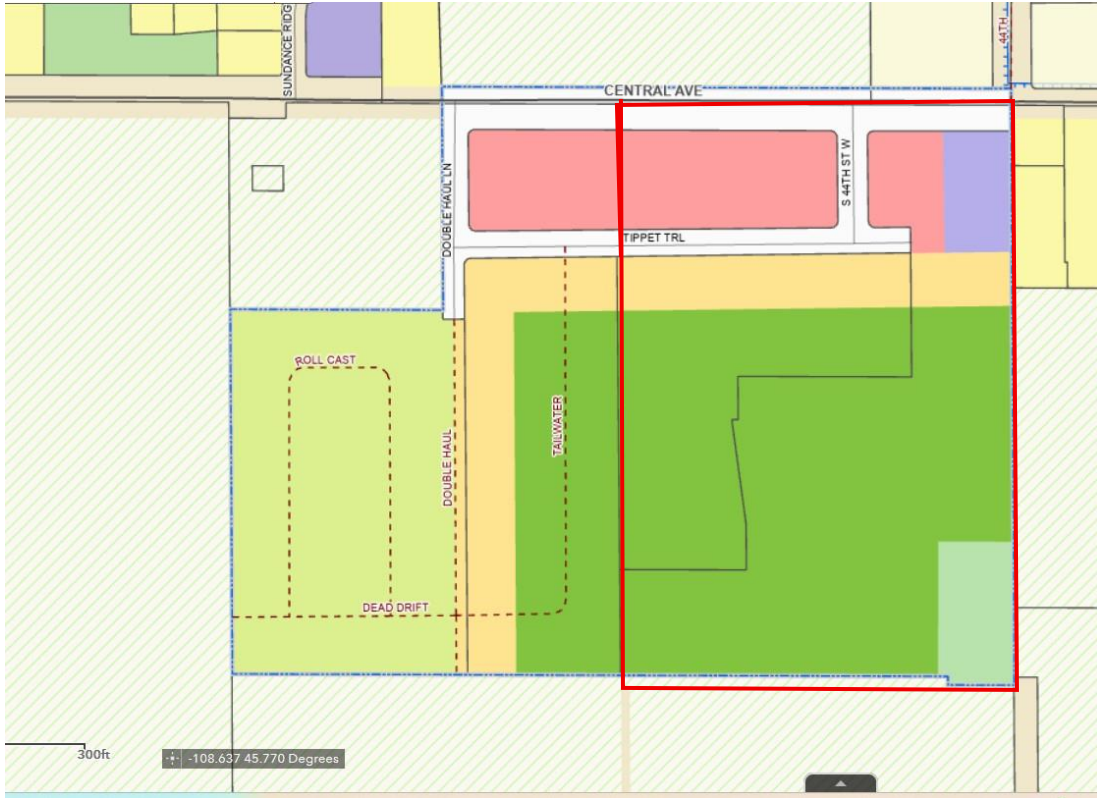


# Zone Change 1072 Attachments



# Zone Change 1072 Attachments



South

Zone Change 1072 Attachments

*MCCALL*

**CITY ZONE CHANGE APPLICATION FORM**

**CITY ZONE CHANGE** Billings Zone Change # 1072 Project # PZX-25-00160

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 CMU-1, NX-1, NX-2, NMU and P-1

Proposed Zoning: CMU-1, NX-1, NX-2 and P-2

PARCEL TAX ID# A38277, A38280, CITY ELECTION WARD 5

Legal Description of Property: LOTS 14 AND 5, CLEARWATER Estates Sub.

Address or General Location (If unknown, contact City Engineering): Central Avenue & 44th St. W.

Size of Parcel (Area square feet or acres): 23.877 Acres

Present Land-Use: agricultural

Proposed Land-Use: Residential

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

Owner(s) 44 West Development, LLC

(Record Owner) - LOTS 4 & 5

1536 Mallowney Lane, Suite 100, Billings, MT 59101

(Address)

406-591-4747.

