

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: N1, NX1, P1, CMU1

PARCEL TAX ID# D04669, D04670 CITY ELECTION WARD 4 (when annexed)

Legal Description of Property: Lot 66A1 and 67A1 of Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 4086208

Address or General Location (If unknown, contact City Engineering): Grand Ave. & Daybreak Drive

Size of Parcel (Area square feet or acres): 54.1 acres

Present Land-Use: Agriculture

Proposed Land-Use: Residential and Commercial

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

Under Contract

Owner(s) Brian Harvey 

(Record Owner)

3110 Col Ave Billings, MT 59102

(Address)

406-671-3045 brian@homesteadstorage.com

(Phone Number)

(email)

Agent(s): John Halverson

(Name)

1300 N Transtech Way, Billings, MT 59102

(Address)

406-869-3311 jhalverson@sandersonstewart.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: above Date: 8.1.2025

(Record Owner – Digital Signature Allowed)

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:** A Agriculture

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

Zone Change Request from A Agriculture to N1 (First Neighborhood Residential), NX1 (Mixed Residential 1), CMU1 (Commercial Mixed Use 1) and P1 (Parks and Open Space)

3. **Legal Description of Property:**

Lot 66A1 and 67A1 of Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 4085208.

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

Yes, West End Neighborhood Task Force

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

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

please attach to on line application Exhibit B

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

1) The pre-application neighborhood meeting was held on the 22nd, day of July, 2025.

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

Owner (s):

Under Contract

Brian Harvey, Grand Ave. LLC

Telephone:

406-671-3045

Address:

3110 Cel Ave Billings MT
59102

Email: brian@homesteadstorage.com

Agent (s):

John Halverson

Telephone: 406-869-3311

Address: 1300 N Transtech Way, Billings, MT 59102 Email: jhalverson@sanbell.com

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

City Pre-app statement 2024-2025

Exhibit A

PRE-APPLICATION NEIGHBORHOOD MEETING FOR ZONE CHANGE ATTENDANCE SIGN-IN SHEET

Date: July 22, 2025

Time: 6:00 p.m.

Project: Sunny Cove Fruit Farms Lots 67A1 and 66A1

Project No.: 24583

Meeting Location: Connections Church, 5554 Grand Ave, Billings, MT 59106

First Name (Please Print)	Last Name (Please Print)	Phone Number	Email Address
shirley	McDermott	406 702-1772	shirley.mcdermott1935@gmail.com
Janice	Ward	406-656-4829	
Mindi	Hopkin	406-640-0140	hop8renough@msn.com
Susan	Morgan	406-672-8806	BIG SKY MT 81@charter.net
Randy	Morgan	406-698-9319	"
Jen & Doug	Kramer	406-696-9146	
David Kirst	Kivst	671-8046	1125 Daylight LN
Jackie	Riceger	(406) 425-9953	jackie.j.riceger@gmail.com
Dan & Evelyn Hall	Hall	406-670-6241	evelyn164911@gmail.com
TERRY NATHANSON		970-846-6784	jpj@comcast.net
Richard Hall	Hartman	406-697-0279	zhartma3@gmail.com
Howard Hall	Holz	406-534-4340	
SUSAN	Schlöss	406-794-5677	

MEETING MINUTES

PROJECT: HOMESTEAD ACRES CONCEPT & ZONE CHANGE			
Project No: 24583			
Meeting Location: 5554 Grand Ave., Billings MT 59106		Meeting Date: 07/22/25 6:00 PM	
Meeting Subject: Zone Change Neighborhood Pre-Application Meeting		Prepared by: Bryan Alexander	
Attending:	(See attached sign-in sheet)		
Sanbell:	John Halverson	Bryan Alexander	DJ Clark
Grand Ave. LLC	Brian Harvey		
Date of Issue: 07/24/25			

Minutes:

- Mr. Halverson opened the meeting at 6:00 PM by introducing himself and outlining the agenda, which included a presentation of the zone change and entitlement processes and schedule, existing zoning in the area, proposed zoning of development, explanation of zones proposed (*handouts provided of requested zoning designations from municipal code*), what is allowed in the zoning designations, and time for questions and comments. During the presentation, Mr. Halverson stated the developer’s desire to building a self-storage facility within 3 of the 4 CMU1 lots near Grand Avenue. Mr. Halverson described specific CMU1 requirements for storage facilities, which includes landscape buffers, fencing, no storage unit doors facing streets and screened from public view, and active space (*occupied/not storage*) within the first 20 feet of buildings from the property line.
 - The presentation slides are attached with the minutes
- After completing that presentation, Mr. Halverson took questions and comments from the attendees.

Q&A Session (Sanbell responses in **Blue**; Developer responses in **Purple**):

- Can 8-plexes be placed within the development?
 - **[John Halverson] Yes, 8-plexes are allowed in the CMU1 zone above ground floor commercial use (like Shiloh Commons); however, there is no intent to construct multi-family housing within the CMU1 area.**
- Would you transition from the commercial to residential use?

