



CITY ZONING COMMISSION
AGENDA-Tuesday, November 4, 2025, 4:30 p.m.
City Council Chambers, 5th Floor
316 N 26th St., Billings MT

NOTICE TO THE PUBLIC

Citizens are invited to:

- Review the Agenda Packet on the City's website at: <https://ci.billings.mt.us/117/Agendas-Minutes>

Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to the Board via email before 12:00 PM on the meeting date. All emails received prior to this time will be entered into the record for the public hearing. Comments may be submitted by:

- Mail: City/County Planning Division, PO Box 1178, Billings MT 59103
 - Email: bernsb@billingsmt.gov
 - NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). A TTY number for the hearing impaired, 406-657-3079, is available upon request. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing.
- Please direct questions to Brenda Berns, Planning Clerk @ bernsb@billingsmt.gov or 406-247-8610

Call the meeting to order.

Introduction of City Zoning Commission Members and Planning Division Staff

Public Comment

Each speaker will have three minutes to address the board. Please state your name and address for the record, direct your comments to the board as a whole, and maintain decorum. The timer will signal when you have 30 seconds remaining. Thank you for keeping your remarks concise and respectful.

Approval of Minutes:

Meeting Minutes of October 7, 2025

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

- a. **City Zone Change 1073 --SCFF Lot 7-SW Corner Rimrock & 60th St. W - RR3 to CMU1 & 2-** A zone change request from Rural Residential 3 (RR3) to Corridor Mixed Use 1 and 2 (CMU1 & CMU2) on SUNNY COVE FRUIT FARMS, S31, T01 N, R25 E, Lot 7, a 9.23 acre parcel of land. This application is being submitted in conjunction with an annexation petition. A pre-application neighborhood meeting was held on September 23, 2025 at 5:30 pm, at Grace Montessori, 4809 Grand Ave. Tax ID: D04653

- b. **City Zone Change 1074 --Barber Farms sub- Ag to CMU1, NX1, N2 and P1**- A zone change request from Agriculture (A) to Corridor Mixed Use 1 (CMU1), Mixed Residential 1 (NX1), Mid Century Residential (N2) and Parks and open space 1 (P1) on S03, T01 S, R25 E, C.O.S. 2007, PARCEL 1A, parcels of land to be known as Lot 3 of Barber Farm Subdivision, 55.46 acre parcel of land. This application is being submitted in conjunction with an annexation petition. A pre-application neighborhood meeting was held on September 22, 2025, at 5:30 pm, at the Emmanuel Baptist Church. Tax ID: D00349

Other Business/Announcements

Future Business

Adjournment

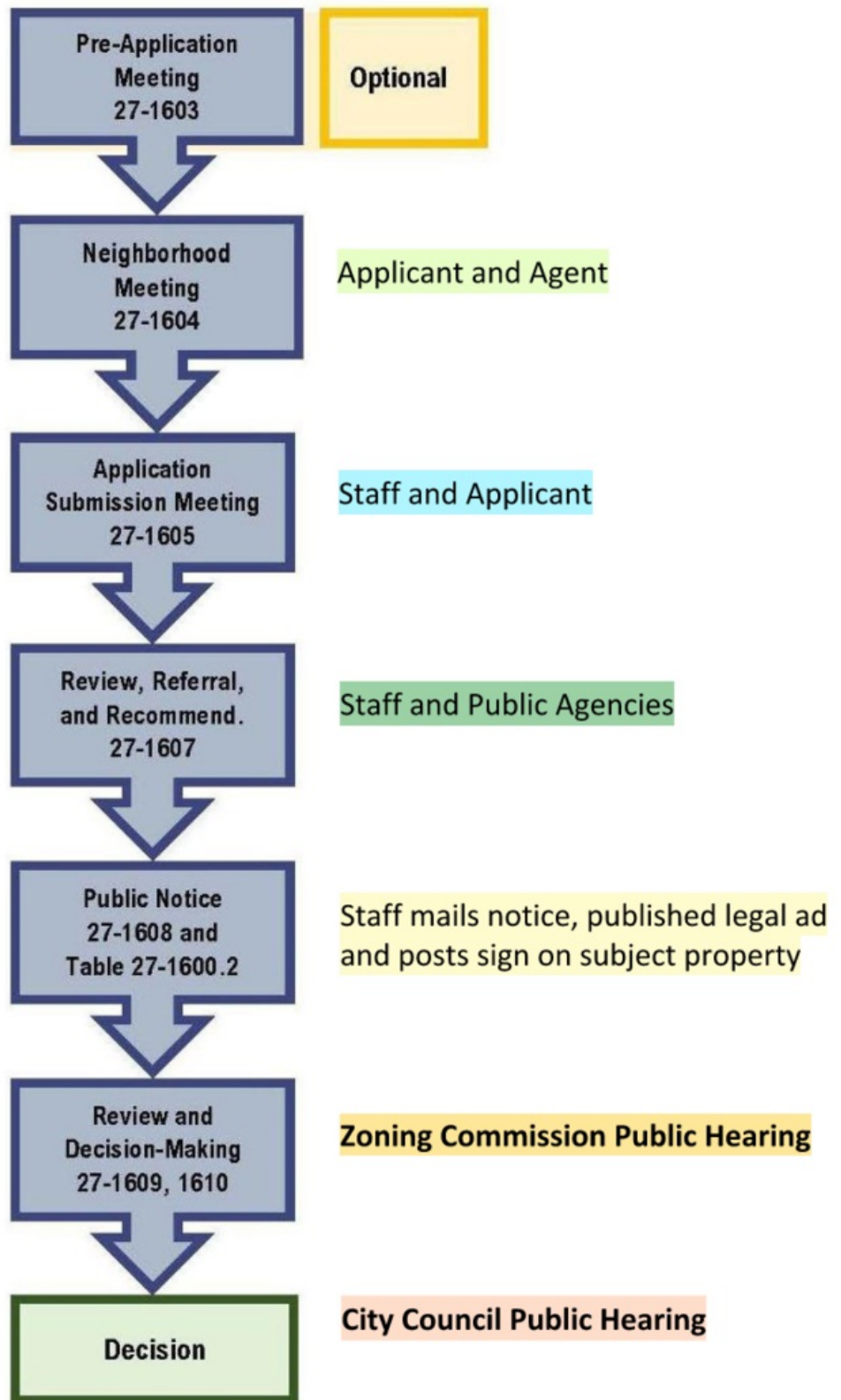
The City Council has designated November 24, 2025 , at 5:30 p.m. as the date and time to receive the Zoning Commission recommendation for the zone changes and hold a public hearing. If approved on first reading, a **second reading will occur on December 8, 2025, at 5:30 pm.**

Before taking any action on an application for a **Zone Change**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a zone change other than the one advertised. The City Council shall take one of the following actions on the zone change requests: 1) approve the application; 2) deny the application; 3) allow withdrawal of the application; or 4) delay the application for a period not to exceed thirty (30) days.

As provided in Montana Code Annotated, Section 76-2-305(2), in the event of a protest petition against such **zone change** map amendment signed by the owners of twenty-five (25) percent or more of: (1) the area of the lots included in any proposed change; or (2) those lots or units, as defined in MCA 70-23-102, **one hundred fifty (150) feet from a lot included in a proposed change**, such proposed amendment shall not become effective except by the favorable vote of two-thirds (2/3) of the present and voting members of the city council. For purposes of this protest provision interest in the common elements of the condominium, as expressed in the declaration, included in the calculation of the protest. If the property, as defined in 70-23-102, spans more than one lot, the percentage of the unit owner's undivided interest in the common elements must be multiplied by the total number of lots upon which the property is located. The percentage of the unit owner's undivided interest must be certified as correct by the unit owner seeking to protest a change or by the presiding officer of the association of unit owners. The protest petition must be received in the Planning Division office **by 5:00 p.m. on the Friday preceding the first reading of the ordinance by the City Council.**

Testimony regarding the above-mentioned item may also be submitted in writing to the Planning Division, P.O. Box 1178, Billings, MT 59103.

Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Brenda Berns, Planning Clerk at bernsb@billingsmt.gov or 406-247-8610



Date: 11/04/2025
Title:
Presented by:
Department: Planning & Community Services
Presentation:

Information

RECOMMENDATION

The minutes of the Board meeting of October 7, 2025

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

Attachments

Minutes of October 7, 2025



City of Billings Zoning Commission
 Tuesday, October 7, 2025 at 4:30pm

Commission		01/07/2025	02/04/2025	03/04/2025	04/01/2025	05/06/2025	06/03/2025	07/01/2025	08/05/2025	09/02/2025	10/07/2025	11/04/2025	12/02/2025
Daniel J Brooks	Chairman	1	1	1	1	1	A	-	1	1	1		
Greg McCall	Vice Chairman	1	1	A	1	A	1	-	1	1	1		
David Goss	Commissioner	1	1	1	1	1	1	-	1	1	1		
Beau Mulvaney	Commissioner	1	1	1	A	1	A	-	1	1	1		
Andy Megorden	Commissioner	1	1	A	1	1	1	-	1	1	1		

Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation, "C" stands for Canceled

Total Number of 2025 Applications	01/07/2025	02/04/2025	03/04/2025	04/01/2025	05/06/2025	06/03/2025	07/01/2025	08/05/2025	09/02/2025	10/07/2025	11/04/2025	12/02/2025	TOTAL
Zone Change	1	1	2	1	1	1	-	1	2	2			12
Special Review	-	1			1	1	-	-	-	1			4

Call the Meeting to Order: Chairman Brooks called the meeting to order at 4:30 PM

Attending Staff: Karen Husman, Zoning Coordinator; Makayla Paul, Planner; Brenda Berns, Planning Clerk

Public Comment

Chairman Brooks called for public comments. There were no comments from the public.

Approval of Minutes: September 2, 2025

Motion by Commissioner Goss, seconded by Commissioner Megorden to approve the meeting minutes of September 2, 2025. The motion passed unanimously.

Disclosure of Ex-Parte Communication

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks		X		
Greg McCall		X		
David Goss		X		
Beau Mulvaney		X		
Andy Megorden		X		

Commissioner Goss stated for the record he has a relative that lives in the vicinity of ZC 1070.

Disclosure of Conflict of Interest

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks		X		
Greg McCall			X	
David Goss		X		
Beau Mulvaney		X		
Andy Megorden		X		

Commissioner McCall stated a conflict of interest and recused himself from participation in the discussion and vote on Zone Changes 1071 and 1072.

Site visits: Commissioner McCall visited the sites of ZC 1071 and ZC 1072

Chairman Brooks read the meeting rules and procedures and opened the Public Hearing.

- a. City Zone Change 1071 - City Zone Change 1071 – 4524 Central Ave.** – From NX1, NX2 & N2 to N3 - A zone change request from Mixed Residential 1 & 2 (NX1 & NX2) and Mid-Century Neighborhood (N2) to Suburban Neighborhood Residential (N3) on the south 1.775 acres of Lot 2 & all of lot 3, CLEARWATER ESTATES SUB a 9.676-acre parcel of land. A pre-application neighborhood meeting was held on July 30, 2025 at 6pm, at Grace Montessori School. Tax ID: A38278 & A38279.

Karen Husman, Zoning Coordinator, provided an overview of the requested zone change and the existing zoning. She explained that the proposal modifies the original zoning by reducing the allowable lot coverage from 60% to 40%, which correspondingly lowers the overall density.

<u>NX1, NX2, N2 to N3</u>	
Zone – NX1	– Proposed N3
<ul style="list-style-type: none">• 1 to 4-unit residential structures• Lot width minimums: 20' (1–2 units), 50' (3–4 units)• Build-to zone of 10-20 ft., lot cov 60%	<ul style="list-style-type: none">• Allows single detached dwellings• Lot width at street =>65 feet per structure• Minimum setbacks 20' (no max), max lot cov. max 40%
– NX2	
<ul style="list-style-type: none">• 2 to 8-unit residential structures• Lot width minimums: 20' (1–2 units), 50' (3–4 units)• Build-to zone of 10-20 ft	
– N2	
<ul style="list-style-type: none">• Allows single detached dwellings & two attached dwellings (duplex)• Lot width at street =>50 ft per structure• Build-to zone of 10-32 ft, lot cov 60%	

Recommendation

Staff recommended approval of Zone Change 1071, noting that it is consistent with the Growth Policy, compatible with adjacent uses and zoning, and aligns with the West Billings Neighborhood Plan by establishing an appropriate development pattern and promoting mixed-use and infill development.

Questions

The board inquired about the anticipated change in units associated with the proposal. Staff noted that the applicant could provide additional details, as a site layout reflecting the lower-density option was not included with the zone change application.

Applicant’s Agent

Craig Dalton, Performance Engineering – Mr. Dalton addressed questions regarding zoning and density. He stated that under the proposed platting, the area would consist of approximately 41 lots over 9-acres. Compared to the original zoning, which would primarily allow NX1 development, the proposal results in an approximate 10% change in density. He noted that the intent is not to construct row houses, though a small number of duplexes may be included, with the majority of units consisting of smaller single-family homes.

Discussion

The board expressed a desire to ensure that the property is used appropriately and noted concerns about potential reductions in housing density given the ongoing need for additional units. The applicant’s agent made observations on broader housing trends, including the prevalence of multifamily projects, market absorption of new units, and a shift toward smaller lots and homes to provide more affordable options.

Public Comment

No members of the public offered comments.

Motion

Motion made by Commissioner Megorden, seconded by Commissioner Mulvaney to recommend approval of Zone Change 1071 with the Staff recommended determinations of the Review Criteria. Motion passes unanimously with the four voting members.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Daniel J Brooks	X			
Greg McCall			X	
David Goss	X			
Beau Mulvaney	X			
Andy Megorden	X			

Discussion

The board expressed sentiment regarding lack of density, however noting it meets the criteria.

Zone Change 1071 will be heard at City Council on October 27, 2025

- b. City Zone Change 1072 – 4524 Central Ave – CMU1, NMU, NX1, NX2 & P1 to CMU1, NX1, NX2 & P2 - A zone change request from Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use (NMU), Mixed Residential 1 & 2 (NX1 & NX2) and Open Space Parks Recreation (P-1) to , Corridor Mixed Use 1 (CMU1), Mixed Residential 1 & 2 (NX1 & NX2) & Public-Civic, Institutional (P-2) on approximately 3 acres of Lot 1, all of lot 4 and approximately 14 acres of lot 5, of CLEARWATER ESTATES SUB, an 24.668 acre parcel of land. A pre-application neighborhood meeting was held on August 26, 2025, at 6pm at Grace Montessori School. Tax ID: A38280, A38281, & A38277**

Karen Husman, Zoning Coordinator, provided an overview of the requested zone change and the existing zoning. She noted that the request involves Lots 1, 4, and 5, of Clearwater Subdivision which are currently under subdivision review creating a new subdivision to be known as the 44 West Subdivision. The proposed change eliminates the NMU designation and adjusts the zoning boundaries to reflect the intended development areas for each zoning district.

<u>CMU1, NMU, NX1 & 2, P1, to</u> <u>CMU1, NX 1 & 2, & P2</u>	
NX1 <ul style="list-style-type: none"> • 1 to 4-unit residential structures • Lot width minimums: 20' (1–2 units), 50' (3–4 units) • Build-to zone of 10-20 ft., lot cov 60% 	NMU <ul style="list-style-type: none"> • The NMU district is intended to accommodate a mix of uses, along neighborhood corridors, ground story uses focused on daily needs primarily for adjacent neighborhood residents
NX2 <ul style="list-style-type: none"> • 2 to 8-unit residential structures • Lot width minimums: 20' (1–2 units), 50' (3–4 units) • Build-to zone of 10-20 ft 	CMU1 <ul style="list-style-type: none"> • The CMU1 district is intended to accommodate commercial and other uses along transportation corridors. • Uses in the CMU1 district are more flexible than the mixed residential district, including more commercial uses.

Recommendation

Staff recommended approval of Zone Change 1072, noting that it is consistent with the Growth Policy, supports essential investments, and promotes strong neighborhoods. The proposed zoning is compatible with adjacent uses, and the project aligns with the intent of the West Billings Neighborhood Plan by establishing development patterns and encouraging higher-density, mixed-use, and infill development.

Applicant

Greg McCall, with McCall Homes and Development, explained that the primary purpose of the zone change is to align the property with the new zoning code. He noted that the Planned Neighborhood Development (PND) was established in April 2024, and as the area is incorporated into the City, it is necessary to establish the appropriate zoning designation. Mr. McCall stated that the annexation process now includes criteria requiring a mix of housing types rather than a single zoning district, with the intent of promoting diversity in newly annexed areas. He further explained that it is often challenging to determine the most suitable zoning until development plans are underway. The proposed changes to the existing PND primarily involve adjustments to road placement, right-of-way access, and utility connections, along with minor revisions to housing types and mixed-use areas. He added that the lots are designed for higher density to support greater diversity within the development, with the primary entrance located on 44 West.

Neighborhood Rendering



Questions

The board inquired how the proposed development compares to other projects by the applicant. It was noted that it is similar in character but smaller in scale, with an anticipated 400–600 homes. The development is intended to maintain a variety of housing types consistent with the applicant’s portfolio.

The board also asked whether a traffic impact study would be conducted. It was confirmed that a TIS is required and that funds have been set aside for future road improvements along Central Avenue and at intersections identified as needing enhancements.

Public Comment

No member of the public offered comments.

Motion

Motion made by Commissioner Megorden, seconded by Commissioner Mulvaney to recommend approval of Zone Change 1072 with the Staff recommended determinations of the Review Criteria. Motion passes unanimously with the four voting members.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Daniel J Brooks	X			
Greg McCall			X	
David Goss	X			
Beau Mulvaney	X			
Andy Megorden	X			

- a. **City Special Review 1002** – 5545 Holiday Ave – Bar and Casino – A special review request to allow an all-beverage liquor license with gaming on Block 1, Lot 1 in Holiday Business Park Sub, a 35, 152 square foot parcel of land, in a Corridor Mixed Use 2 (CMU2) zone. The purpose of the request is to establish an all-beverage liquor license with gaming for a new bar with casino on the land.

Karen Husman, Zoning Coordinator gave an overview of the special review and the subject property zoning. Ms. Husman stated the Special Review is a request to allow a liquor license at 5545 Holiday Avenue.

Special Review – Decision Criteria and Standards of Review

- Special Review Uses are “special exceptions” in the zone district – not allowed uses.
- Proof of compatibility of the Special Review Use rests with the applicant.
- Nine Review Criteria

Recommendation

Staff is recommending approval, based on the proposed findings and recommended conditions of approval (BMCC 27-1623.D)

- Consistent with the Growth Policy and Infill Development Policy
 - Essential Investments
 - Prosperity
- Vacant lot infill development within Holiday Business Park
- Compatible with surrounding commercial development
- Adequate site size and layout to meet the standards for landscaping, buffers, circulation, and parking
- Public health and safety protected through site design, lighting, and conditions of approval.

Questions

The board inquired about the cemetery south of the site and whether it is considered a religious facility; staff confirmed that it is not. Questions were raised regarding lighting for signage, with staff noting that it must comply with current sign regulations. The board discussed the importance of adequate lighting for the casino and outdoor spaces, with staff noting requirements related to parking and safety.

Board members also asked about special conditions, including the use of outdoor speakers. Staff stated that while City Council had previously determined restrictions were unnecessary where no residential neighborhood exists nearby, a condition can be added in this case to limit sound to the property line.

Public Comment

No member of the public offered comments.

Chairman Brooks closed the Public Hearing.

Motion

Motion made by Commissioner Goss, seconded by Commissioner McCall to recommend approval of Special Review 1002 with the Staff findings of the review criteria and with the three additional conditions for lighting and outdoor speaker restriction and limiting the Bar and Casino to the floor space designated on the submitted site plan. Motion passes unanimously.

Board Discussion

The board expressed concern regarding the proximity of a second casino to an existing one but noted appreciation for the proposed building layout and the inclusion of other businesses within the development.

Future Business

- a. Karen Husman advised the Commission of two upcoming zoning changes scheduled for November.

- b. Karen Husman reported that the proposed text amendments have been postponed to 2026.

Adjournment: The meeting adjourned at 5:10 PM

Brenda J Berns, Planning Clerk

Zoning Commission

Date: 11/04/2025
Title: Zone Change 1073- Lot 7 of Sunny Cove Fruit Farms-SW Corner Rimrock & 60th St. W
- RR3 to CMU1 & 2
Presented by: Karen Husman
Department: Planning & Community Services
Presentation: Yes

Information

RECOMMENDATION

Planning Staff is recommending approval and adoption of the findings of the 10 review criteria for Zone Change 1073.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Zone Change 1073 is a zone change request from Rural Residential 3 (RR3), a county zoning district, to Corridor Mixed Use 1 and 2 (CMU1 & CMU2) on Lot 7 of Sunny Cove Fruit Farms, an approximate 8.95 acre parcel of land. This application is being submitted with a concurrent annexation petition. A pre-application neighborhood meeting was held on September 23, 2025 at 5:30 pm, at Grace Montessori, 4809 Grand Ave.

The proposed zoning of CMU 1 and 2 would facilitate mixed commercial development. The CMU1 district is intended to accommodate commercial and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the CMU1 district may be somewhat larger in scale and more flexible than the neighborhood mixed-use district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, any story could accommodate residential and/or office uses. CMU2 district is similar in intent to CMU1, supporting commercial and any story residential and/or office use along transportation corridors. However, CMU2 differs from CMU1 as it is meant to accommodate larger-scale commercial, warehouse-style buildings, and other uses in multiple buildings on larger, deeper parcels along corridors.

