

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE

Billings Zone Change #

1042

Project #

24-00001

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 Residential

Proposed Zoning: P2- Public, Civic, and Institutional, Small

TAX ID# A22021B & A22021C

CITY ELECTION WARD 2

Legal Description of Property: Lots 3 and 4, Block 4, of the Amended Plat of Block 4 Lake Hills Subdivision 2nd Filing

Address or General Location (If unknown, contact City Engineering): 655 W. Wicks Lane

Size of Parcel (Area square feet or acres): Total Area = 8.108 Acres

Present Land-Use: Vacant Land

Proposed Land-Use: Church Building

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Gracepoint Church of Billings, Montana

(Recorded Owner - Printed)

PO Box 50759, Billings, MT 59105

(Address-Printed)

406-318-7731

(Phone Number-Printed)

jim@gracepointbillings.com

(email-Printed)

Agent(s): Performance Engineering, LLC; Taylor Kasperick, PE

(Name – Printed)

608 N. 29th Street, Billings, MT 59101

(Address – Printed)


406-384-0080

(Phone Number-Printed)

taylor@performance-ec.com

(email-Printed)

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: 

James r. Taber (Jan 2, 2024 12:58 MST)

Pastor

Date: Jan 2, 2024

(Recorded Owner – Digital Signature Allowed)



608 North 29th Street • Billings, MT 59101 • 406-384-0080

Lot 3 and 4, Block 4, of the Amended Plat of Block 4 Lake Hills
Subdivision, 2nd Filing.
Zone Change Written Statement

1. Explain how the proposed project is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies.

Essential Investments - The proposed project is already within the Heights Water District boundary and service from the City sewage infrastructure is readily available making it a very cost-effective, in-fill property for the City. In addition, Iverness Drive and Pebble Beach Road are not complete streets that will be improved with the development by the Owner per City of Billings improvement requirements. This will be consistent with the essential investment to improve adjacent property values.

Place Making/Community Fabric - Utilizing the subject properties as Public space will enhance the currently vacant property and facilitate a public space for community members to meet, which is integral to a vibrant community.

Strong Neighborhood - The goal of the proposed project is to focalize a public gathering space that fosters faith, good will, and social interaction. By re-zoning to allow for the intended development as a church, the properties will be developed per the City of Billings development standards, providing safe walking spaces on the east side of Iverness Drive and south side of Pebble Beach Road.

Prosperity - By re-zoning the properties to public space, additional civic gathering spaces will be provided that further foster a sense of community and togetherness that make Billings attractive for a strong, skilled, and diverse workforce.

2. Explain how the proposed project meets the 10 zone change criteria.
 - a. Is the new zoning designed in accordance with the growth policy?
The new zoning to construct a public place of worship aligns with the City of Billings growth strategy aiming to develop adjacent to existing infrastructure, provide a low cost of service, and enhance strong, clean, safe neighborhoods.
 - b. Is the new zoning designed to secure from fire and other dangers?

There are fire hydrants located in close proximity to the site on the North and South corners of Lot 4. Fire Station #6 happens to be on the same street (Wicks Ln) and less than 2 minutes away from the site. Construction of the site will comply with building regulations and zoning code to allow for appropriate separation of buildings and proper lighting for public safety and security. The site is located outside of any floodplain.

c. Will the new zoning promote public health, public safety, and general welfare?

The proposed zone change opens the possibility of active engagement in community support services. Churches contribute to the overall well-being of individuals in the community, addressing health and safety needs. The buildout of this vacant land will bring social interaction and support networks within a community to positively impact mental health and general welfare.

d. Will the new zoning facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements?

The change in zone will not require any major water or sewer improvements to the site as it can already be serviced readily by mains underneath Wicks Lane and Iverness Drive. Parking, landscaping, sidewalks, and storm retention will be addressed in the individual site layout per City of Billings development requirements. The development is served by MET transportation, with the closest stop being on Wicks Lane, and a multi-use trail within close proximity at the intersection of Governors Boulevard and Wicks Lane. The development does serve as a central point between elementary, middle, and high schools within the Heights.

e. Will the new zoning provide adequate light and air?

The proposed zone change will have minimal impact on light and air in the surrounding area. The required open space within the proposed P2 district will allow for adequate lighting and air for the property and surrounding area. Any improvements to the land must adhere to the zoning requirements for lighting laid out by the City's Zoning Code which directly addresses open areas and light.

f. Will the new zoning affect motorized and nonmotorized transportation?

As the zone change will convert vacant lots to public development, additional community members will travel to the area creating an impact on the motorized transportation in the area. The large number of existing and proposed sidewalks and multi-use trails in the area leading to popular residential areas, nearby parks, and schools within the Height's will also help mitigate additional unnecessary traffic. It should be noted that traffic generated by the development will see peaks on

weekends days when traffic flow is lower on adjacent existing residential streets.

- g. Will the new zoning promote compatible urban growth?**
The P2 zoning will promote compatible urban growth by constructing a church. Churches historically preserve a city's cultural heritage while accommodating modern needs. Like a downtown cathedral or an iconic silhouette against the city's horizon, the design and architecture of the church remains nestled between residents. This zoning will allow for new residents to move into a vibrant and aesthetically pleasing neighborhood that can easily meet most of their needs in the immediate area.
 - h. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?**
With this zone change, the entire Block 4 of Lake Hills Subdivision 2nd Filing will become a public zone. East of the subject lots is an existing church providing adequate buffering and minimizing impacts to surrounding areas. Through proper planning and tiering away from existing neighborhoods, the proposed zone change from N3 to P2 will not impact the character of the existing community.
 - i. Will the new zoning conserve the value of buildings?**
The new zoning will conserve the value of buildings in the area by providing a community benefit to the surrounding neighborhoods and community. In addition, development of the property will improve both Iverness Drive and Pebble Beach Road to City standards, thus improving adjacent amenities.
 - j. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?**
As the subject properties are considered infill, the development of the land in conjunction with this zone change will provide the most appropriate use of the land, changing readily developable land from vacant to occupied. The proposed development integrates public health and safety, without strain to city infrastructure or EMS services, and acknowledges the heritage of the Heights community with respect to religious land usage.
- 3. Does the new zoning fit with the existing or planned developments within the area?**
The new zoning will fit seamlessly into the existing or planned developments due to a diverse and inclusive neighborhood. The residences that surround the area of interest will be provided with a community gathering space that complies with the city's regulations to foster health, goodwill, and social interaction of all ages and income levels.