

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 1062 Project # PZX-25-00021

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the **City of Billings** Zoning Regulations.

Present Zoning P2: PUBLIC, CIVIC, AND INSTITUTIONAL, SMALL

Proposed Zoning: P3 - Campus (Medical)

PARCEL TAX ID# A30252, 34035 & 34036 CITY ELECTION WARD 2

Legal Description of Property: LT 1C, 1D & 1E, B3, HIGH SIERRA SUBD 2ND FIL, S17, T1S, R26E

Address or General Location (If unknown, contact City Engineering): SW INTERSECTION OF SIERRA GRANDA & HIGH SIERRA

Size of Parcel (Area square feet or acres): 7.783, 2.320, & 1.765 ACRES

Present Land-Use: 1C - Retirement home or village; 1D and 1E - vacant.

Proposed Land-Use: Retirement home or village.

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

Owner(s) MISSION UNITED INC.

(Record Owner)

3940 RIMROCK ROAD, BILLINGS, MT 59102

(Address)

(Phone Number)

(email)

Agent(s): PERFORMANCE ENGINEERING

(Name)

3412 COLTON BLVD, SUITE 202, BILLINGS, MONTANA 59102

(Address)

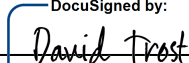
406-384-0080

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: 1/30/2025

(Record Owner – Digital Signature Allowed)

David Trost

CEO



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

Amended Lots 1C, 1D, 1E, Block 3, High Sierra Subdivision, 2nd Filing 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 classified as an “infill development” in that will not require any additional city water or sewer infrastructure making it a very cost-effective option for the city. This fits the cost-of-service concerns of the City currently, increasing the tax base with minimal increase in operational costs to the City.

Infill Development Policy - The goal of the Billings Infill Policy is to promote housing and retail choices to encourage a diversity of economic development within existing neighborhoods. By rezoning this area, it will stimulate a diversity in housing choices in the area by providing the ability for Wyndstone to expand residential housing to an underserved population group and surrounding community. With the addition of senior living residential, the project increases the opportunity for the community’s population to have living and care options in later stages of life. This project includes the completion of Siesta Avenue which would maximize the transportation network in this area.

Diversified & Affordable Housing - This zone change will allow for affordable and safe housing for the elderly, especially those looking to downsize but not lose the ability to live independently and those looking to just get their retired lives started in our community. This zoning, and it’s fit with the surrounding zoning, allows for a good neighborhood feel and mix. The development will also be an affordable option for the city due to the low cost of service being an infill development. This project will not require any additional public utility installation other than tying into the existing mains as well as the site exists within already established infrastructure.

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 neighborhood mixed use development; emphasis on public and non-motorized travel by limited access and trails interconnected with existing sidewalks, and its cost-effective construction due being

infill development 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 multiple fire hydrants located an adequate distance from the site on Sierra Granda Boulevard, High Sierra Boulevard, and Siesta Avenue. Upon development, the site will be required to meet all fire and public safety code requirements as well as improving the undeveloped area. 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 present a senior living residential option in conjunction with Wyndstone between the suburban neighborhood to the north, east, and south. The proposed zoning also requires common open space and central places of gather which will improve the general well-being of the neighborhood, creating green spaces and well-manicured areas. The site will tie into extensive walkable areas in the overall High Sierra Subdivision and the Wicks Lane pedestrian walkways to allow for walkability and non-vehicular mobility.

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 to the site as it is provided under High Sierra Boulevard, Sierra Granda Boulevard, and Siesta Avenue. The site is located within adequate walking distance to Skyview High School and High Sierra Dog Park. The completion of Siesta Avenue would ultimately provide a thruway for students and maximize the transportation network in the area, relieving pressure from other streets within the area..

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?

The proposed zoning will not affect motorized and non-motorized transportation in comparison to the existing underlying zoning. With that said, changing the zone district will allow for immediate development, which will increase traffic marginally based on the anticipated use. The close vicinity of the MET bus stop will mitigate this effect. The large number of sidewalks in the area leading to parks,

schools, residences, and churches will also help mitigate the additional motorized transportation. This area has an extensive network of sidewalks and trails to allow for non-motorized transportation as well to minimize traffic in the area.

- g. Will the new zoning promote compatible urban growth?**
The P3 zoning will promote compatible urban growth as it is nestled between suburban residential on three sides and civic/institutional on the west side. 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. Public Campus will allow for a more walkable neighborhood for the High Sierra neighborhood as well as established neighborhoods all around it.
 - h. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?**
This zoning change considers the character of the district by introducing much desired Public Campus use into an infill development. This change to larger format public space will allow for continued development of the Wyndstone property by filling in this vacant land that is surrounded by residential and civic/institutional zones.
 - i. Will the new zoning conserve the value of buildings?**
The new zoning will conserve the value of buildings in the area by creating new amenities for nearby neighborhoods while not intruding upon them. It will also minimize urban sprawl thus leading to increased property value of the surrounding area.
 - 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 expanding the public campus areas further northwest of the Billings Heights. The project will place higher density development along arterial corridors (i.e. Sierra Granda and High Sierra Boulevard) as encouraged by the zoning code. Further it provides housing diversity along with intermixed public and residential area to improve access into the neighborhood and surrounding schools, parks, and churches. The result of the project will create a more walkable community and neighborhood which will result in increased vibrancy for everyone.
- 3. Does the new zoning fit with the existing or planned developments within the area?**
The new zoning will fit seamlessly into the existing developments, land currently being developed, and future developments in the area due to its blending of the residential areas to the north, east, and south with the more public focused, western lots next to Wicks Lane. It can be fairly assumed that many of the developments to the west will remain as parkland and agriculture which a P3 zoning will readily fit. The current pedestrian infrastructure in the

area will allow for the new residents to navigate the surrounding areas easily and safely while providing excellent connectivity for multi-modal travel. The site will help provide new housing for existing aging residents looking to transition from a single-family home to multi-family living with less responsibility for caretaking of a home.