This property is within the City of Billings' (City) Limits of Annexation Area Zone 1, allowing a petition for annexation. The land around the subject property is currently used for farming activity, fallow land, and residential uses. Parcels adjacent to the west and east are annexed into the City. Existing within Rimrock Rd at the property's frontage is a 20" water main and 24" sewer main. Heading west on Rimrock is Signal Peak Townhomes and Copper Ridge.

The proposed zoning complies with the 2016 City of Billings Growth Policy, which identifies three growth scenarios for the Billings West End, High Density Growth Scenario, Low Density Growth Scenario, and Preferred Growth Scenario. In all three of these scenarios, the area surrounding the intersection of Rimrock Road and 62nd Street West included commercially zoned districts. The West Billings Neighborhood Plan identified the public desire to limit larger community commercial centers to appropriate intersections of arterial streets. Commercial centers should be compatible with the surrounding area and designed to serve the overall West Billings community. These commercial nodes may vary in size based on special circumstances such as topography and adjacent uses. Rimrock Road is identified as an arterial street. Additionally, the roundabout at 62nd Street and Rimrock Road recently completed construction.

The adjacent property, Tule Ridge Subdivision, to the west is zoned Corridor Mixed Use 1. Nearby northwest of the intersection of Highway 3 and Rimrock Rd., Coal Creek Subdivision contains some parcels zoned Corridor Mixed Use 2. The proposed zoning of this property as a mix of Corridor Mixed Use 1 and Corridor Mixed Use 2 creates a commercial node in the West Billings area. The nearest commercial node being at 54th and Grand Avenue. The West End Plan also states that large commercial nodes should be no closer than 1 mile apart. This proposed rezone is approximately 2 miles from the 54th and Grand intersection, further complying with the growth policy.

Planning Staff is recommending approval based on the compatibility of location, and adjacent zoning. The proposed zoning is in conformance with both the 2016 Growth Policy and the West Billings Neighborhood Plan.

APPLICATION DATA

APPLICANT: LMO Investments, LLC
AGENT: Taylor Kasperick, Performance Engineering
LEGAL DESCRIPTION: Lot 7, Sunny Cove Fruit Farm
ADDRESS: N/A
CURRENT ZONING: RR3
PROPOSED ZONING: CMU1 & CMU2

EXISTING LAND USE: Agriculture/Vacant
PROPOSED LAND USE: Commercial Mixed Use
SIZE OF PARCEL(S): 8.95 acres

SURROUNDING LAND USE & ZONING:

NORTH Zoning: Large Lot Suburban Neighborhood - N4
NORTH Land Use: Vacant /Ag- Residential
SOUTH Zoning: RR3
SOUTH Land Use: Vacant/Ag
EAST Zoning: Suburban Neighborhood - N3
EAST Land Use: Residential
WEST Zoning: Corridor Mixed Use 1 - CMU1
WEST Land Use: Vacant

STAKEHOLDERS

Planning staff provided public notice of the application in accordance with zoning regulations, including notification to surrounding property owners, publication of a legal advertisement, and posting of the subject property. As of the date of this report, no written correspondence has been received from surrounding property owners regarding the proposed zone change.

The applicant conducted a pre-application neighborhood meeting on September 23, 2025, at 5:30 p.m. at Grace Montessori Academy, located at 4809 Grand Avenue. Nine individuals signed the attendance sheet. Discussion topics included the types of uses permitted under the proposed zoning, potential impacts to existing irrigation ditches and groundwater, stormwater runoff and retention, site access, and anticipated traffic. Meeting notes, a detailed summary of the discussion, and the attendance sheet are attached.

ALTERNATIVES

The Zoning Commission may take one of the following actions:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1073; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1073; or,
- Delay action on the zone change request to a certain date not more than 60 days in the future; or,
- Allow the applicant to withdraw the zone change request

The applicant has not asked to delay or withdraw the application as of the drafting of this memo.

FISCAL EFFECTS

Approval or denial of the proposed zone change will not have a financial impact on the Planning Division budget.

SUMMARY

Prior to any recommendation to the City Council, the Zoning Commission shall consider the following:

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

The proposed zone change is consistent with the following guidelines of the 2016 Growth Policy:

Strong Neighborhoods;

- Neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools, and public gathering spaces foster health, goodwill and social interaction.
- Neighborhoods that are safe and attractive and provide essential services are much desired. Implementation of the Infill Policy is important to encourage the development of underutilized properties.

Prosperity and Essential Investments;

- Infill development and development near existing City infrastructure may be the most cost-effective.
- A diversity of available jobs can ensure a strong Billings' economy.
- Retaining and supporting existing businesses helps sustain a healthy economy.

The proposed zoning aligns with the West Billings Plan with public desire to limit large community commercial centers to appropriate intersections of arterial streets. Commercial centers should be compatible with the surrounding area and designed to serve the overall West Billings community. The proposed zoning district would allow compatible uses to the CMU zone to the west and expanding the commercial node at the corner of 62nd Street and Rimrock Rd.

The West Billings Plan also states that with the intent of preventing strip commercial development, the West Billings planning area should contain large commercial nodes of varying sizes located at the intersections of arterial streets. These commercial nodes may vary in size based on special circumstances such as topography and adjacent uses. Commercial nodes should be comprised of, as much as possible, a diverse range of commercial, business office, and entertainment facilities.

The proposed zoning is also in line with North West Shiloh Area Plan. This plan was developed by the City of Billings and discusses development as it is annexed into the city as a supplement to the West Billings Plan. The North West Shiloh Area Plan identifies 'Commercial Nodes' at different intersections on the west end. One is identified at the intersection of 62nd Street West and Rimrock Road. It identifies a small area on each corner of the intersection for community conveniences which are also referenced in the West Billings Plan.

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

The new zoning requires minimum setbacks, open and landscaped areas, and building separations. The new zoning, as do all zoning districts, provides adequate building separations and density limits to provide security from fire and other dangers. Additionally, the annexation of the property provides for municipal water service for the site. Any new construction on the site will follow applicable building codes. There will be new fire hydrants located an adequate distance throughout the interior of the development with spacing at the approval of the City of Billings Fire Marshal meeting all City of Billings Fire Codes. These new hydrants will be in addition to the existing hydrants located along Rimrock Road and 62nd Street West, north and west of the proposed zone change. This ensures that any business that may be in this subdivision is adequately secure from fire. This site is also located outside of the floodplain, per LOMR 22_08_0233P in effect on March 23, 2023.

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

New construction on the site will follow building code requirements to ensure and promote public health, public safety, and general welfare. The proposed zone change will create a commercial mixed-use district in an area lacking existing commercial development. While the nearby Coal Creek subdivision at Highway 3 and Rimrock, as well as the adjacent Tule Ridge Subdivision, both have commercial mixed-use zoning designations of Corridor Mixed Use 2 and Corridor Mixed Use 1, respectively, neither development has submitted a building permit as of the writing of this report. The subject property is proposed to be subdivided by the developer. As part of the subdivision process, a Traffic Impact Study (TIS) will be required if the proposed development will generate more than 100 peak-hour trips or 1,000 trips per day. If the TIS is required, intersections identified to be impacted will require a proportionate share contribution. These contributions would be put towards projects that would help ease traffic flow in the area and enhance traffic control at the intersections, creating safer roadways for drivers and pedestrians.

The zoning application is concurrent with a petition for annexation. Rimrock Road currently has a 20" water main and 24" sewer main. The use of adjacent City utility services promotes public health and general welfare.

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

Transportation:

The proposed zoning and new development will increase traffic on the adjacent street network. Similar to criteria 3, as part of the subdivision process, a TIS will be required if the proposed development will generate more than 100 peak-hour trips or 1,000 trips per day. The TIS will help identify intersections that would be affected by the development and would then require the developer to pay a proportionate share contribution towards the intersection for improvement. These contributions would be put towards projects that would help ease traffic flow in the area and enhance traffic control at the intersections, creating safer roadways for drivers and pedestrians. The City is working on plans to widen Rimrock Road to three lanes, which will help mitigate existing traffic concerns. As part of annexation and development, it is anticipated the owner will be required to contribute to the cost of this project.

Water and Sewer:

The City will provide water and sewer services to the property. As part of this project, water and sanitary sewer mains will be extended throughout the property with existing water and sewer mains currently within Rimrock Road. The proposed zoning facilitates the development of a lot that has two adjacent lots annexed into the City.

Schools and Parks:

Schools may be impacted by the proposed zoning, as both CMU1 and CMU2 allow for residential use; however, the developer is proposing to use the lots for commercial purposes. Parks should not be negatively affected by the proposed zoning, as all new subdivisions with residential development are required to join a park maintenance district. Since this development is proposed to be commercial, the impact on parks is expected to be minimal.

Fire and Police:

The subject property will be served by the City of Billings Police Department and the Billings Fire Department. The nearest

fire station is Fire Station 7 which is located approximately 1.7 road miles away. New fire hydrants will be provided throughout the development in accordance with Building and Fire Codes.

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

Similar to Criteria 2 and 3, the proposed zone requires build to zones, side and rear setbacks, and adequate separation between structures, which provides for adequate light and air. This parcel is presently vacant. Therefore, any new structure(s) will be required to meet setback/build-to, height, building separation, and Building Code requirements. Additionally, when abutting an neighborhood zoning larger setbacks are required to provide transition between uses.

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

The new zoning itself will not impact motorized and non-motorized transportation. The proposed zoning and subsequent new development will increase traffic on the adjacent street network. Similar to criteria 3 and 4, as part of the subdivision process, a TIS (TIS) may be required. The TIS will help identify intersections that would be affected by the development and would then require the developer to pay contributions towards the intersection for improvement. These contributions would be put towards projects that would help ease traffic flow in the area and enhance traffic control at the intersections.

7. Will the new zoning promote compatible urban growth?

The proposed zoning does promote compatible urban growth. Directly east of the subject property is N3 zoning, and it has a single-family residential dwelling. The N3 zoning allows for single-family homes or duplexes. The property to the south is currently Rural Residential 3 (RR3) and is a vacant parcel of land. When the subject property is developed it will be required to have the minimum bufferyard specified for adjacent residential uses. The proposed CMU1 and CMU2 zone districts are compatible with the subdivision to the west in the CMU1 zone district. The City Growth Policy proposes commercial districts along principal arterials which is beneficial for both commercial businesses and provides services for residential areas. Keeping commercial traffic off of local residential streets and on high traffic volume arterial streets additionally helps with the urban growth in the area.

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

The proposed zoning does consider the character of the district and the suitability of the property for proposed uses. The proposed zoning will allow commercial and residential development. The proposed zoning is compatible with the adjacent zoning and existing development and uses in the vicinity, as mentioned in Criteria 7. Further, this use is compatible with the character of the surrounding district and the suitability of the property for future uses. Possible uses include residential single and multifamily as well as commercial uses including but not limited to schools, health care facilities, amusement/recreation facilities, small animal veterinary clinics, restaurants and retail stores. The proximity of the zoning to an arterial intersection and the alignment with the 2016 Growth Policy and West Billings Plan encourages the character of the district.

9. Will the new zoning conserve the value of buildings?

The property and surrounding properties are currently vacant. The new zoning will not have an impact on the value of buildings for the parcel. Any new structures will need to be in compliance with zoning and building codes.

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

Similar to Criteria 8, the proposed zoning will allow commercial and residential development. The proposed zoning is compatible with the adjacent zoning and existing development and uses in the vicinity, as mentioned in Criteria 7. Further, this use is compatible with the character of the surrounding district and the suitability of the property for future uses.

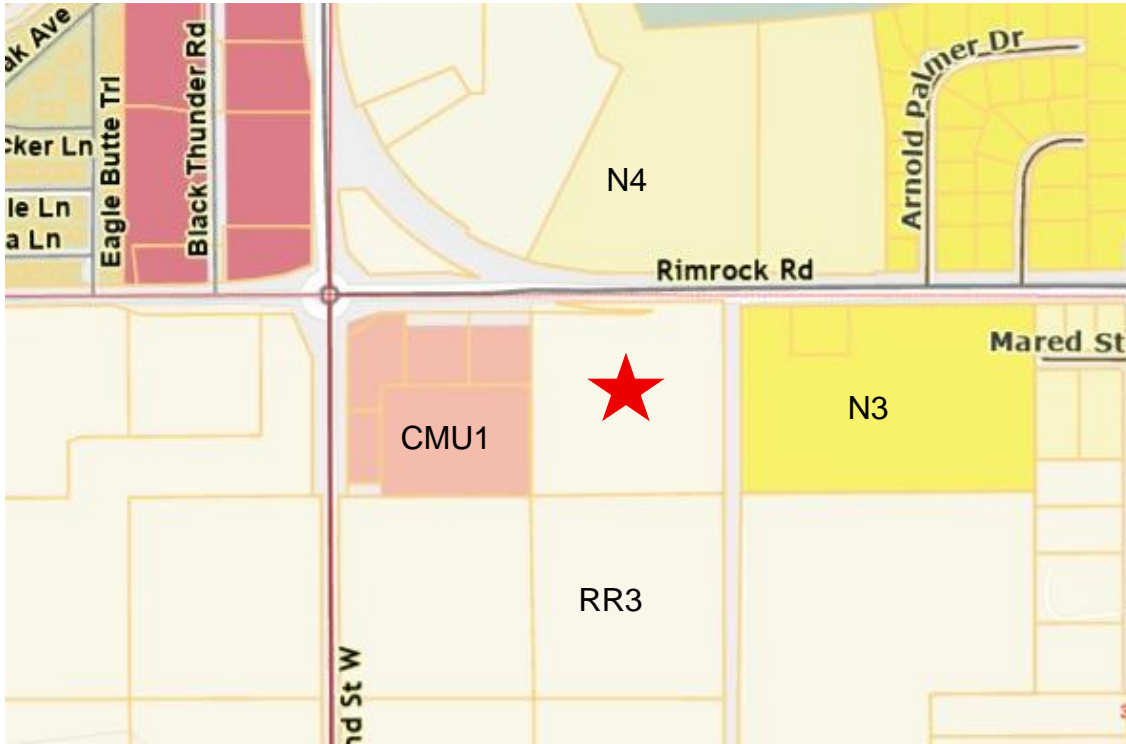
Possible uses include residential single and multifamily as well as commercial uses including but not limited to schools, health care facilities, amusement/recreation facilities, small animal veterinary clinics, restaurants and retail stores. The proximity of the zoning to an arterial intersection and the alignment with the 2016 Growth Policy and West Billings Plan encourages an appropriate use of the land.

Attachments

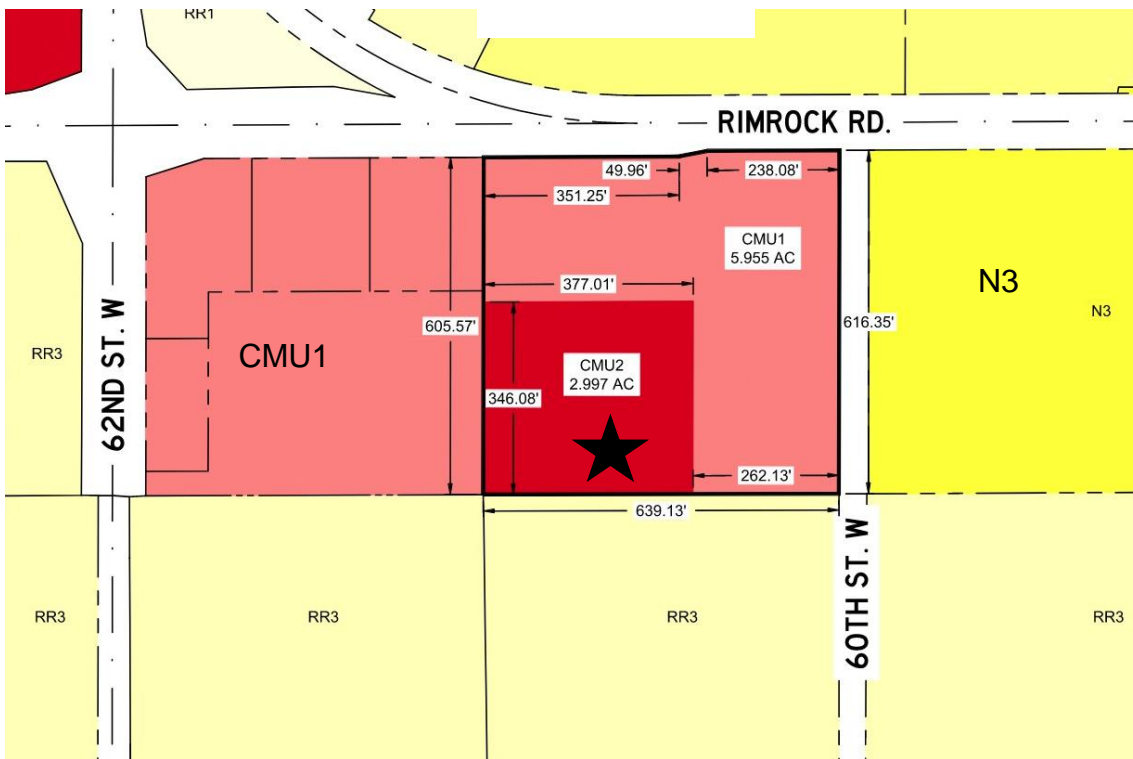
Zoning Map & Site Photos
Application & Applicant Letter
Neighborhood Meeting Info.
History

Zone Change 1073 Attachments

Zoning Map & Site Photos



Existing zoning



Proposed zoning



Site Photos



Looking South



Looking West



Looking North



Looking East

Application & Applicant Letter

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 1073 Project # 25-00190

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 Rural Residential 3 - RR3

Proposed Zoning: CMU-1 and CMU-2

PARCEL TAX ID# D04653 CITY ELECTION WARD 4

Legal Description of Property: Lot 7 of Sunny Cove Fruit Farms, less right-of-way

Address or General Location (If unknown, contact City Engineering): SW corner of Rimrock Road and 60th Street West

Size of Parcel (Area square feet or acres): 8.95 acres

Present Land-Use: Agricultural

Proposed Land-Use: Commercial Mixed Use

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

Owner(s) LMO Investments, LLC

(Record Owner)

590 Garden Avenue, Billings, MT 59101

(Address)

406-670-5457

(Phone Number)

James Duran / jcd@gmail.com

(email)

Agent(s): Taylor Kasperick, Performance Engineering

(Name)

3412 Colton Boulevard, Suite 202, Billings, MT 59102

(Address)

406-384-0080

(Phone Number)

taylor@performance-ec.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: 9/28/2025

(Record Owner – Digital Signature Allowed)



3412 Colton Blvd., Suite 202 • Billings, MT 59102 • 406-384-0080

Zone Change Questions

Lots 7 of Sunny Cove Fruit Farms, Yellowstone County, Montana.
Having a total area of approximately 8.95 acres

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

Essential Investments – The proposed project is located southwest of the Rimrock Road and 60th Street West right-of-way intersection. The development will extend city mains through the subdivision from the existing mains located within Rimrock Road. This is in line with the Essential Investments growth guideline by developing property near existing City infrastructure. This helps the city more efficiently expand their tax base without significantly growing their infrastructure, making it more cost-effective to maintain. Said adjacent water main and sewer main in Rimrock Road has been in place since its construction in 2002, meaning this property has been planned for annexation and zoning since that time.

Strong Neighborhoods – The proposed zoning will create a commercially zoned district in an area with limited to no commercial development. Near the intersection of two principal arterials, this is an ideal location for new businesses, which will afford the expanding residential population in northwest Billings services that are currently farther away. This area of Billings is severely lacking commercial amenities for the surrounding neighborhoods, with the nearest existing commercial businesses being over one mile away (Albertsons, Diamond X, etc.) at 54th and Grande. By zoning commercial districts at this important intersection, the surrounding neighborhoods will have a much shorter commute to these possible amenities and potentially could walk instead of drive. By locating commercial districts such as this closer to expanding residential development, the traffic pressure going further into the City can be lessened by providing services closer to where people live.

Growth Scenarios – The City of Billings Growth Policy identifies three growth scenarios for the Billings West End, public preferred, high density and low density. In all three of these scenarios, the area surrounding the intersection of Rimrock Road and 62nd Street West included commercially zoned districts. This development would follow these scenarios to a tee, providing the public with the exact feedback that was given during the growth planning study.

2. Explain how the proposed project meets the 10 zone change criteria.
- a. **Is the new zoning designed in accordance with the growth policy?**
As mentioned previously, the proposed zoning follows the growth policy to a tee. Proposing commercially zoned districts directly adjacent to principal arterials and in an area identified as a desirable location by all three growth scenarios, public preferred, low- and high-density growth scenarios in the City of Billings Growth Policy.
 - b. **Is the new zoning designed to secure from fire and other dangers?**
There will be new fire hydrants located an adequate distance throughout the interior of the development with a maximum spacing of 300-ft, meeting all City of Billings Fire Codes. These new hydrants will be in addition to the existing hydrants located along Rimrock Road and 62nd Street West, north and west of the proposed zone change. This ensures that any business that may be in this subdivision is adequately secure from fire. This site is also located outside of any floodplain.
 - c. **Will the new zoning promote public health, public safety, and general welfare?**
The proposed zone change will create a commercial district in an area lacking an existing commercial development. The subject property will be subdivided as part of this project. As part of the subdivision process, a Traffic Impact Study (TIS) will be required. The TIS will help identify intersections that would be affected by the development and would then require the developer to pay contributions towards the intersection for improvement. These contributions would be put towards projects that would help ease traffic flow in the area and enhance traffic control at the intersections, creating safer roadways for drivers and pedestrians. Additionally, the City is making necessary investments to Rimrock Road to widen the principal arterial to three lanes, which will help mitigate existing traffic concerns and issues. As part of annexation and development, it is anticipated the owner will be required to contribute to the cost of this project.
 - d. **Will the new zoning facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements?**
As discussed previously, traffic impact contributions would be collected by the city for impacts made by the development to intersections. These contributions would directly go towards enhancing traffic control at the intersections creating safer roadways for drivers and pedestrians. Additionally, as part of this project, water and sanitary sewer mains will be extended through private roadways within the subdivision to serve up to eleven new commercial lots. At full build-out of the development, 60th Street West will be extended from Rimrock Road to the southern boundary of the property, extending this local road will open new property up to be developed. As this is a fully commercial development, no parkland is required or proposed to be dedicated as part of this

zoning, and no impacts to the school district are anticipated given commercial use.