Exhibit B

- [John Halverson] Yes, there is an NX1 zone that allows up to 4 dwelling units per building that would provide a transition to the N1 zone consisting of single family and duplex homes. This area is not yet fully developed.
- What will the storage facility look like?
 - Mr. Harvey stated that he does not have plans yet; however, he is planning on a high-end, high-tech, climate controlled, single-story drive through storage facility. Plans to be a nicer facility than the new one on Central Ave. The buildings facing the streets are to have a lot of glass and have neighborhood uses which are important to him, like a bagel shop (no car washes). There is a planned community meeting room, which would be available for free to non-profit organizations and storage tenants for use, like his new Central Ave. facility.
- Traffic on Grand Avenue was a topic of discussion by multiple attendees, especially left hand turns onto Grand Avenue. These concerns/questions are grouped below.
 - What happens prior to the Grand Avenue improvement?
 - Consternation about lack of notice from City about 58th Street West closure; difficulty turning left onto Grand Avenue
 - Especially at Ben Steele drop-off in the morning
 - Parking during softball games along 58th, Grand, etc. Safety concern and needs a signal
 - Congestion in front of Ben Steele is a concern; how will Grand Ave. improvements affect that and the irrigation ditch on the north side of Grand Ave.?
 - There was a concern that SD2 plans to build an elementary school on the Ben Steele site, which would further impact traffic on Grand Avenue.
 - [DJ Clark] City has allocated funds to build Grand Ave from 41st to 62nd. Grand Avenue improvements is in the current City Capital Improvement Plan (CIP), construction likely late 2027- early 2028 construction.
 - Multi use paths and sidewalks
 - Street widening, curb and gutter
 - Signals or roundabouts at major intersections
 - [DJ Clark] The design of Grand Ave. has not yet begun, so there is not a lot known on project specifics. Design is anticipated to begin in the next 6 months and last about a year. Right-of-way acquisition would likely take another year.
- What is the density of the development?
 - Mr. Halverson stated that it hasn't been drawn up yet, but likely 9-10,000 sf lots, similar to Cottonwood or less dense. We don't have that data on us. Recall that it was around 160 dwellings? [from file review, could be up to 220 dwellings when considering NX1]
- How far do road easements extend either side of the road?
 - [DJ Clark] City requires 60' either side of the centerline for a principal arterial. The subdivision will require additional dedication from existing county road dedication.
- What is the development timeline for the storage facility?

Exhibit B

- Mr. Harvey stated that he would like to be operational in 2027 at the earliest, but it may not be until 2028.
- A discussion initiated [Doug Kramer] about whether 56th Street would ever go north of Grand Ave.
 - [DJ Clark] We understand that the City desires to extend 56th Street north to Colton Boulevard and have it align with the existing intersection at Grand Ave. However, they do not have right-of-way to do so.
 - [DJ Clark] The proposed road network is to connect into Colton Boulevard at the north end when the residential portion develops.
 - Doug & Jennifer Kramer own the property north of the intersection and had concerns about extension of 56th Street to the north. They stated that a county road easement was present for it through the subject property.
 - [DJ Clark] The county road easement was vacated recently for 56th Street that was offset from the south side of Grand Ave. Grand Ave. is the baseline, so it is a survey anomaly to correct for the curvature of the earth.
- There was a question about the road outlines on the exhibit in the N1 zone. Are road connections proposed to Cottonwood Grove? There was concern of additional traffic coming through the existing neighborhood.
 - Mr. Halverson stated that the dashed lines are not yet set but connections are proposed to the existing dead ends in Cottonwood Grove and additional future connections would be made to the west. These interconnections are required by the subdivision regulations and provide an interconnected street network. He gave an example of a kid wanting to visit a friend in the adjacent neighborhood and having the ability to walk directly there instead of going all the way to Grand Avenue and around. It also provides additional ways to circumnavigate road closures from accidents or construction.
 - Mr. Halverson also stated that the City requires traffic calming measures when streets exceed a certain length, 500 ft, so measures would be taken to reduce speeds through the neighborhood as it develops.
- A question was asked whether storage units would decrease their home values
 - Mr. Halverson stated that he did not know
 - George Warmer, from Coldwell Banker Commercial, stated that storage units would be unlikely to impact their home values. Uses that are industrial in nature that create dust, smoke, or noise would be more likely to negatively impact home values.
- A question was asked about the timing of the commercial development versus the residential development.
 - Mr. Harvey stated that “broad stroke”, he would like to have them progressing simultaneously for construction.
- A comment (not a question) was made that it would be preferred to not have development disrupt the view of the rims
- Would Cottonwood Park be built around the time of this development?

Exhibit B

- Mr. Halverson stated that many subdivisions in the area have been asked to provide “cash-in-lieu” of dedicating new parks for money to fund Cottonwood Park. Based on our understanding, development of the park is not likely for some time, which may be 20 years or more.
- Mr. Harvey stated that the park is something very important to him. He stated he would take a personal interest to help it gain traction, which will likely require public/private partnerships.
- Mr. Halverson went back over public hearing schedule and stated that the City will provide a mailed notice for the upcoming hearings. His email and phone number are on the mailers if there are more questions.

Meeting adjourned 6:50 PM