

3648 AJ Way | Zone Change

3 April 2023



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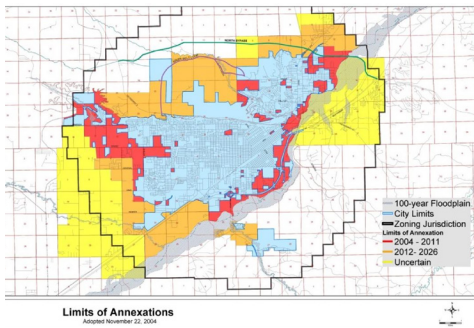
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INTRODUCTION

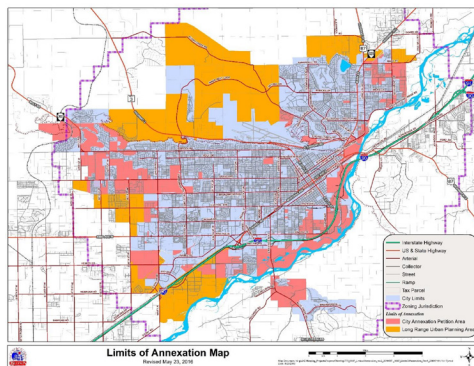
Overview

This is a proposal to change the zoning of these two parcels from County Agricultural to P3 Public Civic Campus zoning. The reason for the proposed zone change is that these parcels are also proposed to be annexed into the City of Billings. Agricultural zoning is not allowed within city limits, so this zone change is an accompanying piece of that process. Annexation of these properties into the city provides the parcels with city utilities, and in-turn, provides the benefit of these parcels to the city. These parcels are owned by the Department of Military Affairs, and the uses that will happen on site will provide public safety and resources to the community.



Growth Policy

The zoning objectives of '3648 AJ Way' were designed in line with the 2016 City of Billings's Growth Policy, and Municipal Code. These documents and others are referenced throughout the application. In the Growth Policy the Limits of Annexation maps have these parcels slated to be annexed from 2012-2026, or within the Long Range Urban Planning Area. To quote the growth policy – **'Shallow bedrock and unstable slopes can pose difficulties for construction.'** A principal reason for annexation is to connect to city utilities to limit the impacts to construction, and negative impacts that independent water, wastewater, and stormwater systems may have on the neighbors and geology.



Neighborhood Plans

There are no Neighborhood Plans for this area.

DECISION CRITERIA

27-1628 D

1. Whether the new zoning is designed in accordance with the growth policy

These parcels fit the primary objectives listed within the Growth Policy. For Essential Investments – Under ‘Locations for Investments’ Infill and contiguous County properties is the primary objective. For Public Services the first objective is Public Safety. Integrated Water Systems is the first objective for Infrastructure, and Public services is the first objective of the Business category. For Regulation objectives 2-6 will be met on these sites.

2. Whether the new zoning is designed to secure from fire and other dangers

Yes, P3 zoning will be served by the City of Billing’s emergency services, including police and fire. Future site development will conform to City of Billing’s public safety, building, and land use requirements in compliance with the Municipal Code, as well as all applicable building codes to help secure safety from fire and other dangers.

3. Whether the new zoning will promote public health, public safety and general welfare

Yes, all future development will require site plan review and compliance with the City’s Municipal Code which ensures the promotion of public health, safety and general welfare. This proposed zoning change allows for additional civic campus alternatives and provides open space. It is anticipated that this project will increase support facilities, facilitating decreases in emergency response times.

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

Yes, The City conducts extensive planning for municipal transportation, water, sewer, parks, and other facilities and services provided by the City. The adopted plans allow the City to consider existing conditions and identify enhancements needed to provide additional service needed by new development. The development of public infrastructure improvements to serve the property will be required to conform to the City of Billing’s adopted standards which require properties to construct public infrastructure and/or pay impact fees, assessments, and taxes to support transportation, water, sewer, school, parks, and other public requirements.

5. Whether the new zoning will provide adequate light and air

Yes, The Municipal Code includes requirements for providing adequate light and air including park and recreation requirements, maximum building height, on-site open space requirements, lot coverage, and

DECISION CRITERIA (Cont.)

setback requirements. Future development of the property will be subject to these provisions and that of the Building Codes which have standards for ingress and egress, ventilation, and related subjects that further support the provision of adequate light and air.

