

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 1064 Project # 25-00030 ^{PZX}

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 N3

Proposed Zoning: N2

PARCEL TAX ID# see attached CITY ELECTION WARD Ward IV

Legal Description of Property: Lots 7-9, Block 1 & Lots 4-6, Block 3 of Buffalo Crossing Subdivision

Address or General Location (If unknown, contact City Engineering): Buffalo Crossing Drive/Little River Loop South

Size of Parcel (Area square feet or acres): see attached

Present Land-Use: vacant

Proposed Land-Use: residential

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

Owner(s) Buffalo Crossing, LLC - Doug Wild

(Record Owner)

(Address)

406-670-2242

(Phone Number)

doug.wild@cdhmontana.com

(email)

Agent(s): WWC Engineering - Greg Reid

(Name)

(Address)

406-894-2210

(Phone Number)

greid@wwcengineering.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: Doug Wild Date: 02/19/25

(Record Owner – Digital Signature Allowed)

(1) Whether the new zoning is designed in accordance with the growth policy;

The 2016 City of Billings Growth Policy, states that growth will be managed by “encouraging development within and adjacent to the existing City limits, but preference will be given to areas where City infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from development.” The proposed zone change would provide additional tax revenue to the city and provide an increase in density of lots within an existing residential development that is currently provided by city services.

(2) Whether the new zoning is designed to secure from fire and other dangers;

The requested zone change of Suburban Neighborhood Residential (N3) to Mid-Century Neighborhood Residential (N2) would not create any dangers within the development. With the zone change, the developer will continue the development of residential properties and provide an option of duplex units to be constructed. There are existing fire hydrants located at the intersection of 60th Street West and Little River Loop North, and Buffalo Crossing Drive and Little River Loop South, and along Buffalo Crossing Drive between Lot 9, Block 1 and Lot 6. Block 3, therefore there are no anticipated dangers of fire protection with the development.

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

The proposed zone change from N3 to N2 would allow for the developer, or future owner(s), the option to construct a single-family residence or a duplex residence on the property. The developer has installed new infrastructure within the development such as water, sewer, and stormwater retention which includes curb/gutter, sidewalk, and road construction. The improvements have been designed and installed to meet the City of Billings standards.

(4) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;

The proposed zone change from N3 to N2 may impact transportation surrounding the property. The development of Buffalo Crossing was previously constructed with improvements such as water/sewer/storm utilities and roadway to the property which included curb/gutter. Sidewalks are not constructed on the frontage of the properties, but are to be constructed at the time of construction of a residence on each lot.

The City of Billings will be providing the water service. With an existing main along Buffalo Crossing Drive, there is an immediate access to water service for the development. The property will be served by the sanitary main installed within Buffalo Crossing Drive.

Since the development continues to be residential and may add additional units, the neighborhood schools and parks may be impacted by this zone change. This will depend on the types of individuals that purchase property within the development.

(5) Whether the new zoning will provide adequate light and air;

The development has a stormwater pond that would be considered as open space as well as private parkland that was designated within Buffalo Crossing Subdivision. This zone change may increase the number of

units in the development. As such, the zone change may be expected to have an increase of structures, with open space maintained, resulting in an increase in the impacts to light and air.

(6) Whether the new zoning will effect motorized and nonmotorized transportation;

The proposed zoning will not have a negative effect on motorized and nonmotorized transportation. The motorized transportation will be entering the development from Grand Avenue and 60th Street West to Buffalo Crossing Drive. As part of the original subdivision development requirements, Buffalo Crossing Drive, along the subject property, has completed the installation of new curb/gutter based on the City of Billings standards and will have sidewalk installed upon completion of residences. Those improvements will allow nonmotorized transportation to travel safely adjacent to the property and throughout the development.

(7) Whether the new zoning will promote compatible urban growth;

The proposed zone change will allow the developer, or future owner(s), the option of constructing a single-family residence or a duplex residence in an existing development. The N2 zoning will be a continuation of the existing zoning immediately north of this zone change. The development has satisfied the City of Billings regulations for residential development on the street, sidewalks, water, sewer, and stormwater.

(8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;

The character of the district surrounding the subject property, is a mix of residential and agricultural. The proposed zone change from N3 to N2 would allow the property to stay consistent with the adjacent lots to the north which are zoned N2 and the lots to the south are zoned N3. With completion of Buffalo Crossing Subdivision, the developer was required to comply with the requirements for residential development such as (but not limited to) infrastructure improvements.

(9) Whether the new zoning will conserve the value of buildings; and

Immediately adjacent to the proposed zone change are lots zoned N2 and N3 within Buffalo Crossing Subdivision. As such, this zone change would not be changing the type of residential development that exists within the development

(10) Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

Given the current demand of residential development within Billings, this proposed zone change would allow the developer to provide additional residential property. The additional residential property would generate a return on investment for the City of Billings with access to existing services to the property. Continued growth of this area as residential property, increases the return on investment of the City with all improvements previously completed in Buffalo Crossing Subdivision, such as water/sewer/storm utilities and roadway improvements.