

ZONE CHANGE

Pre-Application Statement of Owner(s) and 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:** N3 - Suburban Neighborhood Residential

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

Change underlying zoning from N# - Suburban Neighborhood Residential to P2- Public, Civic and Institutional to allow for development as a church.

3. **Legal Description of Property:**

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

4. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force
Heights Neighborhood Task Force

5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to on line application

6. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to on line application

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

1) The pre-application neighborhood meeting was held on the 14th, day of
December, 2023.

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

Owner (s):

Gracepoint Church of Billings, Montana Telephone: 406-318-7731

Address:

PO Box 50759, Billings, MT 59105 Email: jim@gracepointbillings.com

Agent (s):

Taylor Kaypovich Telephone: 406-384-0080

Address: 608 N 29th Street, Billings, MT 59101 Email: taylor@performance-ec.com

Complete this form and upload to your on-line Zone Change application

Lots 3 & 4, Block 4 Amended, Lake Hills Subdivision, 2nd Filing

Zone Change Neighborhood Meeting Notes

The meeting was conducted from 5:30-6:30 PM on December 14, 2023 at the Lake Hills Golf Course's upstairs meeting area. The meeting was hosted by Taylor Kasperick of Performance Engineering (Agent) and Jim Taber of Gracepoint Church Billings, Montana (Developer).

There were eleven (12) public participants for the meeting. We did not receive any calls prior to the meeting or following the meeting. In general, questions from the public included what the plan was for the land following the zone change, how much traffic could be expected, and who would be responsible for improvements to bring Iverness Drive and Pebble Beach Road up to City of Billings standards. Specific questions and information provided to the group in attendance are detailed below.

Questions from the individuals and subsequent responses are shown below:

- **What is the timeline on the development of the property?**

The overall timeline of the project was discussed providing information on the planned zone change, which would be heard by City Council at the February 26th, 2024 meeting, preparation of site layout and design documents, and review by the City of Billings Engineering and Building Departments. Given these steps, it was discussed that commencement of construction would likely be in May of 2024 and the construction process would likely take approximately one year.

- **Where will the property be accessed from?**

It was discussed that based on the City of Billings proposed access control plan, it is likely that only a single approach off Wicks Lane would be allowable, meaning that the site would likely be accessed from both Wicks Lane and Iverness Drive. It was noted that a complete site plan has not been prepared at this juncture, but this would be coordinated with the City of Billings during review and approval of the site plan permitting process.

- **How much traffic would be expected for the proposed church building?**

The Developer noted they typically serve approximately 250-300 people in the congregation on a peak weekend service schedule. It was noted by the Agent that the City of Billings has a 500 trip/day threshold for conducting a Traffic Impact Study (TIS), and that should the proposed development trigger that threshold a study would need to be conducted that would recommend traffic measures to address this increased volume.

- Who will be responsible for the cost to improve Iverness Drive and Pebble Beach Road to City Standards? Surrounding owners were assessed the cost for previous improvements in the past and do not want to be assessed for additional improvements.

The Agent noted that per the City of Billings development requirements, the Developer will be responsible for improving their frontage to City standards including road widening (if necessary), curb and gutter, and sidewalk as part of the development process. It was noted that depending on final development plan and whether that is both subject lots in their entirety or only a portion, the frontage of the area of development would be required to be improved.

- Does the church plan to house any residents on the premises?

The Developer indicated that at this time there is not plans to house residents on the premises due to the amount of staff and resources it takes to do so. This would be an allowed use, Group Household Living, under the P2 zoning as a permitted use.

SHEET TITLE
PROPOSED ZONING MAP

PROJECT TITLE
GRACEPOINT CHURCH

CLIENT
GRACEPOINT CHURCH OF BILLINGS MT

608 NORTH 29TH STREET
BILLINGS, MT 59101



PERFORMANCE ENGINEERING

(406) 384-0000
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EXHIBIT
EX A

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- LEGAL DESCRIPTION**
- LAKE HILLS SUBDIVISION 2ND FILING, LOT 3 AND 4, AMENDED BLOCK 4, S16, T01N, R26E
- ③ LOT 3: 178,207 SF, 4.091 ACRES
ZONING: EXISTING - N3; PROPOSED - P2
 - ④ LOT 4: 174,821 SF, 4.013 ACRES
ZONING: EXISTING - N3; PROPOSED - P2
- ZONING LEGEND**
- CMU1: COMMERCIAL MIXED USE 1
 - NX1: MIXED RESIDENTIAL 1
 - NX2: MIXED RESIDENTIAL 2
 - NX3: MIXED RESIDENTIAL 3
 - P1: OPEN SPACE, PARKS, RECREATION
 - NO: NEIGHBORHOOD OFFICE
 - NMU: NEIGHBORHOOD MIXED USE
 - N3: SUBURBAN NEIGHBORHOOD
 - P2: PUBLIC, CIVIC, AND INSTITUTIONAL, SMALL
- PROPOSED ZONE CHANGE BOUNDARY**

