

**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 P1: Parks and Open Space

Proposed Zoning: P2: Public, civic, and institutional

PARCEL TAX ID# D01735      CITY ELECTION WARD 1

Legal Description of Property: NE1/4 of the SE1/4 of Section 10, T01S, R26E, P.M.M. Yellowstone County, Montana

Address or General Location (If unknown, contact City Engineering):Northeast of the intersection of Hannon Rd and Riverside Rd (441 Riverside Rd, Billings, MT 59101)

Size of Parcel (Area square feet or acres): 14.988 Acres total (5.145 Acres zone change)

Present Land Use: P1 Vacant/Park

Proposed Land-Use: P2 Civic-Institutional

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

Owner(s) City of Billings  
(Record Owner)

P.O. Box 1178, Billings, MT 59103  
(Address)

(406) 657-8371      piggm@billingsmt.gov  
(Phone Number)      (email)

Agent(s) Performance Engineering, LLC, Craig Dalton  
(Record Owner)

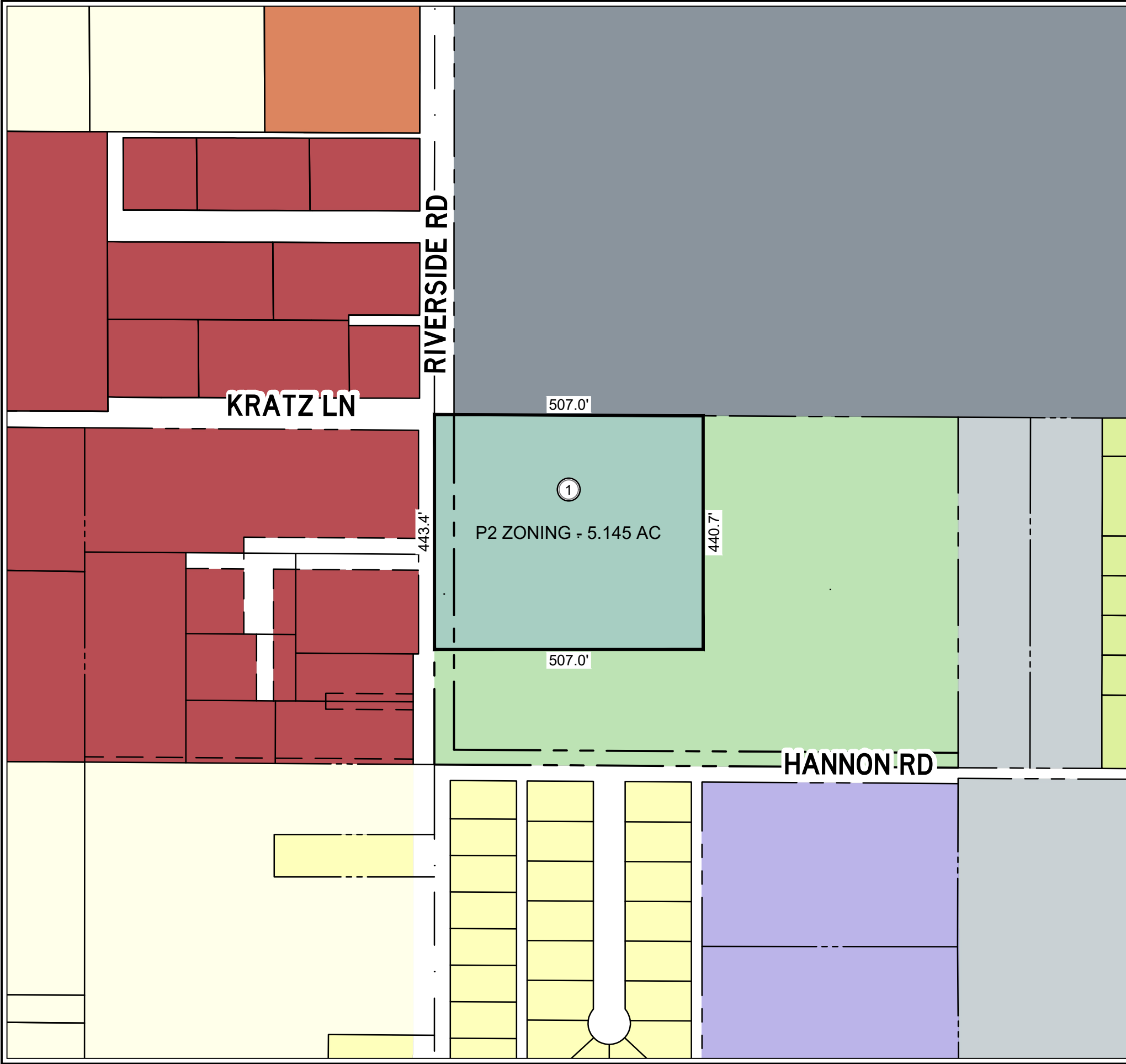
3412 Colton Blvd., Ste 202, Billings, MT 59102  
(Address)