(Phone Number)

Greg@mccallhomes.com

(email)

Agent(s): Dennis Randall

(Name)

1536 Mallowney Lane, Suite 100, Billings, MT 59101

(Address)

406-670-3225

(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: 9-2-25

(Record Owner - Digital Signature Allowed)

(Lots 4 & 5)

Zone Change 1072 Attachments

*Brown*

**CITY ZONE CHANGE APPLICATION FORM**

**CITY ZONE CHANGE** Billings Zone Change # 1072 Project # PZX-25-00160

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 CMU-1, NX-1, NX-2, NMU and P-1

Proposed Zoning: CMU-1, NX-1, NX-2 and P-2

PARCEL TAX ID# A38277, A38280, CITY ELECTION WARD 5

Legal Description of Property: Lots 1, 4 and 5, Clearwater Estyates Subdivision

Address or General Location (If unknown, contact City Engineering): Central Avenue & 44th St. W.

Size of Parcel (Area square feet or acres): 23.877 Acres

Present Land-Use: agricultural

Proposed Land-Use: Residential

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

Owner(s) Brown Development LLC

(Record Owner) - LOT 1

745 S. 56th Street West, Billings, MT 59106

(Address)

406-698-5970

(Phone Number)

(email)

Agent(s): Dennis Randall

(Name)

1536 Mallowney Lane, Suite 100, Billings, MT 59101

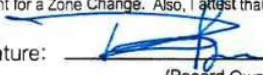
(Address)

406-670-3225

(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: 9-9-25

(Record Owner - Digital Signature Allowed)

(LOT 1)

# Zone Change 1072 Attachments

Zone Change Lots 1, 4 & 5, Clearwater Estates Subdivision

How is the proposed zone change consistent with the Growth Policy and meets the 10 Statutory Criteria

Growth Guidelines

Essential Investments:

The proposed zoning and associated development will include

- Direct connection to Central Avenue, a principal arterial in the City's Transportation plan
- Interconnected sidewalks for every home within the development.
- Developed parks for recreation and special amenities.
- Landscaping of public rights of ways and entryways.
- Community development near or adjacent to existing infrastructure.

Place Making:

- The proposal includes an area of P2 zoning. A community mail pick-up/drop-off is anticipated for this area.

Community Fabric:

- The development will include developed park areas, as required by the subdivision regulations.
- Public rights of ways will include visually appealing boulevard sidewalks and landscaped boulevards.

Strong Neighborhoods:

- The proposed zoning will allow for a mixture of housing types.
- The development design will include attractive street lighting, street trees, and walkable access throughout the neighborhood.

Home Base:

- The proposed zoning will allow for a mixture of housing types.
- The development will include energy efficient housing.

Compliance with the the 10 Statutory review criteria.

The proposed zone change is consistent with the Growth Policy and does meet the 10 statutory review criteria for a zone change.

1. The proposed zone change is consistent with the Growth Policy, see above.

## Zone Change 1072 Attachments

2. The new zoning and associated development will provide for required building separations; all buildings will be required to meet current building codes and engineering standards.
3. The approval of the proposed zone change will not have negative affects on public health and safety and will promote general welfare of the area. The proposed mixed zones will allow marketing a range of uses.
4. The proposed zoning will not have significant impacts on the transportation system. A TIS was completed with the associated subdivision, which identified the mitigation necessary. City water and sewer is adjacent to the parcel. The school district did not provide comment on the proposed zone change. The development is served by City public safety services. Police and fire departments have not commented on the proposed zone change.
5. The proposed zoning, and associated development will be required to meet minimum setbacks as well as building separation, providing adequate flight and air.
6. The proposed zoning has an allowable density slightly less than the existing zoning and has less CMU-1 zoning. Traffic impacts should be less than the existing zoning. Any potential impacts will be identified by the required TIS at the time of subdivision permitting and necessary mitigation will be identified at that time.
7. The proposed zoning is compatible with the development within the area, and is generally in compliance with the Growth plan.
8. The proposed zoning does consider the character of the district and duitability of the property for the intended use. The proposed zoning allows for slightly less density than the existing zoning. The property is adjacent to Central Avenue. The mix of zoning and associated uses are appropriate adjacent to an arterial street.
9. Given the compatibility of the proposed zoning with other properties in the area, the proposed zoning will not impact the value of existing buildings in the area.
10. The proposed zoning allows for development compatible with surrounding zoning. The development is adjacent to existing City services (Sewer and water) and is adjacent to an arterial street. This is an appropriate land use for the property.