

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE

Billings Zone Change # 1051 Project # PZX-24-00130

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 EBURD Industrial Sanctuary

Proposed Zoning: EBURD-13th st Main Street

PARCEL TAX ID# A005180 CITY ELECTION WARD WARD I

Legal Description of Property: Billings Original Townsite, S33, T01N, R26E, Block 77 Lot 6-12

Address or General Location (If unknown, contact City Engineering): 122 N 12th st, Billings, MT 59101

Size of Parcel (Area square feet or acres): .562 Acres

Present Land-Use: None

Proposed Land-Use: Commercial/Residential structures

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

Owner(s) Cal Paulson

(Record Owner)

119 N 13th st Billings, MT 59101

(Address)

406-670-0671

(Phone Number)

(email)

Agent(s): Zach Schopp

(Name)

1719 E Castle Stone Sq, Billings, MT 59106

(Address)

4068558204 zach@seedoflifelabs.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: Calvin Paulson Date: 06-11-2024

(Record Owner – Digital Signature Allowed)

To: City of Billings Planning Department

Subject: Zone Change Application for The Foundry Project at 122 N 12th St, Billings, MT 59101

Introduction:

The Foundry Project LLC is under contract to purchase the property located at 122 N 12th St, Billings, MT 59101, with the intention to develop commercial and mixed-use buildings featuring commercial shop space on the ground floor and residential apartments above. This project aims to enhance the downtown area by providing workforce housing opportunities and fostering a vibrant, integrated community where people can live, work, and enjoy local amenities.

Alignment with the City's Growth Policy:

Our development plan aligns with the City of Billings' Growth Policy, which emphasizes managing growth by encouraging development within existing city limits, prioritizing areas with existing infrastructure, and fostering strong neighborhoods. The Foundry Project will contribute to this vision by redeveloping an underutilized property within the Billings Industrial Revitalization District (BIRD) into a dynamic mixed-use space that supports both commercial and residential needs.

Statutory Criteria for Zone Change:

1. Designed in accordance with the growth policy:

The Foundry Project supports the City's vision of promoting development within city limits where infrastructure exists, enhancing the unique character of neighborhoods, and offering diverse housing options. By integrating commercial and residential spaces, we aim to create a thriving community hub that reflects Billings' growth objectives.

2. Secure from fire and other dangers:

The new zoning and development will incorporate modern building codes and fire safety measures, ensuring a safe environment for residents and businesses. We will work closely with local fire departments to ensure compliance with all safety regulations.

3. Promote public health, public safety, and general welfare:

By providing workforce housing and local commercial spaces, our project will enhance the general welfare of the community. Residents will benefit from reduced commute times and improved access to amenities, contributing to their overall well-being.

4. Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements:

The Foundry Project will leverage existing infrastructure and services, minimizing the need for new public investments. Our development will support the use of public transportation and non-motorized transportation, reducing traffic congestion and environmental impact.

5. Provide adequate light and air:

The design of our mixed-use building will ensure ample natural light and ventilation for both commercial and residential units, promoting a healthy living and working environment.

6. Effect motorized and non-motorized transportation:

Our project is strategically located to encourage walking, cycling, and the use of public transportation. We will include bike racks and pedestrian-friendly pathways to support non-motorized transportation options.

7. Compatible with urban growth in the vicinity of cities or towns:

The proposed development is in line with urban growth patterns in downtown Billings, complementing nearby commercial and residential areas. It will contribute to the ongoing revitalization efforts in the BIRD.

8. Considers the character of the district and the peculiar suitability of the property for particular uses:

The property's history as a commercial foundry makes it uniquely suitable for a mixed-use development that honors its industrial past while meeting current needs for commercial and residential space.

9. Conserve the value of buildings:

By redeveloping and repurposing the existing property, The Foundry Project will help conserve and potentially increase the value of nearby buildings, contributing positively to the overall property market in the area.

10. Encourage the most appropriate use of land throughout Yellowstone County:

Our project exemplifies the most appropriate use of land in this district by transforming a former industrial site into a mixed-use development that addresses contemporary urban needs, aligning with the county's broader goals for sustainable development.

11. Compatibility with the zoning of nearby cities and towns:

The mixed-use nature of our project is compatible with the zoning and development patterns in nearby areas, fostering a cohesive and integrated urban landscape.