(406) 384-0080      craig@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:  \_\_\_\_\_ Date: 12/20/2024

(Record Owner – Digital Signature Allowed)



**LEGAL DESCRIPTION**

① NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA 5.145 ACRES PROPOSED FOR THIS ZONE CHANGE

**ZONING LEGEND**

- C3: GENERAL COMMERCIAL
- I1: LIGHT INDUSTRIAL
- I2: HEAVY INDUSTRIAL
- N2: MID-CENTURY NEIGHBORHOOD
- N4: LARGE LOT SUBURBAN NEIGHBORHOOD
- NMU: NEIGHBORHOOD MIXED-USE
- P1: OPEN SPACE, PARKS, RECREATION
- P2: PUBLIC-CIVIC-INSTITUTIONAL
- RMH: RESIDENTIAL MANUFACTURED HOME
- RR1: RURAL RESIDENTIAL (1 TO 2.99 ACRES)

**PROPOSED ZONE CHANGE BOUNDARY**

**SITE AND STRUCTURE REGULATIONS**

CITY OF BILLINGS ZONING CODE, ARTICLE 27-500, ARTICLE 27-504.B.1(c)

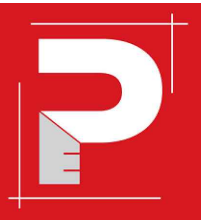
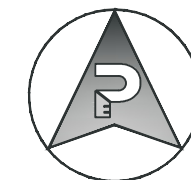
WHERE THE PRIMARY FRONTAGE OF A LOT ZONED P2 OR P3 IS ADJACENT TO DIFFERENT ZONE DISTRICTS ON ANY SIDE OF THE FRONTAGE (AS MEASURED ON THE SAME SIDE OF ANY PUBLIC STREET), DEVELOPMENT ON THE PRIMARY FRONTAGE OF THE P2 OR P3 LOT SHALL COMPLY WITH THE STANDARDS FOR THE LARGER SCALE ADJACENT DISTRICT.

THE P2 ZONING IS ADJACENT TO I2 ZONING TO THE NORTH AND P1 ZONING TO THE SOUTH. THE I2 ZONING IS THE LARGER SALE DISTRICT, THEREFORE, THE P2 ZONED AREA SHALL BE DEVELOPED ACCORDING TO THE I2 SITE AND STRUCTURE REGULATIONS.

CITY OF BILLINGS ZONING CODE, ARTICLE 27-600, SECTION 27-603.B

**TABLE 27-600.2. SITE AND STRUCTURE REGULATIONS**

MINIMUM LOT AREA (SQUARE FEET)	N/A
REQUIRED SETBACKS (FEET, MINIMUM)	
FRONT	20
SIDE	0
SIDE ADJACENT TO STREET	10
REAR	0
HEIGHT (FEET, MAX)	N/A
LOT COVERAGE (% , MAX)	75



YELLOWSTONE VALLEY ANIMAL SHELTER

BILLINGS, MT., 59102

JMD DESIGNED BY	QUALITY ASSURANCE	
JMD DRAWN BY	CPD CHECKED BY	
12/2024 DATE	12/2024 DATE	
REV BY	DATE	CHKD BY

SHEET TITLE  
**PROPOSED ZONE CHANGE**

PROJECT NUMBER  
2024-087

SHEET NUMBER  
1 OF 1

DRAWING NUMBER

**A**

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## S10, T01 S, R26 E, N2W3/4 OF NWSE4 15 AC (D01735- Wilson Park) Zone Change Questions

