighborhood Office (NO)
2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
Neighborhood Mixed Use (NMU)

3. **Subject Property Map:** please attach to this form completed

4. **Legal Description of Property:**
C.O.S. 169, PARCEL D, (LESS 5 FT STRIP) LOCATED IN LT 17 LOGAN SUBD 2ND

5. **Neighborhood Task Force Area: Yes /// No . If Yes, Name of Task Force and mailing address of Chairperson:**
Heights Comm Development - Frank Ewalt

6. **Roster of persons who attended the pre-application neighborhood meeting: please attach to this form** Please provide

7. **A copy of the meeting notice, please attach to this form**

8. **A brief synopsis of the meeting results including any written minutes or audio recording, please attach to this form**

9. **The undersigned affirm the following:**

1) The pre-application neighborhood meeting was held on the 29, day of August, 2022.

2) The zone change application is based on materials presented at the meeting.

Owner (s): Billings Islamic Center Telephone: 406.698.3014
Address: 630 Logan Lane Email: Ala.Zaki@elite-act.com
Billings, MT 59105

Agent (s): Ala. Abdel-Ghafoor / President Telephone: 406.698.3014
Address: 1272 Grubstake Circle Email: ala.zaki@Elite-Act.com

BILLINGS
ISLAMIC CENTER

August 29, 2022

Dear Neighbor,

On behalf of the Billings Islamic community and the Billings Islamic Center, we would like to invite you to a zoning pre-application neighborhood meeting scheduled for Thursday, September 8 at 6:00 pm. The meeting will be held at 630 Logan Lane.

The full legal description is:

S22, T01 N, R26 E, C.O.S. 169, PARCEL D, (LESS 5 FT STRIP) LOCATED IN LT 17 LOGAN SUBD 2ND

The purpose of the meeting will be to discuss a proposed change from the current zoning of Neighborhood Office (NO) to Neighborhood Mixed Use (NMU) to allow us to host our non-profit, faith-based organization on the property.

The Board of Directors of Billings Islamic Center and representatives of the Islamic community in Billings will be present at the meeting to answer any questions you may have.

We look forward to meeting you and visiting with you.

Sincerely,

DocuSigned by:

Ala' Abdel Ghafour

085EBC133C8446F...

Ala' Abdel-Ghafour, President

cc: BIC Board of Directors

(Jonah Sullivan, Ambrin Masood, Adam Mallak, Qasim Khan, Muhammad Munawer Qureshi, Labaran Musah and Abdul Raheem)

COMMENTS:

9/08/22-Written by Marguerite Felig/Marguerite Felig
I have been acquainted with Imam Adam Mallak for about 30 years. He actively supports those of us who have a different faith, and has supported interfaith events. I also know members of his family and many from the Islamic community. Some of them came to study at MSU and returned to their home country. I was privileged to get to know them! The intent of a Muslim faith Center, to allow Muslim believers a place to worship and support one another, is necessary.



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Ala' Abdel-Ghafour, President

cc: BIC Board of Directors

(Jonah Sullivan, Ambrin Masood, Adam Mallak, Qasim Khan, Muhammad Munawer Qureshi, Labaran Musah and Abdul Raheem)

COMMENTS:

I attended the open house for the new Islamic Center and am so happy the Muslim community will have a place to worship. I more than welcome them to our neighborhood

Dr. Cindy Delk

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COMMENTS:

I am a professor at MSU Billings and I have had Pakistani international students who were muslim + had nowhere to practice their faith. The university is embracing a more diverse population + this would add much to the community



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COMMENTS:

*As a pastor of the Family Church on S. 29th, we welcome the physical presence of the Billings Islamic Center. I have personally fellowshiped with their community and believe they will be a wonderful addition to The Billings Heights.
Paul D. Marezgo (406) 591-1921*

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(Jonah Sullivan, Ambrin Masood, Adam Mallak, Qasim Khan, Muhammad Munawer Qureshi, Labaran Musah and Abdul Raheem)

COMMENTS:

As a neighbor and, on behalf of the Billings Montana Interfaith Network, Billings Sanctuary Rising and Billings First Congregational Church we heartily support the Billings Islamic Center and Community to the neighborhood at 630 Logan Drive in Billings. The Billings Islamic Center enhances the Billings community by their presence, their sense of community and the manifestation of their faith. It is



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cc: BIC Board of Directors

(Jonah Sullivan, Ambrin Masood, Adam Mallak, Qasim Khan, Muhammad Munawer Qureshi, Laqaran Musah and Abdul Raheem)

Tim & Gladys Westman
406-671-5450 ~ 406-671-3451

COMMENTS:

Welcome to the neighborhood!

We wish you success in your endeavors. The only concern we have would be the shortage of parking on your lot.

Our lot next door @ 636 Logan is large, but is currently leased to HMC Cragg, based in Erida, MN.

We own the lot, but any permissions for use would need to come from them.

One warning - a very noxious weed 'goatheads' has spread on both our lots & must be controlled!



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COMMENTS:

After visiting with several members of the Islamic group, I was impressed with their commitment to establish a Center. They conveyed the idea that they want to be good neighbors.

I don't know a lot about the Islamic religion or their culture. I wish them the best on their endeavor. Robert Popelka



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(Jonah Sullivan, Ambrin Masood, Adam Mallak, Qasim Khan, Muhammad Munawer Qureshi, Labaran Musah and Abdul Raheem)

COMMENTS:

We are happy to welcome the Muslim community in Billings. We know many great people and be friend and like family. Should Billings welcome worship God together. God Blesses Billings for Inter-faith community.

Yusako Martin



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COMMENTS:

- I fully support the establishment of a Billings Islamic Center. It will add cultural and faith diversity to our city.

The Islamic Faith Center supports prayer as well as family values and is a place for our brothers and sisters in faith to worship.

Sincerely,

Ashid Khowes