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

The proposed zone change will have some impact on light and air as the property will move from agricultural use to commercial. Any improvements to the land must adhere to the requirements for lighting laid out by the City's Zoning Code which directly addresses open areas and light.

f. Will the new zoning affect motorized and nonmotorized transportation?

As this project proposes the conversion of agricultural land to commercial, additional trips will be generated by the development, which will in turn impact motorized and nonmotorized transportation. The proposed zoning is currently being studied and a Traffic Impact Study (TIS) will be submitted in conjunction with the subdivision. The developer, will contribute to intersection impacts in the area identified by City Public Works to mitigate any negative impact from the development. As noted previously, by providing commercial services in a previously underserved area of town, local residents will have services closer to their homes and everyday commute rather than needed to travel to other areas of town to utilize the same or similar services.

g. Will the new zoning promote compatible urban growth?

The proposed zoning will promote compatible urban growth as is desired by the city. It proposes commercial districts along principal arterials which is beneficial for both commercial businesses as well as any residential developments, as it will keep commercial traffic off local residential streets and on the high traffic volume arterials. Additional commercial districts will also promote new residential development to the area with the close proximity to amenities. The proposed zoning is closely in line with the City of Billings Growth Policy scenarios as it was desired for the intersection of Rimrock Road and 62nd Street West to be primarily high density commercial.

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

The area of the proposed development is primarily surrounded by undeveloped land, varying in zoning districts that include CMU1, N3, N4 and RR3. Commercial districts have been identified as being desired in the area of Rimrock Road, as has been seen with commercially zoned, but undeveloped land, on the NW and SE corners of 62nd Street West and Rimrock Road. Due to the area being primarily undeveloped breaking ground on a new project could help spur more businesses to come to the area, creating new amenities for the surrounding neighborhoods.

i. **Will the new zoning conserve the value of buildings?**

The proposed zoning will conserve the value of buildings in the area by creating new amenities for nearby subdivisions while not intruding upon them. There is no evidence that suggests the addition of just below ten additional acres of commercial zoning will do harm to the value of buildings in the area.

j. **Will the new zoning encourage the most appropriate use of land throughout the City of Billings?**

The proposed zoning will encourage the most appropriate use of land by placing higher density commercial districts close to principal arterial roadways, in particular those that already have water, sewer, and roadway adjacent to them. With the extension of 60th Street West to the south, this allows for the possibility in "stepping back" zoning districts with commercial located along the arterials, higher density residential behind and then lower density residential towards the interior of blocks.

3. **Does the new zoning fit with the existing or planned developments within the area?**

The new zoning closely resembles the existing zoning directly to the west of the proposed development, and kiddy corner on 62nd and Rimrock on the NW quadrant. The new zoning expands the potential commercial area at the intersection of Rimrock Road and 62nd Street West and will provide amenities to the surrounding neighborhoods when developed.

Neighborhood Meeting information

CITY ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** Rural Residential -3 (RR3) _____

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

Change the underlying zoning of Lot 7 of Sunny Cove Fruit Farms from the current County AG district to a mix of CMU-1 and CMU-2 concurrently with annexation into the City.

3. **Legal Description of Property:**

Lot 7 of Sunny Cove Fruit Farms, less right of way. _____

4. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force

West End Task Force _____

5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to on line application

6. **A brief synopsis of the meeting results including any written minutes or audio recording.**

please attach to on line application

7. **The undersigned affirm the following:**

1) The pre-application neighborhood meeting was held on the 23rd, day of September 2025

2) The zone change application is based on materials presented at the meeting.

Owner (s):

LMO Investments, LLC Telephone: 406-670-5457

Address:

590 Garden Avenue, Billings, MT 59101 Email: James.Ouren.lgc@gmail.com

Agent (s):

Taylor Kasperick, Performance Engineering Telephone: 406-384-0080

Address: 3412 Colton Boulevard, Suite 202 Email: taylor@performance-ec.com

Complete this form and upload to your on-line Zone Change application

City Pre-app statement 2024-2025



3412 Colton Boulevard, Suite 202 • Billings, MT 59102 • 406-384-0080

September 16, 2025

Dear Interested Neighbor,

On behalf of LMO Investments, LLC., and The Paddy Shack, LLC. (owners under contract) Performance Engineering, LLC., is writing to inform you of a zoning pre-application neighborhood meeting being held on Tuesday, September 23rd at 5:30 PM at Grace Montessori Academy (4809 Grand Avenue, Billings, MT, 59106). The meeting is being held to discuss a proposed zone change regarding the existing property located southwest of the intersection of Rimrock Road and 60th Street West. The owner is requesting that the property shown on the attached exhibit and described below be re-zoned to accommodate future development:

Lot 7 of Sunny Cove Fruit Farms, S31, T01N, R25E in the City of Billings, Yellowstone County, Montana totaling 8.952 acres.

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change for the subject property, discuss the potential for redevelopment, and to answer questions about the project. The property is currently zoned as RR3, Rural Residential 3, a County Zone District that allows for single family residential homes with a minimum lot size of 3 acres up to 10 acres.

The zoning proposal to be presented to the City of Billings will be to change the zoning of the land described above from RR3 to a mix of CMU1 (Corridor Mixed-Use 1) and CMU2 (Corridor Mixed-Use 2) to facilitate a commercial development suitable for a variety of businesses. A total of 8.952 acres is included in the proposed zone change.

Representatives for Performance Engineering, LLC. will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering, LLC. at 3412 Colton Blvd., Suite 202, Billings, MT 59102, attention Taylor Kasperick, or emails may be sent to taylor@performance-ec.com. We look forward to discussing the proposed zoning change with you and hope to see you on Tuesday September 23rd at 5:30 PM at Grace Montessori Academy.

Thank you,
Taylor Kasperick, PE



3412 Colton Blvd., Suite 202 • Billings, MT 59102 • (406) 384-0080

Lot 7 of Sunny Cove Fruit Farms

Section 31, T01N, R25E, Yellowstone County, Montana

Zone Change Neighborhood Meeting Notes

The meeting was conducted from 5:30-7:00 PM on September 23, 2025 at the Grace Montessori Academy. The meeting was hosted by Taylor Kasperick of Performance Engineering (agent) and Grant Scelzi (developer).

There were approximately 15 public participants for the meeting with only 9 attendees providing name and contact information on the provided sign-in sheet at the meeting.

The meeting began with Taylor Kasperick giving an overview of the property and the proposed zoning districts, being CMU1 and CMU2. Taylor discussed these zone districts are being proposed due to the location of the property being near Intersections of principal arterial roadways in Rimrock Road and 62nd Street West. As noted in the City's Zoning Code, zone districts of CMU 1 and 2 are required to be within 1,320 feet and 660 feet, respectively, of arterial roadways in the Planned Neighborhood Development process. While that process is not being utilized with this application, the general intent is still being utilized. Taylor discussed the allowed uses permitted in both CMU1 and CMU2 and stated the CMU2 parcel would be utilized by Paddy Shack (developer). This is due to the development being most appropriately applied to the use type of "Large (1 acre or more) outdoor, amusement and recreation".

After Taylor's overview of the zoning of the proposed development, Grant was brought up to discuss Paddy Shack, the business spurring the development. He gave a background of the area and discussed the vision he and the other members of the development group have for the property. They envision the development being a place where anyone from the neighborhood can come to socialize over drinks with the feel of a lounge/social club. Not only that, but the development has plans to include an indoor playground, multiple indoor pickleball courts as well as outdoor courts. They plan to have ground they will lease out to food trucks and hope to bring a local coffee shop into the subdivision.

Following Taylor and Grant's overview, the floor was opened for participants to ask questions.

Questions from individuals and subsequent responses are shown below:

- **What types of developments would be allowed in the commercial zoned districts?**

CMU 1 & 2 districts allow for a variety of commercial use types including healthcare offices and outpatient surgical services, restaurants, financial services, business offices, retail stores, and many more. A full list of the permitted use types can be

found in the City of Billings' Zoning Code. Typically, the most contentious use types for these districts are "Bar or Tavern" with full service or Beer and Wine License and "Casino". It was noted during the meeting if either of these use types want to build in this development the developer will be required to undergo a special review. The special review process is similar to the zone change process, meaning, if a developer wants to build either of these use types in the area, another neighborhood meeting would be required. In this neighborhood meeting, residents in the area would be able to voice their opinions/opposition to a development.

- **What will happen to the existing irrigation ditches in and around the property?**

Any irrigation ditch that only serves the subject property will be abandoned. If there are downstream users that utilize the irrigation ditches running through the property, they will be rerouted to ensure the use is not discontinued. Any ditch that does not run through the property will not be modified in any way.

- **What will the development do to manage stormwater? Will this add to the drainage/flooding problems that are already present in the area?**

The development will plan to utilize and expand upon the shared stormwater management facility dedicated for Tule Ridge Subdivision (southeast of Rimrock Road and 62nd Street West). The existing pond on the southern portion of the existing subdivision will be expanded and utilized by the proposed development to store the runoff generated from the required storm event. Due to the shallow elevations of clays and shale in the area, infiltrating the design storm in the required amount of time is not possible. With this being the case, an outfall will be constructed to pump water from the pond at a controlled rate to the existing City detention ponds west of 62nd Street West. The existing development would not affect any of the existing city infrastructure in the area, any current problems with the storm system are not caused by this development.

- **Will removing the irrigation ditches or construction of more impervious surfacing dry up our wells?**

No, rerouting the irrigation ditches will not dry up wells. The major ditch running through the property will be rerouted if it is found downstream farms utilize the ditch. Any irrigation ditch serving only the subject property will be removed, this will cause extremely minimal effects on the aquifer recharge. It should be noted, this will only affect the aquifer located above the shale layer identified in the geotechnical report conducted for the Tule Ridge Subdivision. Any wells that utilize the aquifer above the shale layer do not comply with Montana Department of Environmental Quality requirements for drinking water wells. These requirements state wells must have unperforated casing to a minimum depth of 25'. If these wells are not below the shale layer, which has been identified at a depth of less than 25', it is not suggested this water be utilized as drinking water.

As was previously discussed, water already has a difficult time infiltrating in the area, as is seen by the flooding/drainage problems. This is due to the presence of lean clays and shales near ground level. Replacing farmland with impervious surfacing will have minimal impact on the recharge of groundwater for the less than 10-acre site, not all of which will be impervious. Additionally, other public comment indicated that high groundwater is an issue, which is counter to the concern regarding water availability in surrounding wells.

- **How will the property be accessed?**

The project will be broken into two phases. Phase 1 will construct a private roadway off of Rimrock Road. The development will utilize an existing access created with the platting of Tule Ridge Subdivision, shifting the access 22' to bisect the common property line of the existing subdivision (Tule Ridge Subdivision) and the proposed development. Phase 2 of the development will construct 60th Street West in the dedicated right-of-way from Rimrock Road to the southern boundary of the subject property. A continuation of the private road within the subdivision will connect to 60th Street West, providing the subdivision with two access points at full build-out.

- **What is going to be done to address the increase in traffic in the area?**
Atteendees stated they already have issues of congestion along Rimrock Road and problems with speeding along 62nd Street West.

A Traffic Impact Study (TIS) has been contracted and is being compiled currently. The TIS will analyze the Rimrock Road corridor as well as any other major intersections that may be affected by the development. The TIS will provide findings and recommendations for areas that may need improvements or modifications to accommodate increased loads produced by the development.

The City currently has a road improvement project proposed for Rimrock Road from Clearview Drive to 62nd Street West between fiscal years 2026-2027. This project will construct Rimrock Road to full arterial street standards and should help ease traffic in the area. Based on preliminary design, it is anticipated the road widening will include a center turn lane, which will help alleviate current traffic concerns and accommodate the proposed development.

- **Will there be any screening from existing residential houses to the proposed development.**

As required by the City of Billings Zoning Code, commercial zone districts adjacent to residential districts will be required to screen their development. Screening typically involves the use of opaque fencing, trees, shrubs, etc. Due to the proposed development being non-residential, with the surrounding parcels currently zoned for residential, bufferyard B3 will be utilized. B3 contains the most stringent bufferyard requirements with the most trees required along common property lines, as well as opaque screen fencing.

- **Will there be lighting and noise that would be a nuisance to neighboring homes?**

The City of Billings Zoning Code contains stringent requirements for commercial developments regardless of location. This section of the code states that any outdoor lighting shall have full cutoff shields and that no part of the fixture extends below this shield. This prevents exterior lighting from proposed developments affecting neighboring properties. It also states, no exterior light poles can be above 15 feet in height. These regulations, in conjunction with bufferyard requirements, help ensure that there is no impact due to exterior lighting to other properties. This section of the code also states that no outdoor announcement system or music system is allowed. These requirements ensure that precautions are being taken to limit the amount of disturbance done to adjacent properties.

- **How will the development be serviced by utilities?**

While this project is not an "infill" development, it is as close as you can come without being considered "infill". The property is directly adjacent to both water and sanitary sewer mains, located in the Rimrock Road right-of-way. As part of this project, it is proposed to extend mains through a public utility easement, beneath private roadways and tap services from these new mains.

- **Will the construction of 60th Street West create more development in the area?**

While it is not the intention of this developer to develop more land in the area, the construction of 60th Street West could create more desirable land in the area. This could include more commercial or mixed use developments along Rimrock Road or residential subdivisions that could access off of 60th Street West. As has been seen in recent zone change applications, this area is desirable for developers based on proximity to a principal arterials, being Rimrock Road and 62nd Street West, as well as close access to existing sanitary sewer and water mains.

Zoning History for City ZC 1073

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
None.					
SURROUNDING PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
Sunny Cove Fruit Farm Lots66A1 & 67A1	1070	10/13/2025	MU PND- N1, NX1, CMU1 & P1	Y	
Wild Rose Subdivision	998	9/21/21	N4 to (MR-PND) consisting of N1, N2, N3, NX1 and P1	Y	Formerly Sweetgrass Subdivision
Skyview Ridge Subdivision	788	12/5/2006	A to CC, NC, RP, RMF-R, R60, R70, R70R, R96 and Public	Withdrawn	Zone districts updated 2021 to CMU1, NMU, NO, NX3, NX2, N2, N3 and Public 1
Skyview Ridge Subdivision	814	7/23/2007	R96 to R70R, R60, RMF-R, RP, NC, CC and Public	Yes	
Zimmerman Home Place	1038	10/3/2023	NX1 to NX2 & Nx3	Y	
Michelloti Sawyer	1020	10/24/2022	A to NX1 and NX3	Yes	Steward Land townhomes
ZHP 3 rd Filing Zimmerman Trail frontage	1019	1/9/2023	NO to CMU1	Withdrawn	
Cardwell Ranch PD	986	10/26/2020	Update to PD	Y	
733 S 31 st St. W	999	10/25/2021	CMU1 to CMU2	Y	
E.D. King Sub	782	7/10/2006	A-1 to CC	Y	Country Meadow Apts 1997
1501 Zimmerman Trail	807	7/9/2007	R-60-R to CC & RP	Y	Ace Hardware & Offices
3737 Grand Ave	779	6/26/2006	RP to NC	Y	Multi-tenant office/retail
1500 Golden Blvd	572	2/28/1994	A-1 to RMF	Y	Carriage Homes 1997
3155 Avenue C	413	10/25/1983	R-96 to RMF-R	Y	Aspen Meadows 2005
2291 Avenue C	68	8/26/1974	PD to R-60	Y	Rosepark Plaza Apts 1981

Zoning Commission

Date: 11/04/2025
Title: City Zone Change 1074- Lot 3 of Barber Farms Sub- Ag to CMU1, NX1, N2 and P1-PND-MU
Presented by: Karen Husman
Department: Planning & Community Services
Presentation: Yes

Information

RECOMMENDATION

Planning staff recommends approval and adoption of the findings of the 10 review criteria for Zone Change 1074.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

This is a zone change request for a using the Planned Neighborhood Development (PND) zone change process for a proposed annexation of a 55.46 acre parcel generally located north of Central Avenue between 44th St. West and 48th Street West, from county zoning of Agriculture (A) to Corridor Mixed-Use 1 (CMU1), Mixed Residential 1 (NX1), Mid-Century Residential (N2) and Parks and Open Space 1 (P1). A pre-application neighborhood meeting was held on September 22, 2025, at 5:30 pm, at the Emmanuel Baptist Church. The PND process allows developers to process all the zoning with the City Council, phase the annexation of the property (if necessary), and coordinate both of these processes with subdivision or master site plan review. This tool applies a level of certainty to all stakeholders, including the surrounding property owners. The proposed Mixed-Use PND will include 3.46 acres of CMU1 on the Central Avenue frontage, 3.25 acres of NX1, 41.17 acres of N2, and 1.12 acres of P1. These acreage amounts reflect net areas exclusive of rights-of-way.

This area of Billings has experienced a great deal of growth and development over the past decade. Housing demand has reached a high level while supply of all types of housing choices has not kept up with the demand. Development on the edge of the City of Billings (City) presents challenges, including ensuring appropriate transitions between adjacent county properties and new urban neighborhoods. While these transitions do not require homogeneity, the development plan will include buffering, connectivity that supports the planned network in the neighborhood and existing and needed ROW dedications, and recognition of shared goals across both property types.

The 2016 Billings Growth Policy and the 2001 West Billings Neighborhood Plan both support the intent of the proposed Mixed Use PND zoning. The West Billings Neighborhood Plan goals and objectives emphasizes locating compatible land uses and providing a range of housing choices and development densities, goals supported by the proposed zone change. Similarly, the 2016 Billings Growth Policy supports a broad range of housing choices, encourages more walkable neighborhoods with connectivity to other transportation options and neighborhood services, and building the community fabric through urban designed public spaces -- objectives also supported by the proposed zoning. Providing commercial zoning along Central Avenue, with medium density residential development north into the interior of the property fits well with providing urban services and housing choices.

The property is located within the Limits of Annexation, Zone 1 with the annexation petition running concurrently with the zone change. Following the annexation and zoning process, the property will undergo subdivision review to evaluate traffic impacts, connectivity, and public utilities among other design requirements. Once lots are created, the development of multiple structures on each lot will require Master Site Plan approval. The Master Site Plan review will address the overall layout of the planned development, including but not limited to private and public roadway design, building placement and design, landscaping, and public utilities. Although the property is located at the edge of the city, the extension of City services in this area began in 2024 across Central Avenue with the annexation of a 48.49 acre property, making this property positioned for coordinated development within the City. The City also had long range plans for City infrastructure and more annexation of property along 48th Street West both north and south over time and connections of utilities and roadways in the area.

APPLICATION DATA:

APPLICANT: Diane Brown, Donna Barber-Schneider, Karin Barber
AGENT: Taylor Kasperick, Performance Engineering
LEGAL DESCRIPTION: Parcel 1A of COS 2007; underwent county subdivision as Lot 3 of Barber Farms Subdivision located in S03, T01 S, R25 E
ADDRESS: N/A
CURRENT ZONING: Agricultural (Ag)
PROPOSED ZONING: CMU1, NX1, N2 and P1

EXISTING LAND USE: Agriculture/Vacant

PROPOSED LAND USE: Mixed Use

SIZE OF PARCEL(S): 55.46 acres

SURROUNDING LAND USE & ZONING:

NORTH Zoning: Rural Residential 1 (RR1, County)

NORTH Land Use: Residential

SOUTH Zoning: Corridor Mixed-Use 1 (CMU1), Mixed Residential 2 (NX2), and Large Lot Suburban Neighborhood Residential (N4, County)

SOUTH Land Use: Vacant land directly across Central Avenue with existing residential development further south.

EAST Zoning: Rural Residential 3 (RR3, County) and RR1

EAST Land Use: Residential

WEST Zoning: N4

WEST Land Use: Residential

STAKEHOLDERS

The applicant conducted a pre-application neighborhood meeting on September 22, 2025, at 5:30 p.m. at Emmanuel Baptist Church, 328 Shiloh Road. Forty-eight (48) people attended the meeting, not including the applicants. The required notification area for all new PND zone changes is 1/4-mile from the property boundary. In this case, over 230 individual property owners and interested parties were notified of the pending zoning application. In general, the questions from the surrounding owners included interest in the number of new dwelling units. Attendees asked about the traffic impacts and access to surrounding existing streets. The agent stated they have a contract to do a full traffic impact study based on the proposed zoning. There were additional questions about why the property was not developed in the county. The agent stated the Yellowstone County Subdivision Regulations and Department of Environmental Quality require any subdivision within 500 feet of a public sanitary sewer or water system must connect to those systems rather than having onsite water and sewer. From a City standpoint (not what the applicant stated), it does not make sense as far as the City's Limits of Annexation Map and long term plans for this area to have further county development, especially when some of the adjacent development in the county will end up in the City in the future due to water and sewer challenges. The summary of the meeting is included in the attachments.

At the time of writing this report, 19 emails expressing opposition to the proposed PND zone change have been received by Planning staff. These emails are within the attachments. The primary concerns raised were increased traffic and the compatibility of housing with surrounding agricultural and large lot residential county properties. Many of the objections were related to potential traffic increases, raising safety concerns. Opponents also expressed doubts about the compatibility of the proposed development with neighboring county properties and traffic concerns. While neighboring property owners may provide written and spoken testimony about this zone change either before or at the Zoning Commission hearing, State Law changed in 2025 and valid protest provisions are no longer an option for neighboring properties that meet certain requirements.

