

**CITY ZONE CHANGE APPLICATION FORM**

**CITY ZONE CHANGE** Billings Zone Change # 1063 Project # PZx-25-0022

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 NX3

Proposed Zoning: NX1 and N2

PARCEL TAX ID# C15618 CITY ELECTION WARD 5

Legal Description of Property: Lot 1-A, Block 1 of the Amended Plat of Lots 1, 3, and 4, Block 1, Western Subdivision

Address or General Location (If unknown, contact City Engineering): 4502 to 4550 King Ave W.

Size of Parcel (Area square feet or acres): 9.401

Present Land-Use: Undeveloped

Proposed Land-Use: Multi-Family Residential

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

Owner(s) CK Land, LLC.

(Record Owner)

2729 Aspen Way, Billings, MT 59106

(Address)

calkunkel@gmail.com

(Phone Number)

(email)

Agent(s): Taylor Kasperick, Performance Engineering

(Name)

3412 Colton Blvd., Suite 202, Billings, MT 59102

(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:  Date: 1/28/2025  
5ACECCA7 (Record Owner – Digital Signature Allowed)



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## **Lot 1-A, Block 1 of the Amended Plat of Lots 1, 3, and 4, Block 1, Western Subdivision**

### **Zone Change Questions**

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

**Strong Neighborhoods** – The proposed project will utilize the development of duplexes in an area with a variety of different housing options. This medium density development is within a half mile radius of high-density apartment complexes, medium density 4-plexes, 6-plexes, and town homes, and low-density single-family housing. The development is located with easy access to a number of businesses within the St. Vincent Healthcare, Montana Sapphire, and Shiloh Crossing subdivisions. These subdivisions contain restaurants, retail sales and more. The development is also in close proximity to parks such as the Shiloh Conservation Area.

**Infill Development** – The proposed project is located within the city limits with access to all necessary infrastructure. The development of this property is in line with the Infill Development Policy, the project will grow the city's tax base with property that is undeveloped and readily available to be served by existing utilities.

**Zoning** – The proposed project complies with the regulations outlined in the new zoning code adopted in 2021.

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

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

The new zoning is proposed to be a mix of NX1 and N2, a change from the current NX3 zoning. The change in zoning follows the growth policy guideline of strong neighborhoods by creating another type of housing in the area. Nearby developments include housing types of single family residential, 4-plex, 6-plex and even high-density apartment complexes, however, there are currently no duplexes in the surrounding area. The development also follows the city Infill Policy by developing a lot within the city boundaries that is readily served by public infrastructure, i.e., city water and sanitary sewer.

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

The proposed zoning will incorporate the installation of private fire hydrants in order to ensure fire protection for the development.

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

The proposed project will enhance the immediate area with the addition of duplexes, a housing type not currently present. This development will add on to the already great mixture of housing options already available while maintaining quick easy access to a myriad of restaurants and retail stores.

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

The proposed project is located within walking distance of an existing MET bus stop which serves the West End. The existing project area is able to be readily served by public water and sewer, so no public extension is needed. It is anticipated, however, that private water and sewer will be installed through the development to service the individual duplexes.

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

The proposed development will adhere to the current zoning code for the requested zoning to ensure the development will provide adequate light and air within the property.

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

The proposed development will affect motorized transportation by the addition of trips on King Avenue West and other surrounding roads. A Traffic Impact Study for the development of the subdivision was done in May of 2014 by Morrison-Maierle, Inc. The study analyzed impact of the subdivision to surrounding roads. This study took into account the development of the project area as high-density apartment complexes, with the proposed project being medium-density duplexes, the affects of the lot being developed will be less consequential than originally anticipated. Nonmotorized transportation will not be affected by the development.

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

The development of the property will grow the already increasing population of the area. The continued rise of residents in this corridor of King Avenue West will begin to make the area more attractive to businesses, seeing as they would have quick access to a growing base of residents.

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

The proposed zoning fits well with the character of the district by providing additional multi-unit buildings to the area while allowing for a less dense neighborhood than some of the adjacent properties. This creates a more diverse neighborhood while maintaining easy access to commercial developments in the area.

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

As mentioned previously, the proposed zoning fits well with the surrounding area, it is not anticipated that the change in zoning would harm the value of the surrounding area.

**j. Whether the new zoning will encourage the most appropriate use of land throughout the city.**

The proposed development is located on an undeveloped parcel within the city limits. This parcel has immediate access to public infrastructure and the new zoning will be similar to the surrounding areas, meeting the suggestions of the Infill Policy. The proposed development will add additional residential units to the growing area, this should make surrounding subdivisions more attractive to businesses as they will see a growing resident population in close proximity to potential stores or other businesses.

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

The proposed development fits in with the existing developments in the area by adding more multi-unit residential buildings to the growing area while also creating a variety of housing types; being only a two-unit building compared to the surrounding buildings that contain four or more units.