

July 1, 2024

City of Billings Zoning Commission
Attn: Zoning Commission Chairman
2825 3rd Ave. North
Billings, MT 59101

RE: Zone Change Tract 1, CS 666

Mr. Chairman,

Hanser Properties, LP recently acquired a property located at 529 South Billings Boulevard. The subject property is located immediately adjacent to their existing operational facilities along South Billings Boulevard. The subject property is currently zoned Mid-Century Neighborhood (N2), and my client would seek to rezone the property to Heavy Commercial (CX). This zone change is necessary to facilitate usage of the property that is compatible with their existing operations, which are not permitted within (N2) zoning.

The rezoning from N2 to CX would not only allow Hanser Properties LP to utilize the property as part of their operations but would also allow for the potential construction of multi-family residential in the future.

The proposed zone change is in line with the City of Billings Growth Policy and will allow for more flexible usage of the property for future development.

Kind Regards,

James W. Papez

Papez Development Services

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # _____ Project # _____

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 Mid-Century Neighborhood Residential (N2)

Proposed Zoning: Heavy Commercial (CX)

PARCEL TAX ID# D01574 CITY ELECTION WARD 3

Legal Description of Property: S09, T01, R26E, Parcel 1 of Certificate of Survey 666

Address or General Location (If unknown, contact City Engineering): 529 South Billings, Blvd.

Size of Parcel (Area square feet or acres): 22,651 sf

Present Land-Use: Residential

Proposed Land-Use: Commercial

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

Owner(s) Hanser Properties, LP

(Record Owner)

430 South Billings Blvd., Billings, MT 59101

(Address)

(406) 248-7795

(Phone Number)

ralph@hansers.com

(email)

Agent(s): James Papez, P.E.

(Name)

5420 Molo Road, Billings, MT 59106

(Address)

(406) 545-5284 james@pds-eng.net

(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:  Date: 7-1-2024
(Record Owner – Digital Signature Allowed)

Tract 1, Certificate of Survey 666 Zone Change Questions

1. Whether the new zoning is designed in accordance with the growth policy;

The rezoning of the property is in line with the current adopted growth policy of the City of Billings. This project would be considered an “infill development” that already has access to established City infrastructure making it a cost-effective solution to redevelopment. The commercial zoning will allow Hanser’s to utilize the property in conjunction with their existing operations that provide local jobs and valuable services to the greater Billings area. Additionally, the proposed zone change will also allow for both commercial and multi-family residential redevelopment potential on the subject property.

2. Whether the new zoning is designed to secure from fire and other dangers;

The proposed zone change from N2 (Mid-Century Neighborhood) to CX (Heavy Commercial) should not create any additional fire dangers. The redevelopment of the property will remove an abundance of accumulated waste and debris that currently exists on the property thereby reducing existing fire dangers. Additionally, two existing fire hydrants are located within 275’ of the subject property to provide adequate fire protection.

3. Whether the new zoning will promote public health, public safety, and general welfare;

The change from N2 to CX zoning will promote public health, safety and general welfare by removing existing dilapidated buildings from the subject property, thereby enhancing the neighborhood. The rezoned property will be equipped with a security fence that will reduce the potential for transient gathering. The CX zone also allows for the potential development of multifamily housing on the property in the future.

4. Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;

The zone change will not impact existing transportation and the property will retain the existing drive approach located on South Billings Blvd. Water and

sewer services are currently extended into the property which could be utilized, unless future development exceeds the capacity of the existing services. If this were to occur, both water and sewer mains are readily available in South Billings Blvd. to meet any increased usage. The change from N2 to CX is not anticipated to have any impact on schools or parks since the zone change would still allow for potential multi family housing in the future.

5. Whether the new zoning will provide adequate light and air;

The zone change will have minimal impacts on light and air in the surrounding area. Redevelopment of the property will likely increase the amount of open area compared to the existing site conditions. Any future improvements would be completed in compliance with the City of Billings zoning code for open areas and light.

6. Whether the new zoning will affect motorized and nonmotorized transportation;

The zone change is not anticipated to have any impact on motorized and non-motorized transportation. The subject property will retain the existing drive approach onto South Billings Blvd. An existing 10-foot wide multi-use path is located along the property frontage which promotes non-motorized transportation as well as enhanced access to motorized transportation facilities.

7. Whether the new zoning will promote compatible urban growth;

The zone change from N2 to CX will promote compatible urban growth through the increased allowable uses for the property. The CX zoning contains compatible uses that compliment the adjacent Light Industrial zoning to the north, while allowing for the potential future development of multifamily housing adjacent to the properties to the south and east.

8. Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;

The subject property is surrounded primarily by a mix of Light Industrial, Mid-Century Neighborhood, and Residential Mobile Home districts. The zone change from N2 to CX will allow for uses compatible with both the industrial and residential surrounding uses. The CX zoning contains compatible uses that complements the adjacent Light Industrial zoning to the north, while

allowing for the potential future development of multifamily housing adjacent to the residential properties to the south and east.

9. Whether the new zoning will conserve the value of buildings;

The existing property is occupied by a dilapidated residence, garage and discarded materials. The rezoning of the property will facilitate removal of the existing buildings, waste, and debris and promote redevelopment that enhances the appeal of the neighborhood, further discouraging transient presence. The variety of uses and redevelopment potential associated with CX zoning will help conserve and promote the value of buildings in the district.

10. Whether the new zoning will encourage the most appropriate use of land throughout the city.

The subject property is surrounded primarily by a mix of Light Industrial, Mid-Century Neighborhood, and Residential Mobile Home districts. The zone change from N2 to CX will allow for uses compatible with both the industrial and residential surrounding uses. The CX zoning contains compatible uses that complement the adjacent Light Industrial zoning to the north, while allowing for the potential future development of multifamily housing adjacent to the residential properties to the south and east.