ALTERNATIVES

The Zoning Commission may:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1074; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1074; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request.

The Zoning Commission is required to make a recommendation to the City Council on this application for zone change. The application will not proceed to the City Council without a recommendation. The applicant has not requested a delay or withdrawal of the application.

FISCAL EFFECTS

Approval or denial of the proposed zone change will not have an effect on the Planning Division budget.

SUMMARY

Before making a recommendation to the City Council, the Zoning Commission shall consider the following findings of the ten review criteria:

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

The proposed Mixed-Use Planned Neighborhood Development (MU-PND) zoning is consistent with the 2016 Billings

Growth Policy. The development supports the City's goals for housing diversity, walkable and safe neighborhoods, efficient use of infrastructure, and long-term economic vitality. The following sections summarize key Growth Policy goals.

Strong Neighborhoods:

- Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels in neighborhood areas
- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, connectivity, pedestrian-scale streetlights, street trees and walkable access to public spaces
- Neighborhoods that are safe and attractive and provide essential services are much desired

Home Base:

- A mix of housing types that meet the needs of a diverse population is important
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings
- Homes that are safe and sound support a healthy community

Essential Investments

- Infill development and development near existing City infrastructure may be the most cost-effective.
- Neighborhoods that are safe and attractive and provide essential services are much desired.
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve environmental quality far into the future (i.e., energy efficient) are desirable.

The proposed zoning supports these objectives by providing a mix of residential types (single-family, duplex, and multi-family units) to meet diverse population needs. The inclusion of CMU1 commercial uses creates convenient neighborhood destinations, fostering walkability and social interaction. Subdivision design standards will incorporate complete streets and pedestrian-scale lighting, ensuring safe streetscapes. By locating development near existing city infrastructure, the project uses public services efficiently and promotes orderly growth. Commercial and residential integration also contributes to long-term economic activity.

The 2016 Growth Policy identifies three growth scenarios: High Density, Low Density, and Public Preferred. The High Density scenario envisions up to 16 dwelling units per acre, while the Low Density scenario identifies approximately 5 dwelling units per acre. The Public Preferred scenario targets roughly 9 dwelling units per acre. The proposed development includes 370 dwelling units on 55.46 acres, resulting in 6.67 dwelling units/acre, which is closer to the Low Density scenario, reflecting a balanced approach to neighborhood scale and intensity.

The West Billings Neighborhood Plan goals and objectives stated the need to locate compatible uses and offer a range of housing choices and development densities. The West Billings Plan adopted a number of Goals, Policies, and Implementation Strategies. The proposed MU-PND for the property is consistent with the following adopted Policies of Planned Growth.

Goal 1: Establish Development Patterns that Use Land More Efficiently

- Policy E Commercial nodes should contain business development sites of various sizes to accommodate a variety of businesses.
- Policy M Development in the West Billings planning area shall provide for a variety of residential types and densities.
- Policy R Encourage innovative land-use planning techniques to be used in building higher density and mixed-use developments as well as infill developments.

The proposed zoning supports these policies by creating a smaller commercial node that includes approximately 2 acres of CMU1 across Central Avenue, paired with 3.46 acres of CMU1 within the project site. This provides space for a variety of businesses while maintaining compatibility with surrounding uses. The mix of housing types allowed within N2, NX1, and CMU1 ranges from 1 to 9+ dwelling units per structure, offering a variety of residential options that align with Policy M. Adjacent county residential areas, including Cloverleaf and Sundance Subdivisions, have densities ranging from just under 1 to 2.28 dwelling units per acre. Nearby City developments, such as 44 West and Clearwater, have densities of 9.42 dwelling units per acre, and Twin Pines Condos has a density of 5.94 dwelling units per acre. The proposed MU-PND provides approximately 6.67 dwelling units per acre, striking a balanced middle ground that respects the character of surrounding neighborhoods while meeting the plan's goals for a range of housing types and densities.

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

All zoning districts within the project--including CMU1, NX1, N2, and P1--are subject to established setbacks/build-to, height restrictions, and building codes, which help maintain safe separation between structures and minimize fire and other hazards. Subdivision and Master Site Plan reviews ensure that streets and access points are designed to provide adequate emergency vehicle access throughout the development. Building design and materials will comply with the International Building Code and International Fire Code, which regulate safe egress and hydrant location.

3) Whether the new zoning will promote public health, public safety and general welfare?

The mix of residential and commercial uses encourages walkable neighborhoods, providing convenient access to parks, open spaces and services. This supports physical activity and social interaction, contributing to overall public health. As mentioned in Criteria 2, the proposed zoning complies with setbacks/build to zones, building separation requirements, and height restrictions, which help reduce fire risk and other hazards. Master Site Plan and subdivision reviews ensure streets, sidewalks, and access points are designed for emergency vehicle access, safe circulation for all users in the neighborhood area, and utility lines with fire hydrants will meet City standards to ensure reliable emergency response.

4) Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

Transportation: The applicant has started the process of developing a traffic impact study (TIS) as part of the subdivision process. The TIS identifies intersections within proximity to the development to evaluate their current level of service and the development's impact on each intersection. If impacts are determined the developer is required to contribute their proportionate share contribution. This contribution is then used to improve intersections in the area. Based on preliminary analysis of this subdivision as well as adjacent Traffic Impact Studies, it is anticipated that necessary improvements will be required along the Central Avenue corridor based on current traffic and background growth.

Water and Sewer: The subdivisions of 44 West and Clearwater Estates to the south will be extending a 16" water main along Central Avenue, as well as a 10" sanitary sewer main. As part of the annexation agreement, the City evaluates water and sewer sizing for the proposed development while anticipating future development. Adequate provision of water and sewer are addressed within the agreement.

Schools and Parks: The proposed zoning itself will have no impact on schools or parks, but the development will. Schools and parks will be affected by the new residential housing units. SD #2 was contacted for comments. At the time of writing this report, no comments were received.

Fire and Police: The subject property will be served by city public safety services. The Police and Fire Departments were both contacted for comments on the proposed zone change. The police department responded with no concerns. As of writing this report, no comments were received from the fire department.

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

The proposed zoning is designed to maintain adequate light, air, and openness for all residents and adjacent properties. Each zoning district--CMU1, NX1, N2, and P1--has established setbacks/build-to, height limits, and will regulate building placement and separation. These standards prevent overcrowding, ensure sunlight reaches streets and open spaces, and allow airflow throughout the development.

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

Central Avenue is a principal arterial street. Most of the development west of Shiloh Road with access to Central Avenue is rural residential neighborhoods that are still actively used for agricultural purposes and large lot single family residential. The average daily traffic count just west of Shiloh Road is less than 6,500 trips per day. The 2016 West End Multi-Modal Traffic Study (City/County) indicated long-term projects for Central Avenue from Shiloh Road to 48th St West would include completion of a three-lane section (one lane each direction with a center turn lane) and a traffic control option (signal or roundabout) at 48th St W and Central Avenue. Sidewalks and a multi-use side path along Central Avenue also will be part of the future improvements. As of now, this project is not identified within the City's Capital Improvements Plan.

Streets will be designed in accordance with City standards, ensuring safe access for cars, buses, pedestrians and emergency vehicles. Subdivision and Master Site Plan reviews will evaluate traffic circulation, intersections, and connections to the surrounding street network to minimize congestion and maintain smooth vehicular flow.

7) Will the new zoning promote compatible urban growth?

The proposed zoning is designed to encourage compatible urban growth by providing a mix of residential and commercial uses that integrate with surrounding neighborhoods. The combination of N2, NX1, and CMU1 zoning allows a range of housing types--from single-family and duplex units to multi-family units in mixed-use buildings providing housing variety. The proposed density of approximately 6.67 dwelling units per acre serves as a middle ground between lower-density county subdivisions to the north, east, and west, and higher-density city developments to the south. The commercial nodes are strategically located along Central Avenue to concentrate activity and reduce impacts on adjacent residential areas. The project will utilize existing streets, utilities, and city services efficiently, ensuring that growth occurs in an orderly manner without overextending public resources.

8) Does the new zoning consider the character of the district and the peculiar suitability of the property for

particular uses?

The proposed zoning considers the character of the district and the suitability of the property for the proposed uses. This area is experiencing rapid urban growth, with increasing demand for a variety of housing types, including townhomes, apartments, single family and attached homes, as well as local neighborhood and commercial services. The proposed CMU1 zoning along Central Avenue provides an appropriate location for neighborhood serving commercial uses, concentrating activity along a major corridor while minimizing impacts on adjacent residential areas by its location on an arterial street. The mix of residential zones (NX1 and N2) offers a range of housing choices and densities that transition smoothly from lower-density county subdivisions to the north and west to higher-density city developments to the south.

9) Will the new zoning conserve the value of buildings?

The proposed zoning utilizes setbacks, build-to zones, building orientation, and height restrictions to minimize impacts on adjacent properties and maintain the overall character of the surrounding area, while transitioning to a city development.

10) Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

The proposed Mixed Used PND with N2, NX1, CMU1 and Public 1 zoning will encourage the most appropriate use of this land. The property is within the City's Limits of Annexation and is planned for urban development. Utilizing this land for a mix of residential and commercial uses leverages existing streets, utilities, and city services. As mentioned in prior criteria, the development provides a range of housing types and neighborhood-serving commercial spaces. This balance ensures the land supports multiple community needs while maintaining compatibility with surrounding properties.

Attachments

Zoning Map & Site Photos
Application and Applicant Letter
Site Plan
Neighborhood Meeting Info.
History
Opposition Letters

Zone Change 1074 Attachments



Looking North & West

Zone Change 1074 Attachments



Looking North & East



Looking North & West

Zone Change 1074 Attachments



Looking East

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 A - Agriculture

Proposed Zoning: CMU1, NX1, N2 and P1

PARCEL TAX ID# D00349 CITY ELECTION WARD Ward 5

Legal Description of Property: Proposed Lot 3 of Barber Farm Subdivision. The land is being subdivided.

Address or General Location (If unknown, contact City Engineering): North of Central Avenue between 48th St and 44th St

Size of Parcel (Area square feet or acres): 55.46 ac

Present Land-Use: Agriculture/Undeveloped

Proposed Land-Use: Commercial & Multi-Family

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

Owner(s) Diana Lynne Browne, Donna Marie Barber-Schneider, Karin Ellen Barber

(Record Owner)

(Address)

(406) 399-5971

dbrowne16@aol.com

(Phone Number)

(email)

Agent(s): Taylor Kasperick, PE

(Name)

3412 Colton Blvd., Suite 202

(Address)

(406) 384 - 0080

taylor@performance-ec.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: Diana Browne 09/26/25 Date: _____

(Record Owner – Digital Signature Allowed)

Authentisign

Donna Barber-Schneider

09/26/25

Authentisign

Karen Barber

09/26/25



3412 Colton Blvd., Suite 202 • Billings, MT 59102 • 406-384-0080

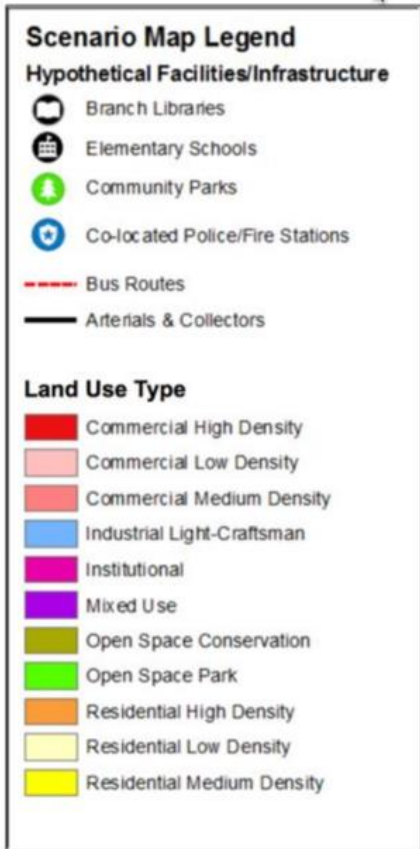
Zone Change Questions

Lots 3 of Barber Farm Subdivision, Yellowstone County, Montana.
Having a total area of approximately 55.46 acres

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

Essential Investments – The proposed project is located north of Central Avenue which is a critical corridor for growth of the City. The development will utilize city services south of Central Avenue which have just been extended by a previous project. Development of property near existing infrastructure is more cost effective and falls in line with the Essential Investment growth guideline. As part of this project, a north/south collector road will be constructed improving the transportation system in the area. This collector will connect Central Avenue to Broadwater Avenue between the two principal arterials in the area, Shiloh Avenue and 48th Street West. The proposed zoning has the potential to bring a mix of single-family housing, duplexes and even up to fourplexes in a small portion of the project. This provides several options for residents looking to relocate to the area and has the potential to help add to the City tax base. Additionally, as part of the development of this project Broadwater Avenue will be extended, moving one step closer to providing an additional east-west roadway, and a 24” water transmission line be extended through the subdivision to provide service for the greater West Billings area.

Strong Neighborhoods – The proposed zoning will help develop a stronger neighborhood for the area with zoning that helps allow for a mixture of housing types, as mentioned from single-family housing potential, up to fourplexes in some areas. This will help provide housing options for all age groups and income levels within the area as well as providing the opportunity for businesses to utilize the commercial districts along Central Avenue. The combination of housing choices as well as the potential for commercial businesses will help create a stronger community for the neighborhood, and has been promoted in all growth scenarios within the Growth Policy. It should be noted that the anticipated density of residential dwellings for the proposed development is approximately 8.15 units/acre. This falls in between the low and medium densities outlined in the 2016 Growth Policy, and is not “high density”. Excerpts from the 2016 Growth Policy reflecting the “public preferred” scenario are included below, which call for medium density housing in the subject area.



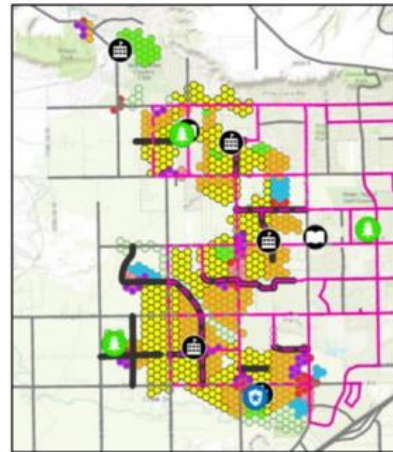
1 hexagon = 5.739 acres or approximately
2.8 city blocks

Residential high & mixed use density = 16 d.u./acre

Residential medium density = 9 d.u./acre

Residential low density = 5 d.u./acre

WEST PUBLIC PREFERRED (WPP)



Home Base – As mentioned, this zone change will expand on the mix of housing options offered in the area. From single-family homes to the north, west and east as well as the mix of housing options to be available in the new development to the south, this project will provide housing options that the Growth Policy identifies as just below medium density. Not only does this help diversify an area that is predominantly single family residential, low-density development, but it helps the City more affordably expand the infrastructure to a larger number of potential users due to the lower cost of service. The Home Base growth guideline also emphasizes walkable neighborhoods, with the development of this property, walkways will be constructed connecting Central Avenue to Broadwater Avenue allowing pedestrian access through the project.

2. Explain how the proposed project meets the 10 zone change criteria.
 - a. Is the new zoning designed in accordance with the growth policy?

The new zoning adheres to the City of Billings growth policy through its expansion of mixed community uses by following Planned Neighborhood Development (PND) guidelines with residential diversity incorporated into the development. The project incorporates multi-modal components with access to trails and parks included to give residents options. The use of commercially zoned districts along principal arterials allows businesses to secure ideal properties and keeps residential homes away from busy roadways.

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

There will be fire hydrants located an adequate distance throughout the interior of the development with a maximum spacing of 500-ft, meeting all City of Billings Fire Codes. Additionally, the project will bring fire services with hydrants to an area of the West End that only operated on dry hydrants within the BUFSA or didn't have close fire suppression availability at all. Construction of the site will comply with building regulations and zoning code to allow for appropriate separation of buildings and proper lighting for public safety and security. The site is also located outside of any floodplain.

c. Will the new zoning promote public health, public safety, and general welfare?

The proposed zone change will diversify the surrounding neighborhood and create opportunities for housing in what is now considered the "missing middle" within the Billings West End. Buildout of this vacant land will bring more public eyes to the area to help keep watch on public safety. This zone change also requires landscaped or natural open areas to be incorporated within the development which will improve the general well-being of the neighborhood and encourage residents to use services within walking distance to their residence in the neighborhood.

Traffic impacts from the new zoning are currently being studied. Based on preliminary analysis of this subdivision as well as adjacent Traffic Impact Studies, it is anticipated that necessary improvements will be required along the Central Avenue corridor based on current traffic and background growth by 2029. Based on preliminary discussions with Yellowstone County, plans to install a traffic signal at 48th and Central are being contemplated which would help in mitigating a lot of the concerns voiced by residents of the area.

d. Will the new zoning facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements?

The change in zone will require the development to extend water and sewer mains from the existing mains located in Central Avenue. The development is not particularly close to MET transportation, however, this development has the potential to be utilized by MET due to the ongoing development in the area and bus stops being located at Shiloh and Central. Additionally, the commercial districts being proposed have the potential to bring services into the neighborhood that previously would have been much farther from the existing neighborhoods. As part of the PND process a minimum of 2% of the land will be required to be dedicated as parkland. While the minimum 2% will be dedicated and proposed, it is anticipated more than this will be utilized as park abed on final layout of the development.

e. **Will the new zoning provide adequate light and air?**

The proposed zone change will have some impact on light and air as the property will move from agricultural use to residential, however, the open space requirements will allow for adequate lighting and air for the property and surrounding area. Any improvements to the land must adhere to the zoning requirements for lighting laid out by the City's Zoning Code which directly addresses open areas and light.

f. **Will the new zoning affect motorized and nonmotorized transportation?**

As this project proposes the conversion of agricultural land to residential, additional residents will move into the area which will in turn impact motorized and nonmotorized transportation in the area. The proposed zoning is currently being studied and a Traffic Impact Study (TIS) will be submitted in conjunction with the subdivision. The developer, will contribute to intersection impacts in the area identified by City Public Works to mitigate any negative impact from the development. Additional recommendation coming out of the TIS, including potential turn lanes, would need to be constructed at the time of development which would help facilitate traffic operations within acceptable levels of service.

g. **Will the new zoning promote compatible urban growth?**

The proposed zoning will promote compatible urban growth as it is nestled between low density residential on the north, east and west sides and medium density residential immediately to the south of the project area. High density residential is located even further south, further indicating the proposed mix of residential uses will act a medium density housing option between high density further to the south and low density north of the development. This zoning will allow for new residents to move into a thriving and safe neighborhood that can easily meet most of their needs in the immediate area. The proposed zone change provides the desired step-back in density placing commercial along the arterial corridor (Central Ave.) and stepping back to mix density residential to the north. The proposed mix in commercial and residential, is what both City Council and urban growth policies ask for in new neighborhood development. The proposed plan will introduce new housing variety and density to this area of the Billings West End while creating walkable neighborhoods with commercial designations to service the surrounding areas.

h. **Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?**

The area of the proposed development is currently surrounded by single-family, residential subdivisions on the north, east and west sides of the property. South of Central Avenue, directly across from the proposed development, the city has already approved annexation and zoning for a similar medium-density development. The zoning south of

Central closely matches what is proposed for this development with commercial districts located near the principal arterial (Central Avenue) stepping back to a medium density mixed-residential area. It should be noted the anticipated dwelling density of the proposed development is approximately 8.15 units/acre, which is below the value for medium density housing the Growth Policy, but above low density housing. The proposed project follows a similar setup with different zone districts for residential. Utilizing a mixed-residential north of the proposed commercial district with lower density residential on the interior of the development and additional mixed residential uses on the north side of the property, adjacent to Broadwater Avenue which is a collector roadway.

- i. Will the new zoning conserve the value of buildings?**
The proposed zoning will conserve the value of buildings in the area by creating new amenities for nearby subdivisions while not intruding upon them. There is no known evidence that development of low to medium density housing options will have an impact on surrounding buildings.
 - j. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?**
By proposing zone districts that allow for single-family residential, duplexes and fourplexes in the development, the project adheres to the City of Billings initiative to lower cost of service to the City, making the development the most appropriate use of the land and providing a necessary mix of housing alternatives to existing large lot single family residences and the high-density residential apartments being constructed south of the project area. The proposed development provides commercial uses along the principal arterial (Central Avenue) on the south side and mixed-residential options along the future collector (Broadwater Avenue) and steps density back towards the interior of the lot. This helps provide a mixture of housing options and keeps potential higher density areas closer to the arterial and collector roadways.
- 3. Does the new zoning fit with the existing or planned developments within the area?**
The new zoning has a similar proposed density and zoning districts to the development located directly south across Central Avenue, and southeast in Twin Pine Townhome development, largely consisting of duplex residential dwellings. Additionally, the proposed development density of roughly 8.15 units/acre is in line with the West Public Preferred (WPP) scenario from the 2016 Growth Policy, which has the subject area identified for medium density housing (9 dwellings per acre). Proposing a mixture of housing options in this area of town helps provide the “missing middle” medium density housing that will fit alongside the existing large lot single-family residential, county subdivisions, and those higher density uses south of the area near Monad Road. The commercial districts will allow the development to provide neighborhood

diversity by incorporating commercial uses for those nearby residences to utilize close to their home base.