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 in a pocket of county lots which are completely surrounded by the City of Billings. There is an existing water main located within Riverside Road and an existing sanitary sewer main that runs along the northern boundary of the project; therefore, this project does not require the immediate construction of City infrastructure. When the City deems necessary and at minimal cost to the City, the sanitary sewer infrastructure could be extended south along Riverside Road to service additional lots, increasing the tax base, and reducing the county properties located within the City limits.

This zone change will allow the construction of a new building for the Yellowstone Valley Animal Shelter. The shelter provides many services to the community, which include education, spay and neuter clinics, and animal training. These services are essential in keeping our community safe and clean by keeping animals off the streets and educating the community on training and taking care of their pets.

Community Fabric - The Billings Area Bikeway and Trails Master Plan calls for a bike lane to be constructed within Riverside Road, and there is an unadopted plan to provide a multi-use trail along the roadway. The proposed project is planning on constructing paths and trails within the property and the existing Wilson Park. The construction of the paths will provide safe and affordable interconnected sidewalks and trails along with providing better access to the park and increase recreation opportunities for the community.

Prosperity –The current Yellowstone Valley Animal Shelter building is outdated, and the growth of Billings has exceeded the capabilities for the shelter at its current size. The new shelter will be larger to accommodate the City's growth. The building will have a large community room that will be used for training and educational purposes. Additionally, the shelter will be partnering with the new College of Veterinary Medicine and provide education opportunities for the students. These opportunities can help attract more students and increase the workforce.

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 the ability to provide additional educational and training opportunities for the community; its promotion of infill development within the city limits; and its cost-effective construction due to the proximity to existing City infrastructure with an inherent low cost of service to the City of Billings.

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

There are fire hydrants located an adequate distance from the site on Riverside Road. Upon development, the site will be required to meet all fire and public safety code requirements. 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 allow for the construction of a small-scale civic and community service structure. The project is proposing to build a new Yellowstone Valley Animal Shelter. The new shelter will promote public health, public safety, and general welfare by providing training, housing, and services to local animals. This will reduce the number of stray animals in the City as well as provide assistance to pet owners and reducing the number of abandoned animals in the community. The project will also increase the lighting and visibility of the area which will help reduce crime.

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

The change in zone will not require any additional water or sewer improvements in order to service the site as it is provided by existing infrastructure that borders the site. The proposed development will create paths and trails through the site along with the neighboring park. The zone change will not negatively impact schools.

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

The proposed zone change will have minimal impact on light and air in the surrounding area. The required open area 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.

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

As the zone change allows for the construction of a small-scale civic and community service structure, motorized transportation in the area may be impacted. With that said, the additional traffic associated with these types of buildings is anticipated to have less than 500 vehicle trips per day.

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

The project is situated in a developed area and is considered an infill project. The P2 zoning will allow for the development of the project site, which in turn will provide services for the City.

- 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 surrounded by industrial lots to the north and east, a residential county subdivision to the south, and a commercial county subdivision to the west. The project will be located away from the residential zoned neighbors and next to the general commercial and industrial zoned lots.

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

The new zoning will conserve the value of buildings in the area by constructing a new state-of-the-art facility. The proposed facility has the potential to promote the future development of trails and paths in the adjacent Wilson Park.

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

The zoning will encourage appropriate use of land by developing an existing park located in an area directly south of the sugar beet factory. The proposed zoning will allow for the construction of the new Yellowstone Valley Animal Shelter in an area with little residential neighbors and adjacent to a park.

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

The new zoning will fit with the existing developments as the property is surrounded by commercial and industrial lots. The proposed zoning allows for the construction of small-scale civic and community service structures and uses within either a neighborhood or commercial setting. The development will construct paths and trails within the existing parkland to provide opportunities for the neighbors to utilize the park.