6. **Whether the new zoning will affect motorized and nonmotorized transportation**

Neutral, with the change in zoning there will be no direct change in transportation with this zone change. It is noted that improvements at AJ Way and Highway 3 will be needed because of existing and planned growth in the future. The zone change of these parcels does not directly impact the area transportation. Future developments will conduct the required Traffic Impact Studies to determine the impact to area transportation networks.

7. **Whether the new zoning will promote compatible urban growth**

The P3 zoning promotes more growth than the agricultural county zoning. The P3 zoning is also compatible with future plans from the 2016 Growth Policy. In the Public Preferred Scenario of the growth Planning Scenarios it has these parcels listed as Heavy Commercial High Density / Industrial Light. Public P3 Civic Campus is not listed as a zone in that plan but it fits similar to those uses. (See images to left)

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

Yes, the proposed P3 can support many types of urban development that serve the immediate area and broader region. With adjacent P2, I1, and CX zoning the P3 uses will fit well with those uses.

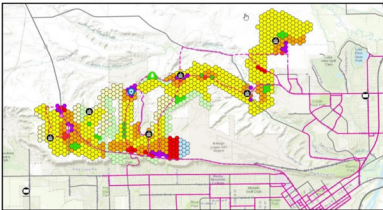
9. **Whether the new zoning will conserve the value of buildings**

There are no existing buildings on the site to evaluate when considering how the values of buildings are being conserved. Any proposed new or expanded structures will be required to meet setbacks set forth in the Municipal Code, which will alleviate potential negative impacts to the values of adjacent buildings on bordering parcels in the event of future development on the subject property. Any future development on the property will be subject to standards in the P3 zoning which will ensure the conservation of adjacent building values.

10. **Whether the new zoning will encourage the most appropriate use of land throughout the city.**

Yes, with adjacent P-2, CX, and I1 zoning we feel this P3 zoning fits the mix of all those zones. Additionally this zoning fits the projected uses of the Growth Policy as mentioned in the Overview.

NORTH PUBLIC PREFERRED SCENARIO (NPP)



NEIGHBORHOOD MEETING MINUTES

1. Peter Rudd from SMA noted the lots and description of the sites that have a proposed zone changes from AG to P3. A map was passed around showing the lot locations. Discussed P3 as multi building campus.
2. Barbara Ramlow:
Will each lot be a separate campus
Response: No, currently anticipating a single campus.
3. Alice Lahren:
How can we be comfortable without knowing what building will be built?
Response: The first phase will be a Limited Army Air Support Facility.
4. Howard Evans:
Who do you represent?
Response: SMA, the State of Montana and The Department of Military Affairs.
What will be done to mitigate noise? Could there be a berm?
Response: Too early in the design phase to tell. Trees have been considered.
5. Morgan Tuss:
What exit/entry will be allowed to handle future development.
Response: A second entry has been discussed, but too early to give a firm answer
6. Richard King (Chair of Rimrock Neighborhood Task Force):
Is there any activity by the county, master planning program that would help define the future of this area outside your property?
Response: Not that we are involved in or have knowledge of.
7. Paul Scarpari:
What happen in Phase 1? Will there be barracks?
Response: Phase 1 is the LAASF; no barracks..
8. Howard Evans:
Why in the City?
Response: We would guess it is due to the availability of site utilities including sewer and water
Is the zone change county or city.
Response: Likely a concurrent Zone Change and annexation through the City of Billings. Need to confirm.
9. Paul Scarpari:
How large will the building and pad be
Response: Too early to tell.

NEIGHBORHOOD MTG. MIN. (Cont.)

What impact will there be: Lights? Noise?

Response: Will need to wait until the later meeting when more specific building details are available, but there will be noise and lights.

10. Jim Helus:

How will the watershed be handled so water doesn't need to be handled? They have had flooding in the basement.

Response: This is a significant design concern and is being addressed with the site design.

11. Theresa Helus: I want to make a few comments – not questions:
AJ Way traffic has become hazardous to the traffic on Highway 3.
Lights on current industrial buildings are too bright.

12. Kevin Moser:

Will there be road upgrades due to this project? Would it be done prior to highway deaths?

Response: Road improvements, if made, will be before or concurrent with facility construction, based on traffic needs.

13. Michael Tuss: I want to make a few comments:

Cut off light fixtures are recommended. Blaine's lighting did a poor job of this.

Air craft have been flying over my house and rattling my windows. Will this be an issue? Army copters have been more respectful than Blaine's

Roundabouts made traffic noise levels high. Suggest lowering speed limit on Highway 3.

