

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE

Billings Zone Change # 1049

Project # PZX-24-00097

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 1915 8th Ave N is N1 1911 8th Ave N is NX1

Proposed Zoning: NX2

PARCEL TAX ID# 1911 = 005858 1915 = 005854 CITY ELECTION WARD 1

Legal Description of Property: Burnstead subd, S33, T10N, R26E, LOT 27, S2 E2 of LT 27
" " " " " LOT 28, S2W2 of LT 28

Address or General Location (If unknown, contact City Engineering): 1911 + 1915 8th Ave N
59101

Size of Parcel (Area square feet or acres): 1911 = 12,750 sq ft 1915 = 12,000 sq ft

Present Land-Use: 1915 = vacant 1911 - duplex + garage

Proposed Land-Use: NX2 - So 1911 will be correct in zoning + 1915
can be built to closely mirror 1911.

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

Owner(s) 1911 N. Point Apts LLC

(Record Owner)

PO BOX 81294 Billings MT 59108

(Address)

4062409790

(Phone Number)

bsgrealtor@gmail.com

(email)

Agent(s): Melissa Gentry

(Name)

same as above

(Address)

(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: [Handwritten Signature]
(Record Owner - Digital Signature Allowed)

Date: 2/26/2024

Zone Change Application
1911 & 1915 8th Ave. N
City of Billings

Planning & Community Services Department
2825 3rd Ave N 4th Floor
Billings, MT 59101

Hello Planning and Community Services,

We are asking to have the zoning changed at 1911 and 1915 8th Ave North here in Billings, MT. Currently 1911 8th Ave N has a 6 plex and is zoned NX1. 1915 8th Ave. N is a vacant lot and zoned N1. We are changing the zoning to NX2, which is a better fit for both parcels. Once the zoning is changed, we plan to build another 6 plex at 1915. This will closely mirror the structures we have at 1911.

The proposed zoning change for both 1911 and 1915 8th Ave. N is consistent with the adopted Growth Policy, Adopted Neighborhood North Park Plan and other city development policies. It fits the 10 zone change criteria as well.

1. Is the new zoning designed in accordance with the Growth Policy?

The proposed zoning does comply with the following goals of Growth Policy and area plans:

- Predictable land use decisions that are consistent with neighborhood character and preferred land use patterns identified in Neighborhood plans.
- Preserve neighborhood character and quality of life.

This zone change would allow these lots to be zoned as multifamily housing. One of the lots is already constructed for multifamily housing. The zoning is consistent and compatible with the area. The neighboring zoning allows for medium density residential development. There is a need for more affordable, healthy and safe housing and the NX2 zone is in line with this goal.

2. Is the new zoning designed to secure from fire and other dangers?

The subject property is currently served by the Billings Fire Department Station 1. The existing and proposed zoning requires building separations, setbacks, and height limits that should provide security from fire or other public safety emergencies.

Zone Change Application
1911 & 1915 8th Ave. N
City of Billings

3. Is the new zoning promoting public health, public safety and general welfare:

When we purchased 1915 8th Ave N, there was a derelict house on location. We had that removed. The current building at 1911 8th Ave. N has adequate security lighting, safety features and good citizen tenants. Trash, graffiti and loiters are immediately removed when they come onto the property. Once another 6 plex is constructed at 1915, it will promote public health, safety and improve the welfare in the area. Currently my tenants at 1911 ask vagrants not to loiter at 1915 and code enforcement has been called multiple times on campers parking illegally.

4. Is the new zoning facilitating the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

Development under the new zoning will increase traffic once constructed. The property is in the Billings Public Works water/sewer district. The development would likely increase the number of children attending local schools. The development would also pay more in taxes than the current vacant lot, which enhances funds for other public requirements.

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

The proposed zoning would require minimum setbacks, maximum building heights and maximum lot coverage. These requirements should allow adequate light and air to reach the subject property and adjacent properties.

6. Will the new zoning effect motorized and non-motorized transportation?

The development of the property for residential uses will add traffic volume to the surrounding street network. From my time on the county zoning board, I was informed that multifamily developments tend to generate fewer trips per unit at about 8 trips per day per unit. This area of the North Park neighborhood is walkable with McKinly school 1 mile away, Albertsons only ½ away and the park is across the street .

7. Will the new zoning promote compatible urban growth?

Yes, the neighborhood is a mix of single family homes to multifamily. The new zoning will promote that growth.

Zone Change Application
1911 & 1915 8th Ave. N
City of Billings

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

The North Park Neighborhood plan calls out issues such as dilapidated housing, lack of affordable housing and lack of property maintenance. Once we purchased 1915 8th Ave. N, we tore down the derelict house there and plan to replace it with quality, affordable apartments. As with 1911 8th Ave. N, it will be clean, safe and aesthetically pleasing. This is within the character of the North Park Neighborhood.

9. Is the new zoning going to conserve the value of the buildings:

The new zoning will allow the development of a new residential use building on the vacant lot. It should not affect the value of the existing structures on 1911 8th Ave. N.

10. Will the new zoning encourage the most appropriate use of land throughout the city of Billings?

The new zoning, NX2, is what 1911 8th Ave. N is currently built to fit. 1915 8th Ave. N is almost a mirror image with lot size and shape. It will encourage affordable quality housing, which is a very appropriate use of land in the City of Billings.

Thank you for your consideration.

Bryan & Melissa Gentry

1911 N Point Apts, LLC
PO Box 81294

Billings, MT 59108

bsgrealtor@gmail.com

406.240.9790