PROPOSED PLANNED NEIGHBORHOOD DEVELOPMENT FOR LOT 3 OF BARBER FARM SUBDIVISION

LOCATED SW 1/4 OF SECTION 3, T 01 S, R 25 E, P.M.M.
YELLOWSTONE COUNTY, MT

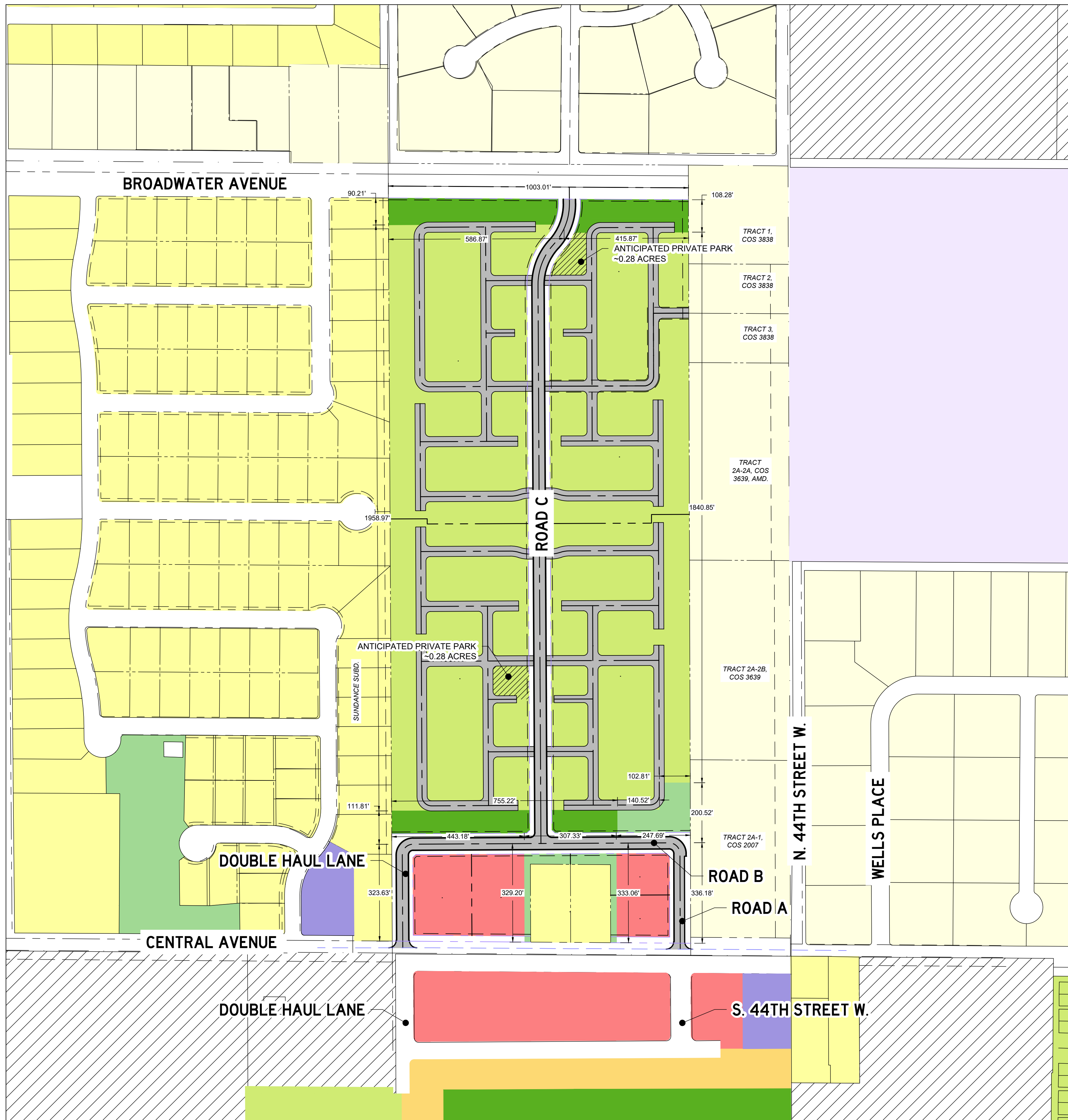


PREPARED FOR :
PREPARED BY : PERFORMANCE ENGINEERING, LLC



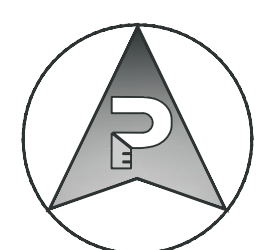
ZONING INFORMATION				
ZONING DISTRICT	GROSS AREA	PERCENTAGE	NET AREA	PERCENTAGE
CMU 1	5.22	9.4	3.46	7.1
N2	44.51	80.3	41.17	84.0
NX1	4.16	7.5	3.25	6.6
P1	1.56	2.8	1.12	2.3
TOTAL	55.46	100.0	49.00	100.0

*NET ACREAGE IS GROSS MINUS PUBLIC ROAD RIGHT-OF-WAY.



ZONING LEGEND

	A - Agricultural (10+ acres)		N4 - Large Lot Suburban Neighborhood		NX2 - Mixed Residential 2 (2-8 du/structure)		PD - Planned Development
	CMU1 - Corridor Mixed-Use		NMU - Neighborhood Mixed-Use		P1 - Open Space, Parks, Recreation		RR1 - Rural Residential (1 to 2.99 acres)
	N2 - Mid-Century Neighborhood		NX1 - Mixed Residential 1 (1-4 du/structure)		P2 - Public-Civic-Institutional		RR3 - Rural Residential (3 to 9.9 acres)



10/29/2025 12:46:59 PM PE COLOR.CTB Z:\Kunkel\2025-027 Barber Development\CADD\DWG\Exhibits\25-027 Barber PND Zoning Map.dwg

CITY ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. Present Zoning: _____

2. Written description of the Zone Change Plan including existing and proposed new zoning:

3. Legal Description of Property:

4. Neighborhood Task Force Area: Yes /// No . If Yes, Name of Task Force

5. Roster of persons who attended the pre-application neighborhood meeting: please attach to on line application

6. A brief synopsis of the meeting results including any written minutes or audio recording.

please attach to on line application

7. The undersigned affirm the following:

1) The pre-application neighborhood meeting was held on the _____, day of _____, 20____.

2) The zone change application is based on materials presented at the meeting.

Owner (s):

_____ Telephone: _____

Address:

_____ Email: _____

Agent (s):

 Telephone: _____

Address: _____ Email: _____

Complete this form and upload to your on-line Zone Change application



3412 Colton Blvd., Suite 202 • Billings, MT 59102 • (406) 384-0080

September 15th, 2025

Dear Interested Neighbor,

On behalf of Donna, Diana and Karin Barber, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting scheduled to be held on **September 22nd, 2025 at Emmanuel Baptist Church at 5:30 PM**. If attending, please utilize the front entrance (east side of the building) and proceed to the Shiloh Room on your left after entering.

The meeting is being held to discuss a proposed zone change regarding the existing property located north of Central Ave. between Double Hall Lane and South 44th Street West (roads currently being constructed on the south side of Central). The owner is requesting the property shown in the attached exhibits, and described below, be re-zoned to accommodate future development.

A portion of Amended Tract 1 of COS 2007 located in the E1/2, SW1/4 of Section 3, T01S, R25E, Yellowstone County, Montana. Having a total area of approximately 55.46 acres.

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change and concurrent annexation for the subject property, discuss the potential for development, and to answer questions about the project. Please note only that area indicated as being included in this application will be subject to the proposed zone change and annexation, not any surrounding county properties. Below is a summary of the existing zoning and the proposed zone changes:

Existing Zone District	Existing Area (acres)	Proposed Zone District	Proposed Area (acres)
A - Agriculture (10+ Acres)	55.46	CMU1	3.41
		N2	41.17
		NX1	3.03
		P1	1.12

The City of Billings generally describes the zoning districts included in this application as:

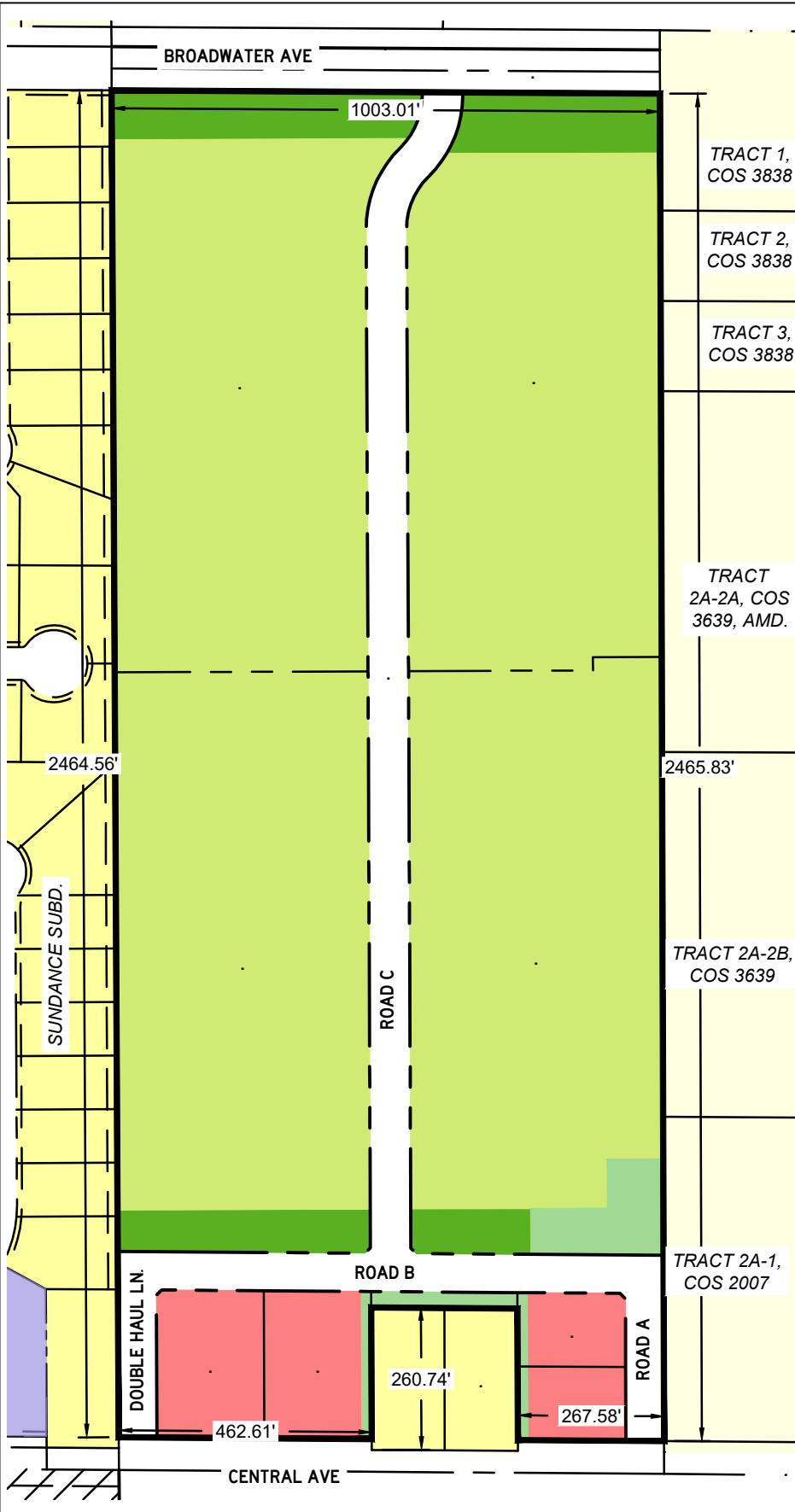
- CMU1: Commercial Mixed Use 1
- N2: Neighborhood Residential 2 (single or duplex dwellings)
- NX1: Mixed Residential 1 (1 to 4 residential dwelling units per building)
- P1: Public Open Space 1 (park)

Representatives for Performance Engineering, LLC will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 3412 Colton Blvd., Suite 202, Billings, MT 59102, attention Taylor Kasperick, or emails may be sent to taylor@performance-ec.com. We look forward to discussing the proposed zone change with you and hope to see you on **September 22nd, 2025 at Emmanuel Baptist Church at 5:30 PM**.

Sincerely,

Taylor Kasperick, PE

9/15/2025 10:09 AM
 COLTON TEL. PE Standard.dwg



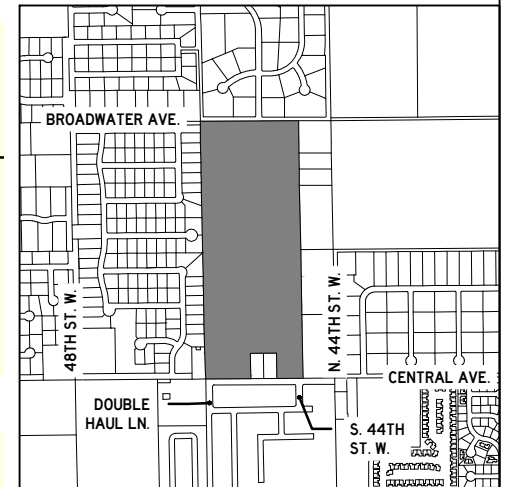
LEGAL DESCRIPTION

TRACT 1A OF CERTIFICATE OF SURVEY NO. 2007, AMENDED, S03, T01S, R25E, P.M.M.

ZONING LEGEND

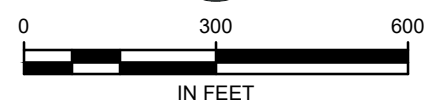
- A - Agricultural (10+ acres)
- CMU1 - Corridor Mixed- Use
- N2 - Mid-Century Neighborhood
- N4 - Large Lot Suburban Neighborhood
- NMU - Neighborhood Mixed-Use
- NX1 - Mixed Residential 1
- P1 - Open Space, Parks, Recreation
- RR1 - Rural Residential (1 to 2.99 acres)

PROPOSED ZONE CHANGE BOUNDARY



ZONING INFORMATION

ZONING DISTRICT	ACRES
CMU1	3.41
N2	41.17
NX1	3.03
P1	1.12



PROJECT TITLE
BARBER FARM SUBDIVISION

SHEET TITLE
PROPOSED ZONING MAP

DRAWN BY
 BGR

DATE
 Sep-25

CHECKED BY
 TJK

CLIENT
**DONNA, DIANA,
 AND KARIN BARBER**

**PERFORMANCE
 ENGINEERING**

3412 COLTON BLVD, SUITE 202
 BILLINGS, MT 59102

(406) 384-0080
 www.performance-ec.com

EXHIBIT
A

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A Portion of Tract 1A of Certificate of Survey No. 2007, Amended - Zone Change (A to CMU1, N2, NX1, P1)

9/22/2025

NAME	ADDRESS	Email
Lisa Hansen	4613 Sun Pacing	lz8691@yahoo.com
GARY & MARGARET HARDEF	675 CANDL LIGHT LN	garyj@midrivers.com
Bill & Sheryl Duke	735 Auglass West	bill.duke@icloud.com
Jim - Temper Lemon	775 11 11	Jim Lemon 775 Hmtl.com
Joe Cvikshank	1330 Bluegrass Dr	jcvikshank@bresnan.net
Steve Torber	1275 Cloverleaf A	stevetorber@gmail.com
Jim Berve		Jaberve@gmail.com
Michael Berve	378 LIGHT STREAM	michael.berve@gmail.com
Mike Broschwein	1210 Blackberry Way	m.broschwein1@gmail.com
Jeff Tuttle	1355 Cloverleaf Pl	jeffdtuttle@gmail.com
Alan & Susan	4740 Alyson Ave	No thanks
KAREN EHRSMAN	4613 Junbunt Ln	kehresman@gmail.com
Brian & Holly Wheeler	4646 Liahona Lane	bnhwheeler@gmail.com
Jess & Kelly Grossman	1250 Timothy Pl	kjgrossman@hotmail.com
Amy Wilde	840 Paintbrush Pl.	wadeandamy@hotmail.com
Brandon Reiter		breiter55@gmail.com
Melissa Lamsent	4610 Sticka Cir.	melamtl7@gmail
Lorinda Grosso	925 Bluegrass Dr E	ljgrosso@yahoo.com
Gary & Kathi Workman	930 Bluegrass Dr. E.	gary.workman93@gmail.com
Kelly Johnson	940 Bluegrass Dr E	m64johnson@gmail.com
Ryan Larsen	1145 Bluegrass Dr. W.	RyanLarsenDUD@gmail.com
CHARLIE BREWER	1365 TIMOTHY PL.	BREWERBUILTHOMES@gmail.com

Lot 3 of Barber Farm Subdivision

Being a Portion of Tract 1A of COS 2007
Section 03, T01S, R25E, Yellowstone County, Montana

Zone Change Neighborhood Meeting Notes

The meeting was conducted from 5:30-7:00 PM on September 22, 2025 at the Emmanuel Baptist Church. The meeting was hosted by Taylor Kasperick of Performance Engineering (agent).

There were 48 public participants for the meeting.

The meeting began with Taylor Kasperick giving an overview of the property and the current owners of the land (the Barbers). Taylor discussed the zoning districts that are being proposed within the development as CMU1, N2, NX1 and P1. While describing the zoning districts, pertinent information regarding the density allowed in either of the residential districts, height limitations within all districts as well as allowable uses within the commercial districts were provided.

Taylor discussed how this proposed zone change will be submitted in conjunction with a petition for annexation as the project area will need to be annexed into the city to allow for the proposed zoning districts. Taylor discussed how the PND process works and provided the expected timelines for application submittal and public hearings (anticipated November 4th and November 24th) for zoning commission and city council.

Proposed roadways within the development were also discussed by Taylor, stating the development would be accessed from two points along Central Avenue. These roads would align with the development to the south of this property. From these two access points, a single north/south public road will be constructed through the development, eventually connecting to Broadwater Avenue, which will be extended along the northern property boundary.

Following Taylor's overview, the floor was opened for participants to ask questions.

Questions from the individuals and subsequent responses are shown below:

- **Why not zone the development for single-family homes instead of higher density?**

One of the objectives of the City's recently updated zoning code and PND process is to promote mixed use neighborhoods to offer multiple levels of housing options. Part of the PND requirements is to pair a lower density "N" district with a higher density "NX" district. Additionally, there is growing concern from city officials on the cost of service to operate and maintain infrastructure throughout the city without implementation of residential dwelling densities higher than large lot

single family residences. One of the answers to this is to increase density to help keep the cost per dwelling served down.

- What is the number of units that would be built in this development given the proposed zoning?

Final densities will be subject to amount of net acreage left following subdivision which is a subsequent process to zoning. That being said, based on the current layout shown on the map it would be estimated in the 350-400 dwelling unit range.

- What is going to be done to address the increase in traffic in the area?
Residents from Sundance Subdivision stated they already have issues at intersections around the subdivision (i.e., 48th and Central and subdivision access points).

A Traffic Impact Study (TIS) has been contracted and is being prepared to be submitted with the concurrent Subdivision application. The TIS will study the Central Avenue corridor between 48th and Shiloh, in addition to some of the other major intersections within 1-mile of the development. The TIS will provide findings and recommendations for areas that may need improvements or modifications to accommodate increased loads produced by this development.

The City doesn't currently have a road improvements project proposed for Central Avenue in their CIP, but as sections of their arterial corridors become more and more developed it tends to move that area's priority up for a major road project. It is important to note that improvements to Central Avenue will only come via a City project which would be driven by City developments. The County hasn't historically constructed major roadway improvements, particularly roadways on the border of the City limits.

- How many stories can the buildings be?

The height restrictions for NX1 and N2 were discussed, with NX1 allowing for buildings up to 2.5 stories and N2 allowing for buildings up to 2 stories. CMU-1 was not asked about so it was not front of mind to respond to, but for record purposes CMU-1 allows up to 4-story buildings. The proposed CMU-1 district is solely proposed immediately adjacent to Central Avenue, and did not appear to be the intent of the questions posed.

- Where will utilities for the development be coming from?

As part of the development to the south, a 16" Ø water main was extended along Central Avenue along the entire frontage of the subject property. Additionally, an 8" Ø sewer main was stubbed out of West 44th Street South as part of the same development. This proposed project will tie onto the water and sewer from the aforementioned mains.

- What type of commercial developments will be built along Central Avenue?

It is unknown at this time what exactly will be built in these commercial districts, however, it was noted that because this property is requesting annexation into the city it cannot be a marijuana dispensary as it is not allowed within the city. It was also brought up how there have been preliminary discussions of a gym/fitness center potentially being built within one of these commercial zone districts.

- Why isn't this property being developed as a county subdivision?

In accordance with the Yellowstone County Subdivision Regulations and Montana Department of Environmental Quality requirements, any subdivision within 500 feet of a public sanitary sewer or water system must connect to those systems rather than having onsite water and sewer. Due to the development to the south constructing public sanitary sewer north to Central Avenue, the proposed subdivision is now within 500 feet of public sanitary sewer and would be required to connect onto these public utilities.

- Why does the property have to annex into the city while the two lots surrounded by the subdivision stay in the county.

While it would be required for this 55.46 acre lot be annexed into the city prior to development, it is not required for the two lots surrounded by the project be annexed because they are already developed containing residential homes and having appropriate septic permits. It was noted that should the water supply or septic system fail for either property, it is anticipated they would be required to tie into the City's water and sewer systems rather than being granted replacement permits for the existing systems.

- Will the parkland indicated in the exhibit double for stormwater management?

The preliminary plans of the development will utilize the parkland area for underground stormwater management. This would allow the parkland area to double as usable park as well as help the development manage stormwater in accordance with the Billings Stormwater Management Manual. It was also pointed out that while the exhibit shows the minimum area of park required, it is anticipated that more parkland will be dedicated throughout the development.

