

RESOLUTION 25- _____

**A RESOLUTION OF THE CITY OF BILLINGS APPROVING AN AMENDMENT TO
THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT SUNNY COVE FRUIT
FARMS SUBDIVISION, LOT 7 IN S31, T01 N, R25 E**

WHEREAS, LMO Investments, LLC ("the Applicant") filed an application for a zone change on October 1, 2025, to amend the Official Zoning Map; and

WHEREAS, the property is legally described as: Lot 7, SUNNY COVE FRUIT FARMS SUBDIVISION in S31, T01 N, R25 E; the property is currently zoned as Rural Residential 3 (RR3); the Applicant proposes to change the zoning to Corridor Mixed Use 1 (CMU1) and Corridor Mixed Use 2 (CMU2); and

WHEREAS, a public hearing was held on November 4, 2025, before the Zoning Commission to consider the application, with all interested parties given an opportunity to be heard; the Zoning Commission has made findings of fact and recommended approval of the zone change, as reflected in the staff report dated November 4, 2025; and

WHEREAS, the City Council has reviewed the application, the staff report, the findings of the Zoning Commission, and held a public hearing on November 24, 2025, and considered public testimony; and

WHEREAS, the City Council has determined that the proposed Zone Change 1073 is consistent with the City Growth Policy, will promote public health, safety, and general welfare, and is suitable for the area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

1. MAP AMENDMENT APPROVAL. That the zone change application to amend the Official Zoning Map for the property legally described above is hereby APPROVED.
2. AMENDMENT. That the zoning designation for the property located at on Lot 7, SUNNY COVE FRUIT FARMS SUBDIVISION in S31, T01 N, R25 E, is hereby changed from Rural Residential 3 (RR3) to Corridor Mixed Use 1 (CMU1) and Corridor Mixed Use 2 (CMU2), per Exhibit A.
3. ZONING MAP. That the Official Zoning Map of City of Billings shall be amended to reflect this change.
4. NOTICE OF HEARING. On Monday, November 24, 2025, at 5:30 o'clock p.m., or as soon thereafter as the matter could be considered on the agenda in the Council Chambers of the City Hall, Billings, Montana, the City Council heard public testimony before considering adoption of this resolution. The City

Clerk published notice of the public hearing twice, at least six (6) days separating each publication in a newspaper of general paid circulation with a periodicals mailing permit as provided in Section 7-11-4127, MCA

5. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED by the City Council on the 24th day of November 2025.

CITY OF BILLINGS

BY: _____

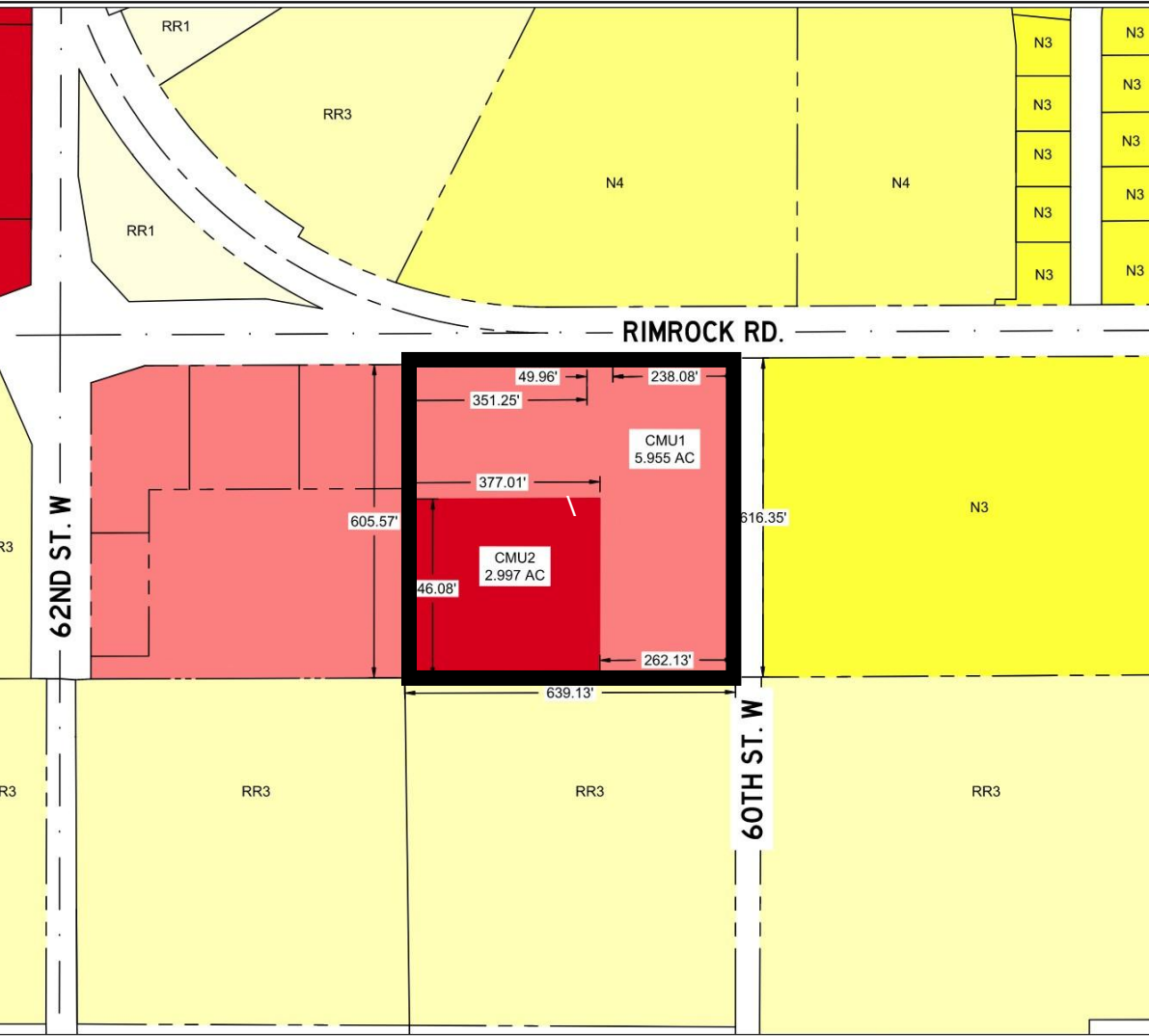
William A. Cole, Mayor

Attest:

BY: _____

Denise R. Bohlman, City Clerk

EXHIBIT A



LEGAL DESCRIPTION

LOT 7 OF SUNNY COVE FRUIT FARMS SUBDIVISION

ZONING LEGEND

- CMU1 - Corridor Mixed- Use
- CMU2 - Corridor Mixed-Use & Commercial Centers
- N3 - Suburban Neighborhood
- N4 - Large Lot Suburban Neighborhood
- RR1 - Rural Residential (1 to 2.99 acres)
- RR3 - Rural Residential (3 to 9.99 acres)

PROPOSED ZONE CHANGE BOUNDARY



PADDY SHACK DEV.

DESIGNED BY	DATE	SCALE	DATE
DRAWN BY	DATE	CHECKED	DATE
APPROVED	DATE		

SHEET TITLE
**PADDY SHACK
 ZONE CHANGE MAP**

PROJECT NUMBER
2025-053

SHEET NUMBER
1 OF 1

DRAWING NUMBER
EX A

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