Response: None

14. Howard Evans:

Will the building comply with Zoning P3?

Response: Yes

I am questioning P3 Zoning

15. Paul Scarpari:

Dates for follow up meeting?

Response: More are coming but nothing has been scheduled.

16. Howard Evans:

Can we get the master Plan? Is this a public document?

Response: Will verify

Can that be provided?

Response: Will verify

When will the application be made?

Response: Will verify.

Who pays for City Services?

Response: Normally, this would be City system development fees.

NEIGHBORHOOD MTG. MIN.(Cont.)

17. Morgan Tuss: Comment

I would hope for a P3 zoning vs Industrial.

18. Barbara Ramlow:

Will there be a round about?

Response: Not Sure about infrastructure scope at this time.

19. Jeff Biscoe:

I am from "Discovery Field" outdoor learning facility. Barracks will be just across the fence line, will there be a drill sergeant out there yelling obscenities? Can you plant a tree line now?

Response: This barracks is not in the current scope of work.

20. Alice Lahren: Comment

Current Trail that is under construction will make turning problems. North side development may create more issues.

Response: None.

21. Howard Evans:

The other lots that are industrial in this area will they take part in the road improvements.

Response: This is not in the scope of our project. We are unsure of the answer at this time.



architecture + design



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Helena, MT 59601
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BOZEMAN
428 East Mendenhall Street
Bozeman, MT 59715
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City Zone Change Neighborhood Meeting

To Whom it May Concern,

Hello, we would like to invite you to a Neighborhood Meeting for the Zone Change of parcels D04590 & D04589 located at 3648 AJ WAY. The parcels previously stated are in the process of annexation into the City of Billings with an accompanying zone change from County Agricultural Zoning to City of Billings' Public zoning. This zone change is occurring as Agricultural Zoning is not allowed within the City of Billings, and the Public zoning accommodates the future needs of the site and community.

When: 6:00pm, March 27th, 2023

Location of Meeting: Warehouse Unit 111

3465 AJ Way

Billings, MT 59106

Address: 3648 A J WAY

Tract 3 D04590

Legal Description: S26, T01 N, R25 E, C.O.S. 1889,

PARCEL 3

Owner Contact: The Department of Military Affairs
PO Box 4789
Fort Harrison, MT 59636-4789
Contact: David Brown
Email: david.a.brown588.nfg@army.mil
Phone: (406)437-4210

Tract 2 – D04589

Legal Description: S26, T01 N, R25 E, C.O.S. 1889,

PARCEL 2

Owner Contact: Lupine Holdings LLC
421 Rimrock Road
Billings, MT 59102-1024
Contact: Erin Herring
Email: erin@flybfs.com
Phone: (406)860-2256












MEETING SIGN-IN SHEET

Project:	Zone Change	Meeting Date:	3-27-2023
Facilitator:	Peter Rudd - SMA	Place/Room:	

Name	Title	Company	Phone	Fax	E-Mail
Kevin Moser			690-1718		moser.construction@yshoo.com
P. Vande Veegeste			406 545-0777		drvan@bresnan.net
PAUL R. SCARPARI			406 391-5301		PAUL.SCARPARI@GMAIL.COM
Barbara Ramlow			406- 534-2102		erksider100@gmail.com
Howard Evans			252-3558		RimTop10rd@gmail.com
Jim & Theresa Helus			406- 245-6320		thelus@charter.net
Simon Harper			406 8912		SIMON@BRESNAN.NET
Lyle Gabrian			406 259-1823		lgabrian@bresnan.net
Richard King	Chair: RNTF		406 690-0776		King35@cc.com
Alice Lahren			406 850-8677		alahren@bresnan.net
Norma Boyd			406 865-1991		ncleveland@hotmail.com
Joe Boyd			406 860-3434		JoeBoyd794@gmail.com
Michael Tuss	Resident		406 545-8972		mtussmt@gmail.com
Morgan Tuss	Resident		406- 698-2067		morgan.tuss@gmail.com
Jeff Biscoe	owner / President		406- 839-2999		jeffbiscoe@gmail.com

Annexation Map

Legend

-  Sewer Main
-  Storm Water Main
-  Water Main
-  Parcels To Be Annexed
-  Parcel Boundary
-  City - CX Heavy Commercial
-  County RR3
-  County A - Agriculture 10+ Acres
-  County I1 - Light Industrial
-  County P2 - Public-Civic & Institutional
-  Existing City Limits