Conclusion:

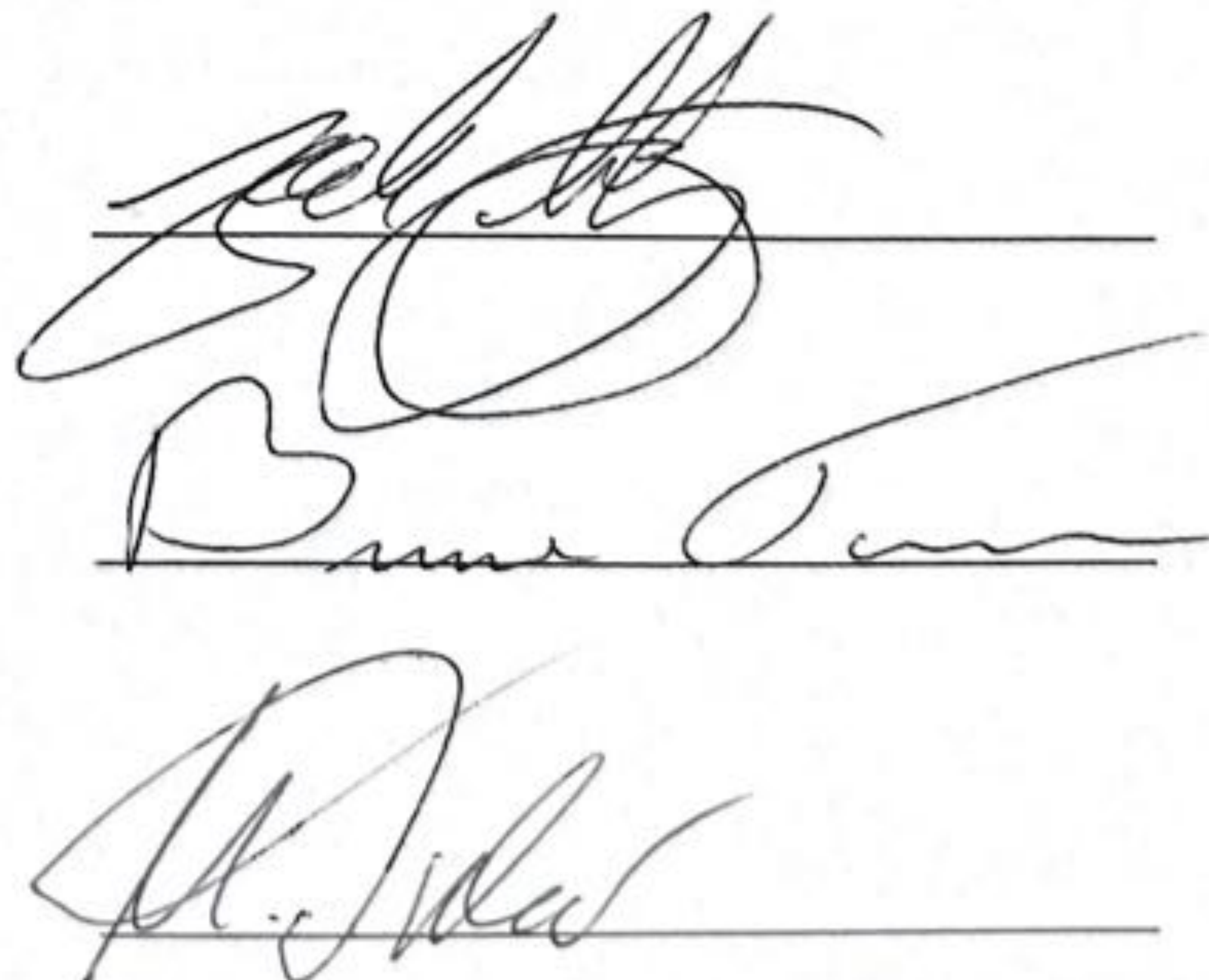
The Foundry Project LLC is committed to contributing to the City of Billings' vision for growth and community betterment through the thoughtful development of 122 N 12th St. Our project will enhance the downtown lifestyle, provide essential workforce housing, and support local businesses, aligning with the city's growth policy and statutory criteria for a zone change. We respectfully request approval for the proposed zone change to enable this transformative project.

Sincerely,

Zach Schopp

Bruce Tonn

Matt Tucker



The image shows three handwritten signatures, each written over a horizontal line. The top signature is the most stylized and cursive. The middle signature is more legible and appears to be 'Bruce Tonn'. The bottom signature is also cursive but less dense than the top one.