- What stops multi-story apartment buildings from being constructed within the development.

In order for multi-story apartments (greater than 4 units) to be constructed on this property, the developer would be required to perform a zone change. With a zone change, a neighborhood meeting exactly like this one would be required. This is where neighbors would be able to voice their concerns with a project that would propose multi-story apartments. It was noted by attendees that it has been shown that this can occur after the initial zone change.

- Will the middle road connect to Cloverleaf Meadows Subdivision?

It is not the developers intent to propose nor is it desired for the developer to connect the middle road (Road C in the mailer exhibit) through to Bluegrass Drive West. Any connection to Cloverleaf Meadows would be a requirement put forth by the City, and would be fought by the developer.

- Why not do a “traditional” single-family subdivision as opposed to utilizing the lots for rental homes.

As identified in the City of Billings Growth Policy, smaller affordable rental units are the most in demand households in Billings. This development would help fill a market that has been missed not only on the West End, but throughout Billings.

- Why did we only get a seven day notice for this meeting? Why was the meeting at 5:30 PM and not later?

As required by the City of Billings Zoning Code, written notifications shall be mailed at least (7) calendar days prior to the scheduled meeting. The City of Billings Zoning Code also states meetings may be held after 5:00 PM on any weekday. The neighborhood mailers were mailed on October 15th in conformance with the zone change procedural requirements.

- Why did the mailer only go out to some people in neighboring subdivisions?

As part of the PND zone change process, address labels and a radius map are obtained from the City/County Planning department. As stated in the City of Billings Zoning Code, all PND zone changes must notify property owners within 1,320' of the property boundary.

- What will the quality of the homes built within this development be like?

As opposed to county subdivisions, any residential home built within the city limits will be required to be inspected to ensure the residences are built to code and of quality. In a typical county subdivision, residential homes are not required to be inspected to ensure they comply with these codes outside of an electrical inspection and sanitation inspection.

Generally, among the attendees of the meeting there were frustrations voiced and a general discontent about the proposed development. In their attendees opinion, the property is better suited for a single-family county subdivision, with larger lot sizes and less density. This is counter to the City of Billings Growth Policy, the City of Billings Zoning Code requirements for a PND, and the desires of the City of Billings to find a better density balance to help better sustain the cost to operate and maintain city infrastructure and provide a range of housing options for residents.

Email and written correspondence received regarding the application is also included for reference.

Taylor Kasperick

From: Taylor Kasperick
Sent: Wednesday, October 1, 2025 1:51 PM
To: 'Bill Duke'
Subject: RE: Barber Farm Zone Change Follow Up

Sorry for the delayed response, Mr. Duke.

As noted and confirmed in the neighborhood meeting, the owner under contract (buyer) of the subject property is Cal Kunkel.

Thank you!

Taylor

Taylor Kasperick, PE
Project Manager
taylor@performance-ec.com
Mobile: 801.657.0372



From: Bill Duke <bill.duke@icloud.com>
Sent: Monday, September 29, 2025 2:31 PM
To: Taylor Kasperick <taylor@performance-ec.com>
Subject: Barber Farm Zone Change Follow Up

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Thank You, Our concern was "WHO" the developer/builder for the project might be?
Thanks again,
The Duke's

On Sep 29, 2025, at 14:17, Taylor Kasperick <taylor@performance-ec.com> wrote:

Mr. and Ms. Duke,

Thank you again for attending the neighborhood meeting last week regarding the proposed zone change for the proposed Lot 3 of Barber Farm Subdivision. As discussed following the meeting with Sheryl, I wanted to reach back out with contact information for the seller of the property (current owners). I do not have a direct line of communication with the sellers and only their realtor (Mike Burschwein), so upon asking for the contact information it was requested that I forward you his contact information as their representative. Mike's information is included below. Thank you and please let me know if you have any questions.

<image001.png>

Thank you,

Taylor

Taylor Kasperick, PE

Project Manager

taylor@performance-ec.com

Mobile: 801.657.0372

<image002.png>

RE: Proposed Zone Change - Billings, MT

From Taylor Kasperick <taylor@performance-ec.com>
Date Thu 9/25/2025 2:59 PM
To Daniel Beierwaltes <danielbeierwaltes1@gmail.com>
Cc Brody Roberson <brody@performance-ec.com>

Hey Daniel,

Apologies for the delayed response, but thank you for reaching out.

The proposed zone change includes four different zoning districts: Corridor Mixed Use 1 along Central Avenue, NX-1 (mixed residential with 1-4 dwelling units per building) immediately in from the commercial and just south of Broadwater, N2 (single family residential allowing 1 to 2 units per building) and the P1 (park space). Predominantly (~82%) the proposed zoning is N2.

We are still working through layouts on the proposed development, so unfortunately don't have any renderings to share at this time.

For Broadwater Avenue, it is being required to be pulled through from the east side of Sundance to the east side of this property. This is a requirement of the County minor subdivision that has been approved to break off the Barber's homesite lots off Central Avenue, and Broadwater would be required to be constructed upon development of the project. Please note the project is planned to be broken into two phases, with the northern ~1/2 (when Broadwater would be constructed) being included in the second phase.

While a lot of concerns were voiced at the neighborhood meeting, the tangible impact that this, as well as any new development, will have is increased traffic. As part of the review process, we will be undertaking a Traffic Impact Study to identify what improvements are needed at present day, what will be needed during the first phase of the project, and what would be needed at full build out to help facilitate traffic operations.

Hopefully this helps answer your questions but please feel free to let me know if not.

Thank you,

Taylor

Taylor Kasperick, PE
Project Manager
taylor@performance-ec.com
Mobile: 801.657.0372



From: Daniel Beierwaltes <danielbeierwaltes1@gmail.com>
Sent: Wednesday, September 24, 2025 3:08 PM
To: Taylor Kasperick <taylor@performance-ec.com>
Subject: Proposed Zone Change - Billings, MT

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Good afternoon, Taylor,

My name is Daniel Beierwaltes. I am a homeowner in the Sundance Subdivision on 48th and Central, and received your letter concerning a proposed zoning change for the land east of the subdivision. I apologize for being unable to make it to the public meeting on Monday night. However, I am still curious as to the plans for the potential future development.

The letter said "mixed residential". Can you please elaborate? Are there any proposed renderings for the neighborhood? Also, my house is on Broadwater Avenue, so I am more interested in what's happening on the northern end of the development. Is Broadwater to be extended through to the new neighborhood? What would be the other impacts on our subdivision?

Thanks, and have a great day,

Daniel Beierwaltes
406.794.4391

From: Karen Ehresman-Oberly <kehresman@gmail.com>

Sent: Thursday, September 25, 2025 2:39 PM

To: Taylor Kasperick <taylor@performance-ec.com>

Subject: Barber Farm Subdivision

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Subject: Opposition to Proposed Zoning Change

Hi Taylor,

My name is Karen Ehresman, and I live in the Sundance subdivision. I attended the meeting on 9/22/25 regarding the proposed zoning change from agricultural use to high-density rental development. After reviewing the information presented, I would like to express my opposition to this change.

Traffic in our area is already congested, particularly along Central and 48th Street. As you mentioned during the meeting, the new housing development on the south side of Central will add even more traffic. Additionally, opening access to Broadwater would create further congestion on the north end of the subdivision. I am concerned that the current infrastructure cannot support the increased traffic volume that such a development would bring.

Beyond traffic, I am also worried about the impact on our property values in Sundance and the surrounding neighborhoods. Large-scale rental development often reduces home values, and I fear it could also contribute to higher rates of crime, including burglaries and other safety concerns.

Thank you for taking the time to consider my perspective on this matter.

Sincerely,
Karen Ehresman

Council Meeting
Nov 4

Linda Baltrusch

5:30

Hi Neighbors,

We need your help fighting this "Proposed Zoning" right next to our subdivision. Please take a moment to read the letter below that was written by Bill Duke and sent to the Billings City Council. I have also included a map of the proposed subdivision. Your attention to this matter is greatly appreciated !!

I am humbly reaching out to you as "members of the Billings City Council." The Cloverleaf Meadows HOA has been notified by "Performance Engineering" of their efforts to change the zoning on the agricultural land due south of Cloverleaf Meadows. The three ladies who now own their parents farm; Donna, Diana & Karin Barber are evidently ready to cash out and sell the farm....

Performance Engineering is leading their effort to rezone 55.46 acres to allow City Services to the area but NOT to include the Barber's personal property, they wish to have that remain in the County.... Potentially, a very unique island posing numerous problems, if permitted! I have included the information provided by PE for your review. It should be noted; the PE Notification, according to legal requirement only reached a small fraction of the potentially effected homes owners within 1,320 feet of the request and the specified "PE information meeting was held with questionable short notice, taking place at 17:30 hours which would not permit many working homeowners to attend!

PE attempted a similar effort several years ago at 48th & Grand Avenue which was soundly rejected. We understand that Mr. SCOTT ASPENLIEDER is the Manager @ PE..... Considering this fact, Mr. Aspenlieder as a Billings City Council Member, should "recluse" himself from all zoning changes without question!

The home owners able to make the meeting were advised the PE plan was to accommodate four hundred (400) families on the 55.46 acres and three commercial business locations. When questioned regarding a "Casino" at the location the response was ambiguous, if not elusive. I would respectfully point out; Cloverleaf Meadows is 51 acres and supports 49 Families. Mike, you Sir, will surely remember Cloverleaf Meadows from your days of property ownership here. Bill, we appreciate your friendship and experienced tenure on County Commission as well as the City Council to intelligently address the folly of this proposal. You Gentlemen must also be aware of the PE directed building activity directly to the south of Central Avenue on the former "Dick Hardt Farm." This action will also drastically increase the traffic on the west end in it's own right, now multiply that by an additional four hundred family dwellings!

The PE map shows "Road C" progressing north with a slight jog which indicates a potential opportunity to connect with the cul-de-sac on Bluegrass Drive West. Gentlemen, "WE VEHEMENTLY OBJECT" Cloverleaf Meadows rejects the potential of additional traffic due to four hundred families, as well as the impact on our eleven acre Park which the homeowners pay dearly to maintain. During fall and spring when we accommodate children's sports activity in our park, due to parental parking, our roadway is a single lane. The Billings "west-end infrastructure" has not developed properly to absorb an additional four hundred families driving potentially six hundred vehicles at the designated location! You are cordially invited to attempt to gain entrance to Grand Avenue at 07:30 and 17:30 from the Cloverleaf Meadows entrance.

PE map indicates multifamily (NX1) on the north perimeter of the 55.46 acres along what will one day be Broadwater Avenue. The proposed height of these multiplex units will impede the view of the Beartooth

Mountains, Pryor Mountains and the Big Horn Mountains for many of the Cloverleaf Homeowners which was a consideration upon building in Cloverleaf Meadows twenty-five plus years ago.... Those homeowners in Cloverleaf Meadows constructed "Forever Homes" reflecting "Pride-Of-Ownership" not stop-gap rentals which reflects the entire PE proposal as ill-advised from the logical standpoint point of infrastructure and the ability to support four hundred new families in a highly questionable design layout.

I would hope that we can meet with you to discuss this important issue before the City Council action takes place in early November, as PE advised us last evening.

Respectfully, on behalf of the Cloverleaf Meadows Homeowners

Bill Duke

735 Bluegrass Drive West

C: (406) 425-9827



Linda Baltrusch

L & C Capital

PO Box 80166









Billings, MT 59108

Cell:406-671-8137

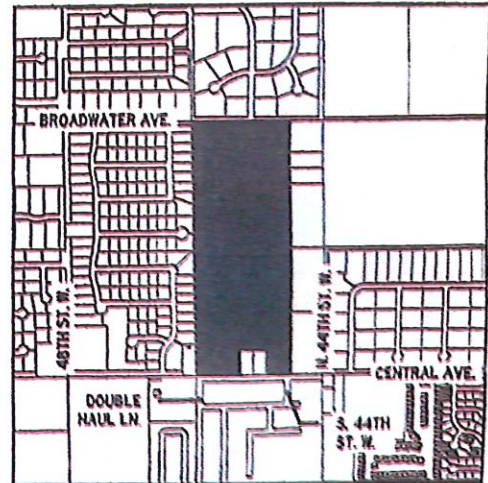
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P.M.M.

ZONING LEGEND

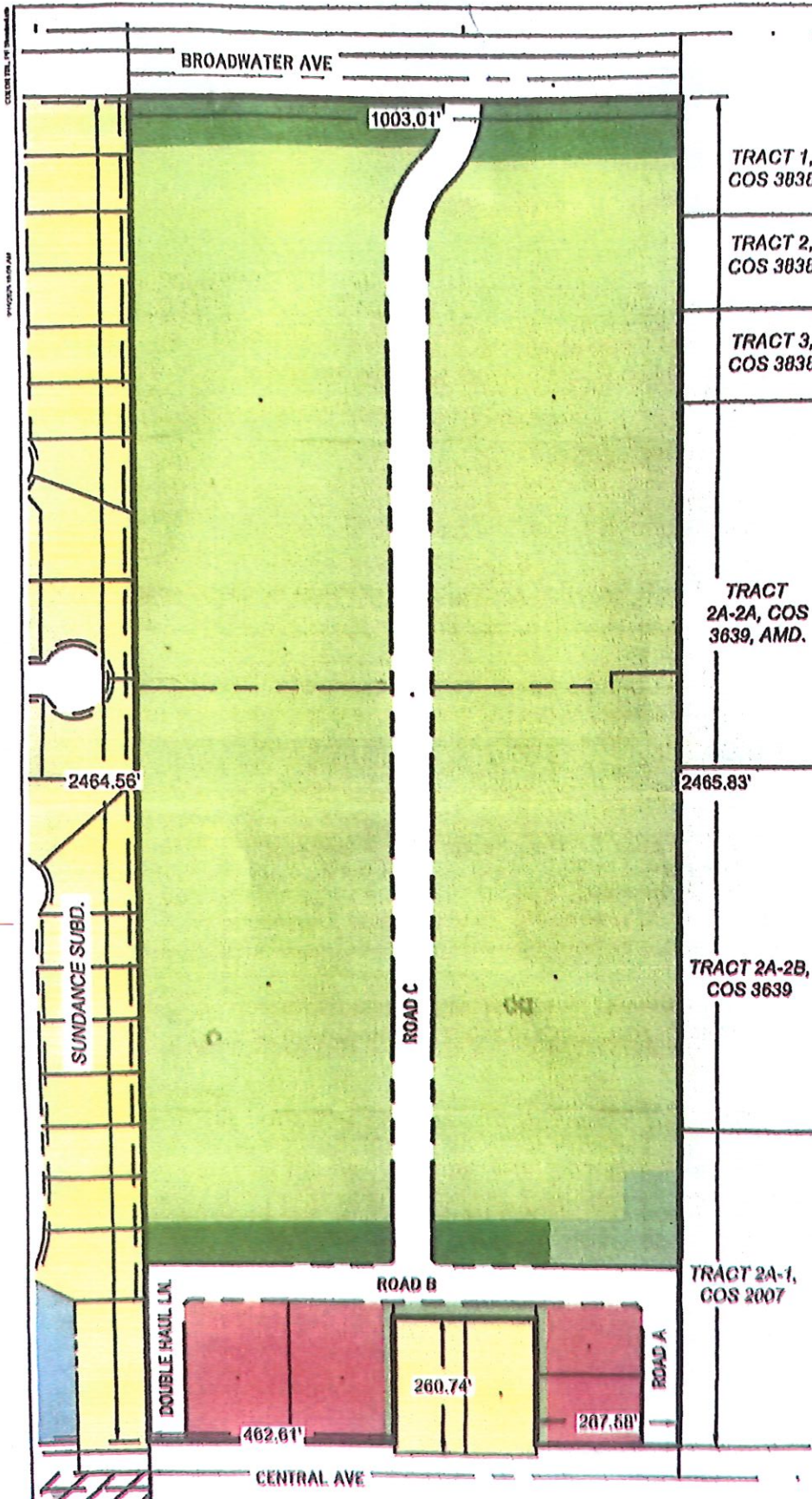
- TRACT 1, COS 3838  A - Agricultural (10+ acres)
- TRACT 2, COS 3838  CMU1 - Corridor Mixed- Use
- TRACT 3, COS 3838  N2 - Mid-Century Neighborhood
-  N4 - Large Lot Suburban Neighborhood
-  NMU - Neighborhood Mixed-Use
-  NX1 - Mixed Residential 1
-  P1 - Open Space, Parks, Recreation
-  RR1 - Rural Residential (1 to 2.99 acres)

PROPOSED ZONE CHANGE BOUNDARY



ZONING INFORMATION

ZONING DISTRICT	ACRES
CMU1	3.41
N2	41.17
NX1	3.03
P1	1.12



<p>PROJECT TITLE BARBER FARM SUBDIVISION</p> <p>SHEET TITLE PROPOSED ZONING MAP</p>	<p>DRAWN BY EGG</p> <p>DATE 5/20/24</p> <p>CHECKED BY JMK</p>	<p>CLIENT DONNA, DIANA, AND KARIN BARBER</p>	 <p>PERFORMANCE ENGINEERING</p> <p>3112 COLTON BLVD, SUITE 202 BILLINGS, MT 59102</p> <p>(406) 384-0080 www.performance-eg.com</p>	<p>EXHIBIT A</p> <p><small>COPYRIGHT 2025 ©</small></p>
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Zoning History for City ZC 1070

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
None.					
SURROUNDING PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
2291 Avenue C	68	8/26/1974	PD to R-60	Y	Rosepark Plaza Apts 1981
3155 Avenue C	413	10/25/1983	R-96 to RMF-R	Y	Aspen Meadows 2005
1500 Golden Blvd	572	2/28/1994	A-1 to RMF	Y	Carriage Homes 1997
3737 Grand Ave	779	6/26/2006	RP to NC	Y	Multi-tenant office/retail
E.D. King Sub	782	7/10/2006	A-1 to CC	Y	Country Meadow Apts 1997
Skyview Ridge Subdivision	788	12/5/2006	A to CC, NC, RP, RMF-R, R60, R70, R70R, R96 and Public	Withdrawn	
1501 Zimmerman Trail	807	7/9/2007	R-60-R to CC & RP	Y	Ace Hardware & Offices
Skyview Ridge Subdivision	814	7/23/2007	R96 to R70R, R60, RMF-R, RP, NC, CC and Public	Yes	Zone districts updated 2021 to CMU1, NMU, NO, NX3, NX2, N2, N3 and Public 1
Cardwell Ranch PD	986	10/26/2020	Update to PD	Y	
Wild Rose Subdivision	998	9/21/2021	N4 to (MR-PND) consisting of N1, N2, N3, NX1 and P1	Y	Formerly Sweetgrass Subdivision
733 S 31 st St. W	999	10/25/2021	CMU1 to CMU2	Y	
Michelloti Sawyer	1020	10/24/2022	A to NX1 and NX3	Yes	Steward Land townhomes
ZHP 3 rd Filing Zimmerman Trail frontage	1019	1/9/2023	NO to CMU1	Withdrawn	
Zimmerman Home Place	1038	10/3/2023	NX1 to NX2 & Nx3	Y	
4524 Central Ave	1045	4/8/2024	PND-A to CMU1, NMU, NX1, NX2, N2, P1	Y	
SCFF LOT 66A1, 67A1	1070	9/22/2025	PND-A to CMU1, NX1, N1, P1	Y	

Husman, Karen

From: Taylor Kasperick <taylor@performance-ec.com>
Sent: Sunday, October 12, 2025 2:34 PM
To: Husman, Karen
Subject: [EXTERNAL] FW: Barber Property zoning application

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Karen,

Included below is an email received for the proposed Barber Zone Change that we missed getting in the submittal. Please let me know if I need it add it Citizens Access.

Thank you,

Taylor

Taylor Kasperick, PE
Project Manager
taylor@performance-ec.com
Mobile: 801.657.0372



3412 COLTON BLVD, SUITE 202
BILLINGS, MT 59102
406.384.0080
PERFORMANCE-EC.COM



From: LISA STICKA <googeandlisa@msn.com>
Sent: Tuesday, September 30, 2025 9:28 AM
To: Taylor Kasperick <taylor@performance-ec.com>
Subject: Barber Property zoning application

Good morning,

We are writing in regard to the proposed zoning change for the Barber property, located at Central Ave & 44th Street West. We received the letter Performance Engineering dated 9/15/25.

We were told this development would include over 400 dwelling units. The current infrastructure in the area is insufficient to handle the current volume of traffic, much less the additional traffic that this development would cause. We live off of 46th St West and Grand Ave. Grand Ave is the only route available in our area to leave our subdivision.

Currently, Grand Ave only has two lanes for traffic. Since Grand Ave does not have a turning lane, traffic is backed up and stopped multiple times each day, especially around school time schedules, morning & evening

commute times. There are 3 schools (Billings Christian, Montessori & Ben Steele) in this section of Grand Avenue. As parents try to enter school parking lots, they are unable to turn due to traffic flow and back up the lane they are in. It is difficult for the current property owners in the area to access Grand Ave. at various times during the day.

As part of the planned development, traffic would be able to enter Blue Grass Drive from the north end of the development as a route to Grand Ave. This would add to the current bottleneck traffic situation. For these reasons, we are opposed to this zoning change.

Please send us the information on the upcoming public hearing for this zoning request.

