

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 1046 Project # P2x-24-00056

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 NX3 - Mixed-Residential (Large scale multi-family)

Proposed Zoning: CMU2: Corridor Mixed Use 2

PARCEL TAX ID# X00427 CITY ELECTION WARD 2

Legal Description of Property: The legal description of the property is the proposed Lots 1 and 2 of Skyview Ridge Subdivision, 2nd Filing. The property is a portion of an unplatted tract just west of Skyview Ridge 1st Filing.

Address or General Location (If unknown, contact City Engineering): 1202 Wicks Lane West

Size of Parcel (Area square feet or acres): 8.606 acres

Present Land-Use: Vacant

Proposed Land-Use: Commercial Mixed Use

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

Owner(s) State of Montana Department of Natural Resources

(Record Owner)

1625 Eleventh Avenue, Helena, MT 59601,

(Address)

406-247-4401

(Phone Number)

jholzwarth@mt.gov

(email)

Agent(s): Taylor Kasperick

(Name)

608 N 29th Street, Billings, MT 59101

(Address)

406-384-0080

(Phone Number)

taylor@performance-ec.com

(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: Joe Holzwarth Date: 02/01/2024

(Record Owner – Digital Signature Allowed)



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

Lot 1 and 2 of the proposed Skyview Ridge 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 fronted by Wicks Lane within the City of Billings. Within Wick Lane, there is existing water, sewer, and stormwater infrastructure that is readily available to serve the property, making development of this property an in-fill development limiting investment by the City to facilitate the development.

Place Making/Community Fabric - As is the underlying intent within the City's zoning code, development of the property as a Corridor Mixed Use property will help promote a comfortable, walkable piece of property. It is also appropriate for the zone change provided a mixed use commercial zoning is being proposed on a principal arterial roadway in Wicks Lane.

Strong Neighborhood - The proposed change to a CMU2 district is appropriate to allow for commercial development on principal arterials (high traffic volumes and speeds) rather residential developments, which promotes a strong neighborhood of having commercial uses adjacent to residential development on lesser traveled roadways.

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 proposed zone change is in accordance with the growth policy, which promotes development of commercial and mixed use facilities on major roadways, including Wicks Lane.
 - b. Is the new zoning designed to secure from fire and other dangers?
Existing fire hydrants are located within Wick Lane West, and any development will be reviewed by the City of Billings at time of master site or building permit review to ensure that, if necessary, private fire hydrants are installed to secure from fire and other dangers.
 - c. Will the new zoning promote public health, public safety, and general welfare?

The new zoning is in accordance with the zoning code and growth policies which were established to promote public health, safety, and general welfare.

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

The subject properties will be served by existing water, sewer, and road systems. As a commercial property, it is not anticipated the proposed zoning will impact schools, parks, or other public requirements.

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 landscaping within the proposed CMU2 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.

g. Will the new zoning promote compatible urban growth?

The proposed CMU2 zoning will promote compatible urban growth by constructing a commercial or mixed use facility on an existing principal arterial rather than on lesser roadway (collector, local). This allows for decreased traffic on urban roadways that are utilized for residential or neighborhood uses.

h. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?

The subject properties slope consistently from west to east. It is anticipated development of the property will necessitate a stepped building or multiple buildings to meet the "build-to" requirements of the zone district which is required to promote a comfortable walking environment and activate the lot frontage.

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 as a commercial or

mixed use facility will develop a piece of ground that has remained vacant and not previously been developed or utilized.

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.

3. Does the new zoning fit with the existing or planned developments within the area?

The new zoning fits well with the overarching master plan for Skyview Ridge Subdivision. As previously displayed in the Subdivision Improvement Agreement for Skyview Ridge Subdivision, 1st Filing, the areas adjacent to Wick Lane West were originally contemplated for commercial, neighborhood mixed use, and high density residential. This Master Plan was prepared prior to the current zoning code, which currently pushes to have commercial districts located on arterial and collector roadways, which this proposed zone change accomplishes.