

APPLICATION FORM

CITY ZONE CHANGE **Billings Zone Change #** _____ **Project #** _____

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 N3 _____

Proposed Zoning: N-PND with N3, N2 & P1 districts _____

TAX ID# 000D124270 _____ CITY ELECTION WARD IV _____

Legal Description of Property: Lot 2B Amended, COS 1834 _____

Address or General Location: NE 54th Street West and Rimrock Road _____

Size of Parcel (Area & Dimensions): 30.6 Acres, 1,511' x 882' Present Land-Use: Vacant

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 Ned Zimmerman _____
(Recorded Owner)

541 Daisy Dean Road, Wilsall, MT 59086-9405 _____
(Address)

406-551-3455 _____ zncattle@gmail.com _____
(Phone Number) (email)

Owner Van Zimmerman _____
(Recorded Owner)

353 Harvard Street #4, Cambridge, MA 2138 _____
(Address)

617-595-2473 _____ van@vanzimmerman.com _____
(Phone Number) (email)

Agent KLJ Engineering (Travis Copper or as Delegated) _____
(Name)

2611 Gabel Road, Billings, MT 59108 _____
(Address)

406-247-2902 _____ travis.copper@kljeng.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: Ned Eric Zimmerman Van Guth Zimmerman Date: 03/23/2023
(Recorded Owner)



Date Stamp



2611 Gabel Road
Billings, MT 59102-7329
406 245 5499
KLJENG.COM

Zoning Application Narrative

Project: Rezone Application, NE Corner of 54th Street West and Rimrock Road, Billings MT, Lot 2B, COS 1834

Property Overview:

The above described property is in Yellowstone County, Outside of the City of Billings City Limits, but within the City of Billings Zoning Jurisdiction. The property is bordered by City Limits on the south, west and east sides, with existing single-family residential development on the south and west sides and undeveloped land to the east and north. The property is currently zoned N3 – Suburban Neighborhood. City owned water and sanitary sewer mains exist on the west and south sides of the property.

The property is proposed for annexation into the City and concurrent rezoning in accordance with the 2016 City of Billings Growth Policy (GP) and current City of Billings Zoning Regulations (ZR).

Synopsis of Pre-application Neighborhood Meeting:

A Pre-application Neighborhood Meeting for this application to re-zone was held on-site at 5:00 PM on Monday, March 20, 2023. Meeting minutes and sign in sheet are included in the zoning application package. Approximately 35 people showed up to the meeting and expressed various concerns and questions, which are summarized in the minutes.

Consistency with Growth Policy, Neighborhood Plans, and other Applicable City Development Policy:

- Map 3.1 of the GP shows the property within the proposed 2004-2011 Limits of Annexation.
- Annexation and re-zoning would involve “Infill and contiguous County Property” as noted as an Essential Investment Object in Chapter 4 of the GP.
- Section 27-801.B.1 of the ZR establishes Planned Neighborhood Development (PND) standards for annexation of lots larger than 10 acres. The PND standards require a minimum of two zones other than P1-Park and Open Space. The applicant is satisfied with the current N3 zone so has selected N2 for the second zone, as being the most similar that which currently exists. The proposed zones meet all other requirement of the PND standards.

10 Statutory Criteria for a Zone Change:

1. Whether the new zoning is designed in accordance with the growth policy
It is consistent as described above.
2. Whether the new zoning is designed to secure from fire and other dangers
Any development of the property will require compliance with all applicable City of Billings development standards, including fire protection requirements.



3. Whether the new zoning will promote public health, public safety and general welfare
Any development of the property will be required to comply with all City of Billings and Montana Department of Environmental Quality health and safety standards.
4. Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements
The proposed zoning does not allow the property to be developed at a dissimilar intensity than the existing N3 zoning. Therefore, the rezone will not result in an increased demand for these services.
5. Whether the new zoning will provide adequate light and air
The proposed zoning does not allow the property to be developed at a dissimilar intensity than the existing N3 zoning. Therefore, the rezoning will not result in reduced air quality or an increased demand for lighting.
6. Whether the new zoning will affect motorized and nonmotorized transportation
The proposed zoning does not allow the property to be developed at a dissimilar intensity than the existing N3 zoning. Therefore, the rezoning will not result in an increase in transportation needs.
7. Whether the new zoning will promote compatible urban growth
The proposed annexation and zoning are needed for infill of property currently in the County that is surrounded by City limits on three sides and develop the property consistent with surrounding land uses.
8. Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses
The proposed land use is the same as that previously assigned to the property by the current zoning designation.
9. Whether the new zoning will conserve the value of buildings
The proposed zoning is similar to that of surrounding properties and is consistent with existing and proposed building on those properties.
10. Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.
Appropriate use for the land was determined in development of the GP, of which, the proposed zoning is compatible.

Fits in with the Existing or Planned Developments within the Area:

Land to the south and west is already developed. There are no current development plans for property to the north or east that are known to the applicant. Street and utility stub outs will be required to adjacent undeveloped land through the preliminary plat review process.