Thank you,
Marvin & Lisa Sticka

Sent from [Outlook](#)

Husman, Karen

From: Berns Brenda
Sent: Friday, October 24, 2025 4:35 PM
To: Husman, Karen; Johnson, Tate; Kelly, Hunter
Subject: FW: [EXTERNAL] Comments Barber Farms Zoning Request #1074

From: ckile@bresnan.net <ckile@bresnan.net>
Sent: Friday, October 24, 2025 3:53 PM
To: Berns Brenda <bernsb@billingsmt.gov>
Cc: dskile@bresnan.net
Subject: [EXTERNAL] Comments Barber Farms Zoning Request #1074

RE: Barber Farms Zoning Request #1074

Dear Zoning Board Commission Members:

We are Dean and Carmen Kile, residents of the Sundance Subdivision adjacent to the proposed Barber Farms Zoning Request #1074. We have been informed that the City Zoning Commission will hold a public hearing on November 4th, and we would like to formally express our opposition to the plan as currently submitted for the following reasons:

1. **The new zoning does not support compatible urban growth.** Three sides of the proposed subdivision are presently zoned as N3 and N4, which are low-density residential. The only medium-density residential area is the developing 44 West subdivision, separated by Central Avenue, which has historically served as a boundary between zoning districts. Neighborhoods on the same side of Central Avenue as this property consist of low-density housing.
2. **The new zoning appears inconsistent with the character of the surrounding district.** The proposed zoning does not match nearby subdivisions, which primarily feature low-density housing. Developments relevant to district character are located north of Central Avenue and contiguous to the proposed subdivision; Central Avenue serves as a natural boundary, and 44 West should **not** be considered when evaluating this zoning change request.
3. **The proposed green space (i.e., parks) seems insufficient for the planned number of housing units.** The rezoning plan for Barber Farms seems to lack trails and offers limited green space. With roughly 8.15 homes per acre and approximately one acre dedicated to parks, it is unclear if this area will meet the needs of an additional 350-450 housing units. The developer proposes allocating 2% of land to green space, which is at the minimum requirement. Residents of the Sundance subdivision pay HOA fees for park maintenance, and it is uncertain if insufficient park space in the new subdivision may lead to increased use and higher fees for existing residents.

4. **The new zoning could require additional transportation infrastructure investments from the city.** Traffic during peak hours on the west end of Billings is already challenging, and further development, such as the 44 West Subdivision, may increase congestion on Central Avenue. Clarification is sought on whether the city plans to expand Central Avenue beyond Shiloh to four lanes to accommodate this growth.
5. **We have concerns regarding the project's aesthetics.** Previous subdivisions developed by the same developer present certain design characteristics. We have viewed some of these developments and we do question whether the result will adequately display the beauty we would like to see consistently throughout our city.

Thank you for considering these points as part of your decision-making process. **Possibly** a compromise, such as including homes like those in Sundance along the outer perimeter, with denser housing inside the development could be made.

Sincerely,

Dean and Carmen Kile

4627 Sunburst Ln

Billings MT 59106

Husman, Karen

From: Katharine Eberly <katharine.eberly@gmail.com>
Sent: Saturday, October 25, 2025 7:51 AM
To: Berns Brenda; Husman, Karen
Subject: [EXTERNAL] Barber Farms

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Dear Zoning Board Commission Members:

My name is Katharine Eberly , and I am a resident of the Sundance Subdivision. Which directly borders the proposed Barber Farms subdivision. I strongly oppose the current plan for zoning changes, for the following reasons:

It is not compatible with the current neighborhoods. Also concern for increased traffic on central. In the mornings it is very difficult to get onto central in a timely manner. Broadwater will not be open soon enough to allow for increased traffic.

I am very concerned about what this intended project will do to my property value. Currently this is a very nice neighborhood that is a safe place to live and raise a family.

I am very concerned about how this property will change the look and feel of our current neighborhood. I love the open views of the rims and I do not want them blocked by horrendous apartments that are popping up all over town. This is a quiet, beautiful neighborhood and I am hoping you can help us keep it that way.

I am not opposed to a zoning change that would allow a similar neighborhood to the surrounding neighborhoods. I STRONGLY oppose any changes that will allow for commercial use or multifamily large units.

Thank you for your time.

Katharine Eberly

Husman, Karen

From: James Lorenz <jlorenz16@yahoo.com>
Sent: Saturday, October 25, 2025 11:22 AM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms zoning request #1074

Jim & Judy Lorenz are 100% AGAINST Barber Farms zoning request. We live in the Sundance subdivision at 4627 Leading Light Lane and Do NOT WANT the Barber Farms zoning request. Thank you Jim and Judy Lorenz Sent from my iPad

Husman, Karen

From: BRIAN Thompson <blt5311@msn.com>
Sent: Saturday, October 25, 2025 2:26 PM
To: Husman, Karen; Berns Brenda
Subject: [EXTERNAL] Barber farms Proposed zoning change #1074

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My name is Brian Thompson and I am a homeowner in the Sundance Subdivision and I am writing this to oppose the proposed zoning variance for the Barber Farms property east of the Sundance Subdivision. My opposition is based on the proposed development of multi-family units for this property. The Sundance Subdivision has approximately 125 homesites and the new Barber Farms zoning request of 350 plus units will compound many issues that the Central Avenue corridor already is having.

The traffic situation on central avenue from Shiloh road to 48th street west is already dangerous and adding another 350 plus units will make this even a bigger problem. The traffic amount currently is dangerous when trying to merge onto Central Avenue and in the morning hours it is scary to say the least. The new McCalls Subdivision on the south side of Central Avenue is going to compound this situation and they are already developing this property for new home units.

This zoning request is in the middle of several single-family home subdivisions and makes no sense to throw in a subdivision with multifamily rental units. I understand the community needs more affordable housing and I am in favor of this, however, to develop a proposed subdivision of this nature in the middle of several single-family developments will only cause major issues aesthetically and from a valuation standpoint of the current homeowners in these areas.


I believe the Barber Farms acreage is more suited for single family development such as the Sundance Subdivision and will be better for all of the areas that currently surround this property.

Thank you for reading this email because I know there are many other homeowners that surround this property with the same concerns of mine.

Brian Thompson

Husman, Karen

From: Laura Lee Zito <llzito19@gmail.com>
Sent: Saturday, October 25, 2025 5:38 PM
To: Husman, Karen; Berns Brenda
Subject: [EXTERNAL] Barber Farms Subdivision - I oppose!

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Dear Zoning Board Commission Members

My name is Laura Lee Zito and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision.

I oppose the current plan because of how much it will increase traffic along central Ave. especially now that the West subdivision on the South side of central is being built. I also do not think the character of the new subdivision is compatible with the current subdivisions surrounding it.

Please do not approve this current plan.

Thank you,

Laura Lee Zito

406-672-9564

Husman, Karen

From: Curtis Leibrand <roubaixmt@gmail.com>
Sent: Sunday, October 26, 2025 8:49 AM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms #1074
Attachments: Zoning change Curtis.docx

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Curtis Leibrand

4613 Leading Light Lane
Billings, MT
roubaixmt@gmail.com
October 26, 2025

Subject: Proposed High-Density Subdivision, Barber Farms Zoning Change #1074

Dear Members of the City Zoning Commission,

I am writing to express my strong opposition to the proposed Barber Farms high-density subdivision currently under review. While I understand the need for responsible growth and housing development within our community, this particular project raises significant concerns regarding traffic congestion, property values, and compatibility with existing neighborhoods.

1. Increased Traffic and Safety Risks

The proposed subdivision will add a substantial number of new vehicles to an already burdened Central Avenue. As you know, with the recent addition of a new subdivision directly south of this proposal it will only add more traffic to an already congested road during peak hours. Central Avenue already lacks foot paths/bike path which significantly decreases safety for drivers, cyclists, and pedestrians, this will only add to the existing problem.

2. Negative Impact on Property Values

Introducing a high-density development in close proximity to established single-family neighborhoods will diminish property values. This shift in density, housing type, and lot size is inconsistent with the character of existing homes and may make the area less desirable to current and prospective homeowners.

3. Lack of Compatibility with Existing Neighborhoods

The proposed subdivision is out of scale and character with surrounding developments. Nearby subdivisions are composed primarily of single-family homes on larger lots, which promote a cohesive and visually harmonious community. Allowing a high-density project in this location would disrupt the established neighborhood pattern and set a concerning precedent for future zoning decisions.

In light of these issues, I respectfully urge the Commission to deny the rezoning or permit request for this development or to require significant revisions to ensure it aligns with existing neighborhood density, traffic capacity, and community character.


Thank you for your attention to this matter and your service to our community.

Sincerely,

Curtis Leibrand

Husman, Karen

From: Robin Minton <mintonfamily4@gmail.com>
Sent: Sunday, October 26, 2025 11:27 AM
To: Husman, Karen; Berns Brenda
Subject: [EXTERNAL] Barber Farms Zoning Request #1074

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Dear Zoning Board Commissioners,

I am writing to express my strong opposition to the proposed rezoning of the agricultural property located on Barber Farms for higher-density housing. I am a resident of the Sundance Subdivision and live at 4635 Leading Light Lane and I am deeply concerned about the negative impacts this change would have on our community.

The proposed rezoning and subsequent development would directly undermine several key principles of responsible and sustainable community planning. My specific concerns include incompatibility with the character of surrounding residential subdivisions, lack of parks, trails, and green space, increased traffic along Central Avenue especially now that the 44 West Subdivision on the south side of Central is being built, as well as strains on the local schools already at capacity.

Thank you for your thoughtful consideration.

Sincerely,

Michael Minton

Husman, Karen

From: Michael Minton <robineminton@gmail.com>
Sent: Sunday, October 26, 2025 11:40 AM
To: Husman, Karen; berns@billingsmt.gov
Subject: [EXTERNAL] Barber Farms - Opposition to Proposed Rezoning Request 1074

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Dear Zoning Commision,

I write as a resident of Billings and as a property owner/neighbor in the Sundance Subdivision to respectfully oppose the proposed rezoning of farmland on the land adjacent to our neighborhood to one allowing higher-density residential development.

My concerns are as follows:


- Converting farmland and open space west of billings to higher density housing would permanently remove the open-space buffer between urban development and the rural character of our region.
- Higher-density housing will increase traffic, demand on schools, and emergency services.
- Once open space is rezoned it is difficult to reverse, encouraging further encroachment into farmland and subdivision areas gradually eroding the remaining agricultural land around Billings.

I respectfully request that the Board either deny the rezoning request, or require the applicant significantly reduce the proposed density. Thank you for your consideration.

Sincerely,
Robin Minton

Husman, Karen

From: J. Leibrand <baba2xx2xy@gmail.com>
Sent: Sunday, October 26, 2025 5:00 PM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms Proposed Zoning
Attachments: Zoning changeJulie.docx

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Julie Leibrand
 4613 Leading Light Lane
 Billings, MT
babba2xx2xy@gmail.com
 October 26, 2025

Subject: Opposition to Proposed High-Density Subdivision, Barber Farms Zoning Change #1074

Dear Members of the City Zoning Commission,

I am writing to express my strong opposition to the proposed high-density subdivision currently under review. I appreciate the need for responsible growth and housing development within the city of Billings, this particular project raises significant concerns regarding traffic congestion, property values, and neighborhood compatibility.

1. Lack of Compatibility with Existing Neighborhoods

The proposed subdivision is out of scale and character with surrounding developments. Nearby subdivisions are comprised primarily of single-family homes on larger lots, with consistent architectural styles and well-maintained landscaping. These characteristics not only create a cohesive and visually appealing community, but also provide residents with ample outdoor space for recreation and privacy. **Allowing a high-density project in this location with as many as 350 housing units will disrupt the established neighborhood patterns.**

2. Negative Impact on Property Values

Introducing a high-density development in close proximity to established single-family neighborhoods may diminish property values. The shift in density, housing type, and lot size is inconsistent with the character of existing homes and may make the area less desirable to current and prospective homeowners.

3. Increased Traffic and Safety Risks

The proposed subdivision will add a substantial number of new vehicles to an already burdened, narrow, two-lane Central Avenue and nearby streets. With the addition of a new subdivision directly south of this

proposal more traffic will be added to an already congested Central Avenue. Increased traffic not only reduces safety for drivers, cyclists, and pedestrians but also increases emergency response times.

In light of these issues, I respectfully urge the Commission to deny the rezoning or permit request for this development or to require significant revisions to ensure alignment with existing neighborhood density, traffic capacity, and neighborhood character.

Thank you for your attention to this matter and your service to our community.

Sincerely,

Julie A. Leibrand

Husman, Karen

From: Casey Buechler <cbuechler78@gmail.com>
Sent: Sunday, October 26, 2025 5:07 PM
To: Husman, Karen; Berns Brenda
Subject: [EXTERNAL] Barber Farms Subdivision

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Dear Zoning Board Commission Members:

My name is Casey Buechler, and I am a member of the Sundance Subdivision. Sundance directly borders the proposed Barber Farms subdivision. I have concerns about the current plan for the following reasons:

It is not consistent with any of the surrounding residential subdivisions.

There is not enough parks, trails, and green space allocated to the plan, which makes me nervous as those residents will seek our park for entertainment.

Concerned about the aesthetics of the plan as once again not consistent with any surrounding subdivisions.

The increase in traffic along both Central and 48th will increase greatly, also because of the new 44 West subdivision.

The increase in traffic on Broadwater as the Barber Farm subdivision needs a secondary access.

Being inconsistent with the surrounding subdivisions will greatly affect the property values.

I greatly appreciate you taking the time to read my email. I hope that the developer of the Barber Farms subdivision is willing to work with all of us from the surrounding subdivisions, in creating a plan with similar properties on it with also meeting the needs of greens spaces and the original high-density housing.

Thank you,

Casey Buechler

4644 Shining Light Ln

Husman, Karen

From: cdmch4@gmail.com
Sent: Saturday, October 25, 2025 3:16 PM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms proposed zoning change #1074

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Good day,

My name is Clay Hardy. I am a resident and home owner in the Sundance subdivision, which directly borders the proposed Barber Farms subdivision.


I oppose the current plan for the following reasons.

1. The proposed Barber Farm zoning is inconsistent with the current zoning of the adjoining properties. To the west, are single family homes on large lots. To the north, are also single family homes on large lots. To the east, are 5 acre lots.
This is not compatible with the character of the surrounding neighborhoods.
2. I am concerned with the potential negative impact on the property values in the surrounding subdivisions. It has been said that the proposed development will be all rental properties. This is inconsistent with the surrounding properties being owned by the residents.
3. Central Avenue, between Shilo and 48th, is already exhibiting increased traffic volumes, yet upgrading the capacity of the road has not been addressed to the best of my knowledge. Once the 44th West subdivision on the south side of Central is completed and inhabited, the volume of traffic will increase dramatically. If the proposed Barber Farms is developed as a high density location, the traffic will become unbearable and unsafe as the road exists today.

Thank you for your consideration,
Clay B. Hardy & Deonne M. Hardy
4626 Sunbeam Circle, Billings

Husman, Karen

From: John Rittenhouse <indmt99@hotmail.com>
Sent: Monday, October 27, 2025 7:42 AM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms Zoning Request # 1074

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Zoning Board Commission Members:

My Name is Mrs. Lisa Rittenhouse, and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision. We oppose the current plan for the following reasons.

- Higher-density housing, adding a **minimum** of 350 rental units is not compatible with the character of the surrounding residential subdivisions.
- Huge Concern with the increased traffic along Central Ave., especially now that 44 West subdivision on the south side of central is being built currently.

I sincerely appreciate you all taking the time to read this email. I hope we can come to a compromise with the developer, where they agree to include homes similar to those in Sundance to cut down on the increased traffic issue that is coming.


Thank You,

Lisa and John Rittenhouse

13

Husman, Karen

From: Richard Repucci <rrepucci@outlook.com>
Sent: Monday, October 27, 2025 9:32 AM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms Proposed Zoning Change #1074

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Dear Zoning Board Commission Members:

I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision. I oppose the current plan as proposed, for the following reasons:

- Not compatible with the character of the surrounding residential subdivision. The proposed zoning represents a significant change to density with no buffer or transition.
- Not enough parks, trails, and green space – nervous about the park and amenities within our subdivision, that I pay for monthly, being used by the residents
- Concerned about the increased traffic along Central Avenue, especially now that the 44 West Subdivision on the south side of Central is being built.
- Concern about additional traffic on Broadwater, just to go around the block to get to Central or Grand.

I sincerely appreciate you taking the time to read my email. I do not want to be forgotten in your decision. I hope we can come to a compromise with the developer, where they agree to include homes similar to those in Sundance on the outside of the development, and then have duplexes and denser housing on the inside.

Thank you,

Richard Repucci

Husman, Karen

From: j brand <pam_catcher@hotmail.com>
Sent: Monday, October 27, 2025 12:05 PM
To: Husman, Karen; Berns Brenda
Subject: [EXTERNAL] Billings city zoning change #1074 proposal

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Hi,

I wanted to write to express my opposition to the proposed zoning change that will be addressed at the City Zoning Commission meeting 11/4/2025 (CITY Zone Change 1074).

We currently live in the Cloverleaf Subdivision directly north of the proposed project. I have several concerns with the current proposal with respect to the "Criteria to be Used for Review of Zone Changes."

Criteria #8 deals with "whether the new zoning considers the character of the district." In section (h), they admit that the Medium density is different than the current developed neighborhoods of low density. In section (g) they discuss how this will bring a "new housing variety and density to this area of Billings West end...". Clearly this development will be different in character than the immediately surrounding neighborhoods.

Criteria #4 deals with "transportation" and "parks". Although several times in the application, they discuss a Traffic Impact Study, I am not aware that this has been completed. If it has, could you please send out a copy of the study for interested parties to review. I am certainly not an expert, but I do know how hard it is to turn east from our neighborhood onto Grand during the morning commute. Crossing traffic and turning left onto Central from the proposed project would be even more difficult. I don't believe a single "traffic signal at 48th and Central" will solve this problem. I don't believe we should be recommending the project before all studies have been completed. With regard to parks, they state that "it is anticipated more than this <2%> will be utilized as park abed...". If they truly intend on using more than 2% for parks, then I believe it should be specified in the application so that amount will actually be provided. Without written requirement, I have my doubts that a significant amount over the 2% will actually be utilized. I'm also not sure the location of the 2% greenspace on their proposal at the south east corner of the development will foster the most usage. There needs to be a more detailed layout of their currently plans/proposal.

I certainly understand the need for affordable housing in today's current climate. According to their application, it sounds like there has already been approval for a medium density development south of Central near this proposed development. I would suggest that the Commission recommend this neighborhood as a low density, single family development in accordance with the immediately adjacent neighborhoods. Perhaps the arterial road of Central can act as a transition point in the overall city plan from low density to medium

density housing further transitioning to high density apartment buildings as the City extends south towards Monad. I hope this would fit with the overall vision of the Planning Commission.

I will be working the night of 11/4 and will be unable to make the meeting, but I appreciate you taking the time to allow me to express my opinions.

Regards,
John Brandon
865 Bluegrass Dr. W 59106

Husman, Karen

From: Daniel Beierwaltes <danielbeierwaltes1@gmail.com>
Sent: Tuesday, October 28, 2025 10:54 AM
To: Husman, Karen; Berns Brenda
Subject: [EXTERNAL] Proposed Zoning Change 1074 -- Comments on Proposal



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Members of the Zoning Board Commission:

My name is Daniel Beierwaltes, and I am a homeowner and resident of Sundance Subdivision, the neighborhood immediately to the west of this proposed subdivision. I, along with the vast majority of homeowners in our subdivision, strongly oppose Happy Homes' current proposal, for several reasons which I will outline in this email. However, I am confident that a middle ground is possible, one which will alleviate the neighborhoods' concerns, while still providing for medium density housing within the proposed subdivision.

Brief Objections to the Current Plan:

- **Character of the Surrounding Neighborhoods:** The proposed subdivision is surrounded on 3 three sides by low density, N3/N4 zoned properties. Unlike the development currently under construction on the south of Central, and the developments surrounding 48th/King, the Barber Farms subdivision would be thrust into the middle of established neighborhoods, rather than empty fields awaiting development. Happy Homes acknowledges as much in its application. What cannot be forgotten, however, is that this development stands in sharp contrast to the surrounding neighborhoods - it is entirely contradictory to the current character of the area.
- **Traffic Impacts:** Happy Homes acknowledges that traffic is expected to increase along Central Avenue, considering the 350/400 homes projected in this development, along with the homes built on the southern side of Central. Traffic is already heavy on Central and Grand, between Shiloh and 48th, and I have concerns that this will only increase. Happy Homes also states that it has yet to complete a traffic impact study, and one will be "submitted with the subdivision." At the very least, this proposal is untimely.

Other Factors: Other neighbors have submitted a detailed factor-by-factor rebuttal to Happy Homes' current proposal. In the interest of efficiency, I will not state all here. However, I do believe that the majority of the ten factors (specifically, 9), are either neutral to the proposal, or weigh in favor of denial.

Middle Ground Proposal: N3 zoned properties on the perimeter of the Barber Farms subdivision, accompanied by N2 zoned properties in the middle. This plan would provide a gentle transition between

N3 (Sundance) and N4 (Cloverleaf), while still providing 'higher-density' homes, which I do acknowledge meets a need and is what the city prefers to be developed.

I sincerely hope my (and the neighbors) concerns are considered. For these reasons, and those sent in other emails, I respectfully request you vote to deny this zoning change, as currently proposed.

Best Regards,
Daniel Beierwaltes

Husman, Karen

From: Candy Alberi <candyalberi@gmail.com>
Sent: Tuesday, October 28, 2025 3:31 PM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms Proposed Zoning Change # 1074



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Dear Zoning Board Commission Members,

My husband and I, Dave and Candy Alberi, live in the Sundance Subdivision. We both strongly oppose the proposed Barber Farms Subdivision. We enjoy our quiet, open, single home neighborhood. We are not opposed to single family homes but to higher-density housing and all the concerns/worries that come with it.


We hope a compromise can be met between the two parties.

