

APPLICATION FORM

CITY ZONE CHANGE **Billings Zone Change #** 1037 - **Project #** PZX-23-00158

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 - Suburban Neighborhood

Proposed Zoning: NO - Neighborhood Office

TAX ID# C08064 CITY ELECTION WARD 5

Legal Description of Property: LAMPMAN SUBD, S12, T01 S, R25 E, BLOCK 24, Lot 7, (LESS 200 SQ FT FOR STREET)

Address or General Location (If unknown, contact City Engineering): 3146 Monad Rd

Size of Parcel (Area & Dimensions): 11,708 sq ft 100 X 117 approximately

Present Land-Use: Vacant Land

Proposed Land-Use: Small 4-unit property with residential and professional office units

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): Anthony Wilcox

(Recorded Owner) 107 33rd St W Billings, MT 59102

(Address) 406-321-4532 tonywilcox17@hotmail.com

(Phone Number) (email)

Agent(s): Jami Clark

(Name) PO Box 21040 Billings, MT 59104

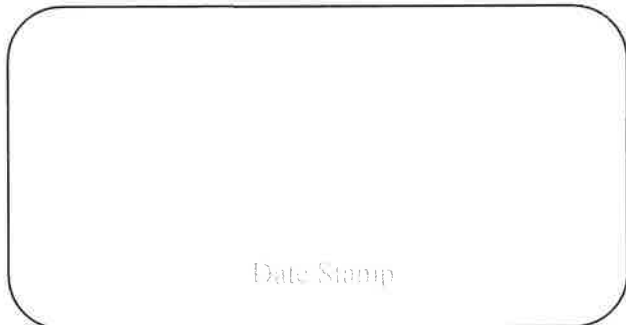
(Address) 406-696-2215 jami@ownbillings.com

(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: Anthony Wilcox Date: 08/25/23

(Recorded Owner)



Date Stamp

How the proposed zone change is consistent with the city's Growth Policy, meets the 10 criteria for a zone change, and fits in with the existing developments in the area.

This proposed zone change is consistent with the city's Growth Policy because it:

- Allows a mix of housing types
- Implements the city's Infill Policy with developing an underutilized property
- Provides housing and workplace units along public transportation and bikeways

This proposed zone change meets the 10 zone change criteria by:

1. The zone change is in accordance with the city's Growth Policy as described above.
2. It is designed to secure from fire and other dangers.
3. It promotes public health, safety, and general welfare by providing development of an infill lot with newly built housing and/or workplace units.
4. The zone change will facilitate adequate provision of transportation, water, sewer, schools, and parks as it is located on city services already, it is located with immediate access to public transportation, and is in close proximity to both parks and schools.
5. The zone change does provide adequate light and air within its zoning setbacks and regulations.
6. The new zoning will have minimal impact on motorized and non-motorized transportation as the proposed use will have minimal increased vehicle access counts to the property as compared to its current zoning.
7. The new zone promotes compatible urban growth by providing more appropriate options for an unused infill lot.
8. The new zoning considers the character of the district and the suitability by adding an additional appropriate use to an area comprised of single family, multifamily, and civic uses.
9. The new zoning will conserve the value of buildings by adding new construction to a neighborhood with homes that are 40+ years old.

10. The new zoning will encourage the most appropriate use of land throughout the City of Billings as this small property has not been attractive to the public for a single family dwelling. Zoning allowing professional workplace and multifamily units is most appropriate for this property located at an arterial intersection.

The proposed zoning fits in with the existing developments as there is multi-family zoning (PUD) within 300 ft of the property, there is non residential (civic) zoning directly to the north, and there is much commercial zoning along 32nd St W further to the north and south of the subject property.