

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 P2

Proposed Zoning: NX1

PARCEL TAX ID# D05257 CITY ELECTION WARD District 2

Legal Description of Property: COS 1105 Tract 7, T01 N, R26 E, S21

Address or General Location (If unknown, contact City Engineering): 1440 Governors Boulevard

Size of Parcel (Area square feet or acres): 2.557 Ac

Present Land-Use: Unimproved Land

Proposed Land-Use: Single-family detached housing units

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

Owner(s) School District #2

(Record Owner)

415 N. 30th Street, Billings, MT 59101

(Address)

406-281-5066

(Phone Number)

garciavelasqueze@billingssschools.org

(email)

Agent(s): Stahly Engineering & Associates, Inc. - Dax Simek, PE

(Name)

2223 Montana Ave., Ste. 201, Billings, MT 59101

(Address)

406-601-4055

(Phone Number)

dsimek@seaeng.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: _____ Date: 3/31/25

(Record Owner - Digital Signature Allowed)



Parcel 5C and TR 7 AMD, C.O.S 1105

Being located in Section 21, T01 N, R 26 E, Yellowstone County, Montana

Zone Change Questions

1. Explain how the proposed project is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies.

Growth Policy & Infill Policy: The proposed development meets the intent of the adopted Growth Policy by adding additional single-family housing at a density that will lower overall costs and provide housing options to a larger population. Furthermore, the project satisfies the City's Infill Policy by developing land within the city limits that has immediate access to existing public infrastructure.

Heights Neighborhood Plan: The proposed development meets the intent of the Heights Neighborhood Plan by providing a lower cost housing option along an existing, main transportation route, all while maintaining values of the adjacent residential units.

Zoning: The proposed project complies with the City's Zoning Code and is consistent with the surrounding land use.

2. Explain how the proposed zone change meets the 10 statutory criteria for a zone change.

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

The proposed zoning of NX1 is a change from the current designation of P2. The proposed single-family residences, allowed in NX1, is consistent with the adjacent land uses to the north and south of the parcel. It is also consistent with the existing NX2 zoning of the State land to the west.

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

The proposed project will incorporate public and/or private hydrants, as required by the City, to meet fire protection requirements.

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

This development is consistent with surrounding land uses and will provide workforce housing – a significant need in the City.

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

The development is located along a Billings MET Transit bus route. There are existing water and sanitary sewer mains located in Governors Boulevard, so no extension of these public utilities is anticipated. Private water and sanitary sewer mains may be installed within the development to services the individual residences; however, this has yet to be determined.

e. Whether the new zoning will provide adequate light and air.

The project will conform to current City codes and requirements to provide adequate light and air within the property.

f. Whether the new zoning will affect motorized and nonmotorized transportation.

The development will affect motorized transportation by adding additional trips on Governors Boulevard and the surrounding street network. If the project results in an ADT of 500 or more trips per day, a traffic impact study will be required.

Nonmotorized transportation will not be affected by this project.

g. Whether the new zoning will promote compatible urban growth.

This project will follow the City's Infill Policy by developing a parcel within the city boundaries that is readily served by public infrastructure. Furthermore, the development will be compatible with existing land use to the north (NX2) and south (N3).

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

As previously discussed, the proposed zoning matches existing land use. The housing product will be at a density greater than the residential lots to the south but will allow for lower cost housing options.

i. Whether the new zoning will conserve the value of buildings.

The proposed zoning fits well with the surrounding area and it is not anticipated that the zone change would negatively impact the values of the surrounding area.

j. Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

The development meets the City's Infill Policy by utilizing an undeveloped parcel within the City limits and has immediate access to existing public infrastructure. The project will add workforce housing, a significant need to many City residents, and will add to the City's tax base.

3. Explain how the proposed zone change fits in with the existing or planned developments in the area.

The development fits in well with the existing land use in the area by adding more single-family residential houses and will also benefit residents by offering lower cost options.