Thank you for your time and consideration.

Dave and Candy Alberi

Husman, Karen

From: Lisa HARRELL <lrharrell@msn.com>
Sent: Wednesday, October 29, 2025 9:46 AM
To: Husman, Karen; Berns Brenda
Cc: Taylor Kasperick <taylor@performance-ec.com>
Subject: [EXTERNAL] Re: Barber Farms Proposed Zoning Change #1074
Attachments: Zoning Letter (1).pdf

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Karen, thank you so much for letting me know there was a problem opening the letter! Hopefully I correctly changed the file & you can open it now. Have a good day. 😊

Lisa Harrell

From: Husman, Karen <husmank@billingsmt.gov>
Sent: Wednesday, October 29, 2025 7:52 AM
To: Lisa HARRELL <lrharrell@msn.com>; Berns Brenda <bernsb@billingsmt.gov>
Cc: Taylor Kasperick <taylor@performance-ec.com> <taylor@performance-ec.com>
Subject: RE: Barber Farms Proposed Zoning Change #1074

We are unable to open your letter in a link, please submit in the email or attach as a PDF.

Thank you,



Karen Husman
Zoning Coordinator
husmank@billingsmt.gov
406-247-8684

billingsmt.gov

MAIL TO:
PO Box 1178
Billings, MT 59103
NEW PHYSICAL ADDRESS:
316 N. 26th Street
5th Floor
Billings, MT 59101

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Have you taken our community survey?

Help shape the future of Billings: [Billings2045.com](https://www.billings2045.com)

From: Lisa HARRELL <lrharrell@msn.com>

Sent: Tuesday, October 28, 2025 5:25 PM

To: Husman, Karen <husmank@billingsmt.gov>; Berns Brenda <bernsb@billingsmt.gov>

Subject: [EXTERNAL] Re: Barber Farms Proposed Zoning Change #1074

Dear Zoning Board Commission Members,

Attached is my letter to you regarding the Barber Farms Proposed Zoning Change #1074. Thank you in advance for taking my thoughts into account when making your final decision on this rezone request.

Lisa Harrell

Letter to the Zoning Board Commission Members

Lisa Harrell

4602 Sunburst Lane
Billings, MT 59106
Lrharrell@msn.com

28th October 2025

Dear Billings Zoning Board,

My name is Lisa Harrell, and I am a resident of the Sundance Subdivision. I understand that a request has been made to rezone 55.46 acres east of the Sundance Subdivision in Billings, referred to as the Barber Farms Proposed Zoning Change #1074. I am opposed to this current plan for many reasons!

First, the current plan for the Barber Farms Subdivision will impact surrounding homes in a negative way. This mixed planned residential development with multi-family units and business developments does not maintain the aesthetics of the surrounding area and is not compatible with the current character of this area.

Second, this zoning change was not in the original plans of intended land use when I made the decision to purchase my home in Sundance Subdivision. I chose this location to purchase a home because of the overall rural feel of the area and surrounding lands. I anticipated further growth and development, but of a very similar nature to preserve the feel of this part of Billings.

Next, there are concerns about the volume of anticipated increased traffic along Central Avenue and potentially Broadwater Avenue in the near future. The current rate of growth in this part of town is already being felt on the streets in the immediate area but, high-density housing will exacerbate this issue and jeopardize the safety of our streets at a much faster rate.

Finally, I am opposed to this zoning change because of the inevitable noise and overcrowding of the immediate area as well as the strain on our local infrastructure and schools.

I want to see single family homes similar to those in Sundance Subdivision built on this land as originally intended, instead of multidwelling units. I want to preserve the current character of our immediate surrounding area.

In general, I am not opposed to growth and development, I simply hope the zoning commission agrees that there are more suitable locations in Billings to build additional high-density housing.

Sincerely,

Lisa Harrell

18

Husman, Karen

From: Tony Gaffke <tonygrealtymt@gmail.com>
Sent: Wednesday, October 29, 2025 3:18 PM
To: Husman, Karen; Berns Brenda
Cc: Joy Gaffke; Tony Gaffke
Subject: [EXTERNAL] Barber Farms Proposed Zoning Change 1074
Attachments: Information Packet Presented to Zoning Board Re Zone Change Request 1074.pdf; Zone Change Request 1074- Zoning Definitions for CC.pdf

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Dear City Zoning Commission,

Please find attached an **information packet containing supporting subdivision definitions, photos, and related documentation** that **Sundance Subdivision** respectfully submits for your review prior to the public hearing on **City Zone Change 1074**, scheduled for **November 4, 2025, at 4:30 p.m.** This packet provides detailed context and evidence we believe are important for the Commission to consider regarding the Barber Farms Subdivision/Performance Engineering zone change request.

We respectfully request that you give this information thorough review and consideration. Our research has been conducted carefully, presented concisely, and reflects the perspectives and concerns of our neighborhood. We appreciate your attention to the details included, as they are critical in evaluating the potential impact on the surrounding community.

Please acknowledge receipt of this email.

Respectfully,

Tony Gaffke
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INFORMATIONAL PACKET

Presented by

Sundance Subdivision Residence

Regarding

City Zone Change 1074

Barber Farms Subd. /Performance Engineering-Cal Kunkel

The Barber Farms lot is currently proposed for development by Cal Kunkel and Happy Homes. Happy Homes has numerous developments around the City of Billings, most recently the duplex units to the west of Costco. Attached to this packet are photographs of various Happy Homes developments throughout Billings, as well as photographs of the neighborhoods which directly abut the property – Sundance Subdivision, Cloverleaf Meadows, and Shiloh Estates Subdivision. The distinctions between the three are glaring and clearly demonstrate how “unique” such a development would be, when compared to the surrounding neighborhoods.

In 2016, the City of Billings published its 10 “Growth Guidelines”, outlining the public policy objectives that must be considered prior to approving a zoning change. It is critical to note that the developer bears the burden of proving that these objectives weigh in favor of approval. If the developer cannot meet this burden, the proposed zoning plan **should** be denied. The residents of Sundance Subdivision (125 homes) are nearly united in our opposition to the current proposed zoning plan, no. 1074, as we believe it is currently violative of Billings public policy, as discussed below.

(1) Is the new zoning designed in accordance with the growth policy?

- a. The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans.**

Based upon our calculations, the proposed development plan will include a minimum of 350 units. We have concerns that this large increase in population may strain Fire Station 7, ambulance services, and police response.

- b. Public transit and commercial air service are critical to ensure access to and around the city.** We have no knowledge of this factor and are not aware of any plans to run bus lines to the proposed subdivision.

- c. Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community.** In contrast to the subdivision under construction on the south side of Central Road, the Barber

Farms proposed zoning plan does not include trails and provides minimal green space. Out of the total 55.46 acres of developed land, only 1.12 acres (a mere 2.1%) is earmarked for park system. Considering the number of units proposed, one acre of park seems insufficient. We can only presume that residents of the proposed subdivision would venture across Central to use the newly developed trail system within that subdivision, or use the Sundance Subdivision Park, the maintenance of which residents of Sundance Subdivision pay for monthly through HOA dues. Otherwise, this proposed subdivision seems to be a mass of housing, with no redeeming qualities from an aesthetic perspective.

- d. The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans.** Sundance Subdivision residents, and those in the surrounding neighborhoods, already experience heightened traffic, depending on the time of the day. This traffic will only increase once the subdivision on the southern side of Central is completed. For example, at the traffic light at Grand/48th, when parents are seeking to drop children off for school at the Billings Christian School, the line of vehicles has occasionally stretched from 48th to Shiloh. During normal evening rush hour, the line at the stoplight often starts near Cloverleaf Meadows. We can only assume traffic along Central will increase dramatically, and there is currently insufficient infrastructure to account for the current residents, let alone a dramatic increase. At a minimum, a traffic impact study should be completed prior to groundbreaking.
- e. Natural landscapes are important because they define the uniqueness of Billings and help protect the environment.** We are currently unaware of any natural landscapes that would be incorporated into the plan.
- f. Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e., energy efficient) are desirable.** Considering the relatively quick timeline for this development, neighbors in Sundance (as well as surrounding neighborhoods) are concerned about negative impacts on property values. A gentle transition from N4 to N3 to N2 housing (and eliminating NX1 from the proposal), with N3 zoned properties directly abutting the surrounding neighborhoods would greatly alleviate these concerns.
- g. A cost/benefit study is important to make cost effective land use decisions.** We are unaware of any study being conducted, let alone completed.

- (2) Is the new zoning designed to secure from fire or other dangers?** Our expectation is that the City would require the developer to adhere to all city regulations concerning fire and other hazards. We are unaware if the current plan meets that requirement. This factor is, at best, neutral.
- (3) Will the new zoning promote public health, public safety, and general welfare?** As highlighted above, neighbors in Sundance have great concerns about the impacts of increased traffic along Central, absent a substantial investment into necessary infrastructure. At a minimum, it is impossible to claim that this proposed zoning plan *increases* public safety, public health, and the general welfare of the surrounding residents, and is at best, neutral.
- (4) Will the new zoning facilitate the adequate provision of transportation, water, sewage, schools, parks, and other requirements?** The zoning proposal clearly does not properly account for adequate park systems and green space. As discussed previously, this project can easily be contrasted with the 44 West subdivision on the south side of Central. In that subdivision, there are trail systems and green space, sufficient for the residents to enjoy. Here, the developer has proposed the minimum allowable green space, 2%, instead seeking to pack more housing into a confined area, without accounting for the quality of living of the residents, and surrounding neighborhoods. Concerning water, sewage, and schools, we can only assume that city services will be extended, as the lot size does not accommodate septic systems. At best, this factor is neutral – however, considering the vastly insufficient park system, and that impact on surrounding neighborhoods, the objective likely leans in favor of denial.
- (5) Will the new zoning provide adequate light and air?** Our expectation is that the City would require the developer to adhere to all city regulations concerning light and air quality. Sundance residents have concerns about the potential for 4 story residential buildings in the NX1 zoning area, which could potentially impact this factor.
- (6) Will the new zoning affect motorized and non-motorized transportation?** As discussed previously, residents are already concerned about traffic and congestion, and this concern will only become more pronounced once the 44 West subdivision is complete. Without a substantial investment in infrastructure, traffic will only get worse. This factor must weigh in favor of denial, unless the developers are willing to make that dramatic investment.

(7) Will the new zoning promote compatible urban growth? Sundance residents, as well as those in Cloverleaf Meadows, Shiloh Estates, and other neighborhoods, have great concern about this proposed zoning plan. The Barber Farms lot is presently an island, surrounded on 3 sides by N3 and N4 residential homes. The application acknowledges as much – stating that the property is “nestled between low density residential on the north, east, and west sides.” As a compromise, we propose a gentle transition between N3 zoned lots on the perimeter of the Barber Farms subdivision, transitioning into denser, N2 lots in the middle. This proposal balances the per lot cost-basis for the developer, while ensuring that the neighborhood matches the communities it borders, along with furthering the goals of a high-quality life for new and existing new residences, reducing potential conflicts between neighbors, and improving the appearance of land use. Further, having such a transition into denser housing will foster a sense of community with surrounding subdivisions, rather than the proverbial “stick out like a sore thumb.” Quoting from the 2008 Growth Policy, adopted in 2023, a proposal such as this would foster a predictable land use policy, consistent with neighborhood character and preferred land use patterns identified in surrounding neighborhood plans, such as Sundance and Cloverleaf. As presently proposed, the subdivision would be radically different from the surrounding neighborhoods, and accordingly, must weigh in favor of denial. If, however, a gentle transition plan is considered, it would be supported by the community and would weigh in favor of approval.

(8) Does the new zoning consider the character of the district and the peculiar suitability of the property for the particular uses? We incorporate our comments to the previous. However, with the addition that Billings Zoning Regulations consider arterial streets to be lines of demarcation between zoning plans. The 44 West subdivision on the south side of Central should not be considered when determining the character of the district. Rather, the well-established neighborhoods such as Cloverleaf Meadows and Sundance should be considered. This factor must weigh in favor of denial, assuming the current zoning plan.

(9) Will the new zoning conserve the value of buildings? At best, this factor is neutral. It is impossible to accurately predict the impact on the value of the surrounding homes, without years of data. Neighbors in Sundance (and Cloverleaf) certainly have worries about a decrease in value, but those worries are nothing more than suspicions. Similarly, any assertions by the developer that this project would have a neutral impact, or a positive impact, are just the same – suspicions.

(10) Will the new zoning encourage the most appropriate use of land throughout the City of Billings? This is best left for the City of Billings to determine. We recognize that current Billings public policy favors denser residential communities. We are aware that the Barber Farms lot will not remain a field and are not naïve enough to believe that the lot will be filled with N4 lots. We recognize that the lot will be developed into a neighborhood with higher density housing than both Cloverleaf of Sundance. However, we simply request that the City and developer consider our concerns and engage in good-faith discussions concerning proposals to meet us half-way. We have proposed a gentle transition from N4 (Cloverleaf) and N3 (Sundance) to the higher density homes, with a buffer zone of N3 homes on the perimeter, with N2 homes in the center. We are completely supportive of such a plan. We simply don't want to be forgotten in this decision.

Conclusion. To conclude, considering the zoning plans as presently constructed, objective no. 5 weighs in favor of approval, nos. 4, 6, 7, and 8 weigh in favor of denial, and nos. 1, 2, 3, 9, and 10 are objectively neutral.



N2 Neighborhood

Exhibit 1a: Bitterroot (Billings Heights)

N2: Mid-century neighborhood residential. The N2 district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes developed during the middle of the twentieth century. This district may also be used for new neighborhoods designed with similar characteristics of the mid-century neighborhoods. These characteristics include homes wide on the lot, proportionate garages located in the front façade, low pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.



N2 Neighborhood

Exhibit 1b: Wheatbaker Development

NW Grand/Shiloh

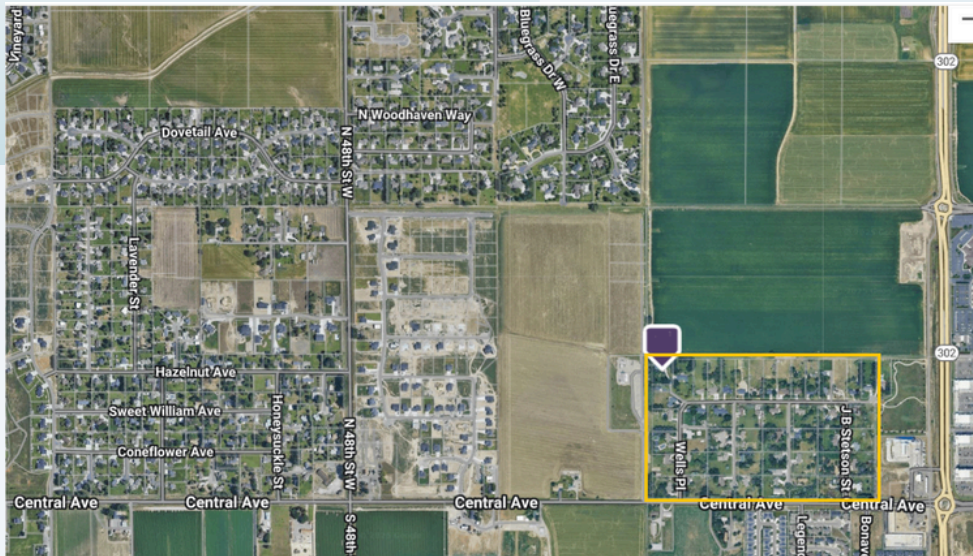
N2: Mid-century neighborhood residential. The N2 district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes developed during the middle of the twentieth century. This district may also be used for new neighborhoods designed with similar characteristics of the mid-century neighborhoods. These characteristics include homes wide on the lot, proportionate garages located in the front façade, low pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.



N2 Neighborhood

Exhibit 1c: Billings South Shiloh Development (North West of Costco)

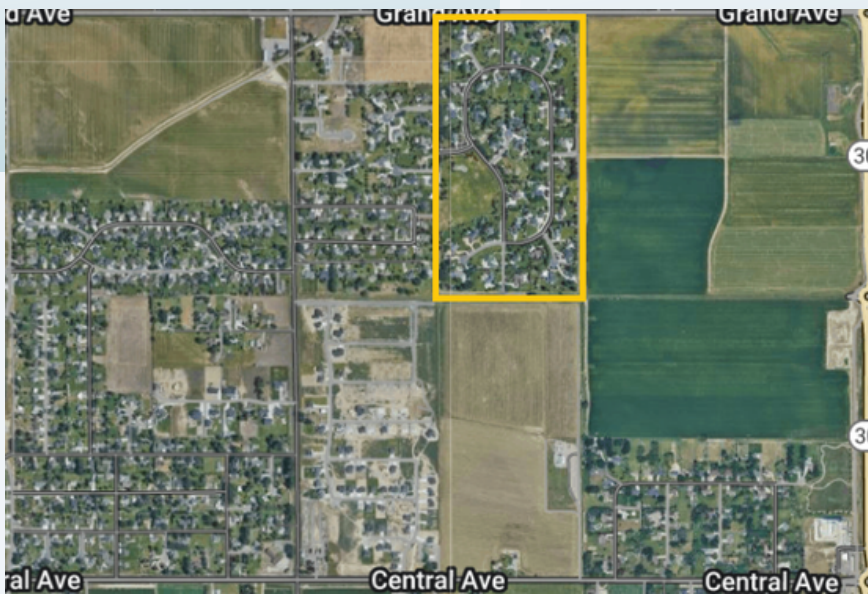
N2: Mid-century neighborhood residential. The N2 district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes developed during the middle of the twentieth century. This district may also be used for new neighborhoods designed with similar characteristics of the mid-century neighborhoods. These characteristics include homes wide on the lot, proportionate garages located in the front façade, low pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.



Suburban neighborhood residential. The N3 district is intended for residential neighborhoods primarily with single-family homes. Characteristics include wide lots and attached garages typically located on the front building façade, often greater than thirty-five (35) percent of the façade. Basic setback and height parameters apply.

N3/N4 Neighborhood

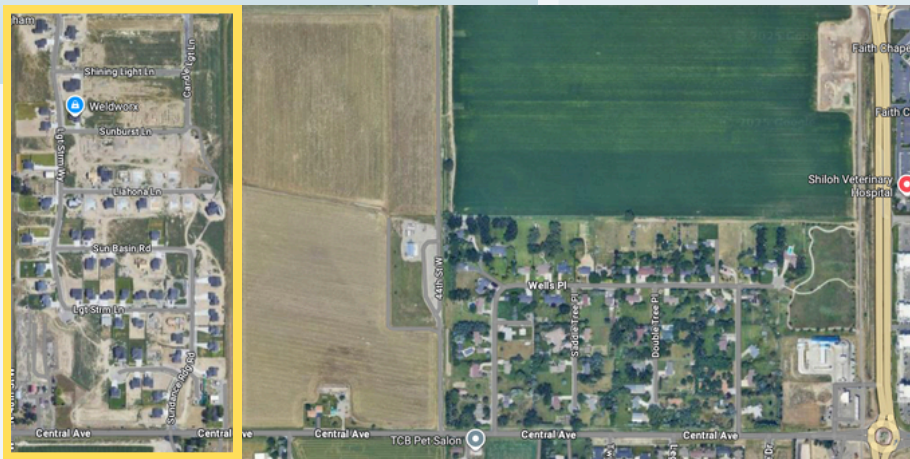
Exhibit 2a: Shiloh Estates Borders South East Corner of Barber Farms



The same districts shall face each other across streets, including existing districts.

This requirement excludes existing Yellowstone County zone districts RR, A, RMH, RMH-R, or **N4**. Similar districts within the same district category (e.g., NX1 and NX2 districts) may be located adjacent to or across the street from the new districts.

N3/N4 Neighborhood Exhibit 2b: Cloverleaf Subdivision Directly North of Barber Farms



Suburban neighborhood residential. The N3 district is intended for residential neighborhoods primarily with single-family homes. Characteristics include wide lots and attached garages typically located on the front building façade, often greater than thirty-five (35) percent of the façade. Basic setback and height parameters apply.

N3/N4 Neighborhood **Exhibit 2c: Sundance Subdivision** **Directly West of Barber Farms**

[EXTERNAL] Barber Farm Subdivision

From Vickers, Anna <VickersA@billingsmt.gov>

Date Thu 10/30/2025 7:14 PM

To Vickers, Anna <VickersA@billingsmt.gov>

From: Karen Ehresman-Oberly <kehresman@gmail.com>

Sent: Friday, September 26, 2025 12:22 PM

To: Berns Brenda <bernsb@billingsmt.gov>

Subject: [EXTERNAL] Barber Farm Subdivision

A Portion of Amended Tract 1 of COS 2007 located in the E1/2, SW1/4 of Section 3, TO1S, R25E, Yellowstone County, Montana, approximately 55.46 acres.

My name is Karen Ehresman, and I live in the Sundance subdivision. I attended the meeting on 9/22/25 regarding the proposed zoning change from agricultural use to high-density rental development. After reviewing the information presented, I would like to express my opposition to this change.

Traffic in our area is already congested, particularly along Central and 48th Street. We were informed during the meeting, the new housing development on the south side of Central will add more traffic. And with the proposal to build rentals on the northside of Central will add more traffic congestion. Additionally, opening access to Broadwater would create further congestion on the north end of the subdivision. I am concerned that the current infrastructure cannot support the increased traffic volume that such a development would bring.

Beyond traffic, I am also worried about the impact on our property values in Sundance and the surrounding neighborhoods. Large-scale rental development often reduces home values, and I fear it could also contribute to higher rates of crime, including burglaries and other safety concerns.

Thank you for taking the time to consider my perspective on this matter.

Sincerely,

Karen EhresmanM