

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: CMU1, NX1, N2 and P1

PARCEL TAX ID# D00349 CITY ELECTION WARD Ward 5

Legal Description of Property: Proposed Lot 3 of Barber Farm Subdivision. The land is being subdivided.

Address or General Location (If unknown, contact City Engineering): North of Central Avenue between 48th St and 44th St

Size of Parcel (Area square feet or acres): 55.46 ac

Present Land-Use: Agriculture/Undeveloped

Proposed Land-Use: Commercial & Multi-Family

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

Owner(s) Diana Lynne Browne, Donna Marie Barber-Schneider, Karin Ellen Barber

(Record Owner)

(Address)

(406) 399-5971

dbrowne16@aol.com

(Phone Number)

(email)

Agent(s): Taylor Kasperick, PE

(Name)

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(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: Diana Browne 09/26/25 Date: _____

(Record Owner – Digital Signature Allowed)

Authentisign

Donna Barber-Schneider

09/26/25

Authentisign

Karen Barber

09/26/25



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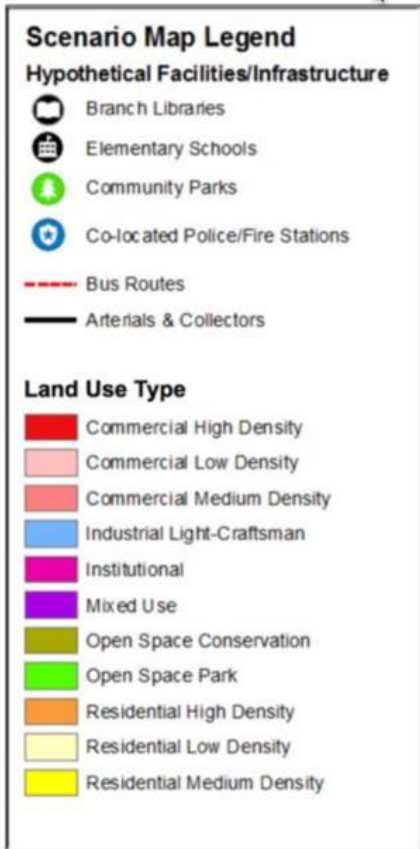
Zone Change Questions

Lots 3 of Barber Farm Subdivision, Yellowstone County, Montana.
Having a total area of approximately 55.46 acres

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 located north of Central Avenue which is a critical corridor for growth of the City. The development will utilize city services south of Central Avenue which have just been extended by a previous project. Development of property near existing infrastructure is more cost effective and falls in line with the Essential Investment growth guideline. As part of this project, a north/south collector road will be constructed improving the transportation system in the area. This collector will connect Central Avenue to Broadwater Avenue between the two principal arterials in the area, Shiloh Avenue and 48th Street West. The proposed zoning has the potential to bring a mix of single-family housing, duplexes and even up to fourplexes in a small portion of the project. This provides several options for residents looking to relocate to the area and has the potential to help add to the City tax base. Additionally, as part of the development of this project Broadwater Avenue will be extended, moving one step closer to providing an additional east-west roadway, and a 24” water transmission line be extended through the subdivision to provide service for the greater West Billings area.

Strong Neighborhoods – The proposed zoning will help develop a stronger neighborhood for the area with zoning that helps allow for a mixture of housing types, as mentioned from single-family housing potential, up to fourplexes in some areas. This will help provide housing options for all age groups and income levels within the area as well as providing the opportunity for businesses to utilize the commercial districts along Central Avenue. The combination of housing choices as well as the potential for commercial businesses will help create a stronger community for the neighborhood, and has been promoted in all growth scenarios within the Growth Policy. It should be noted that the anticipated density of residential dwellings for the proposed development is approximately 8.15 units/acre. This falls in between the low and medium densities outlined in the 2016 Growth Policy, and is not “high density”. Excerpts from the 2016 Growth Policy reflecting the “public preferred” scenario are included below, which call for medium density housing in the subject area.



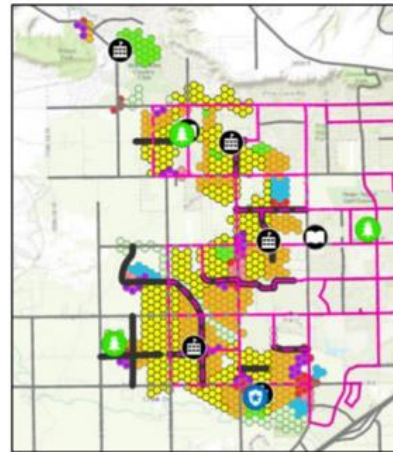
1 hexagon = 5.739 acres or approximately
2.8 city blocks

Residential high & mixed use density = 16 d.u./acre

Residential medium density = 9 d.u./acre

Residential low density = 5 d.u./acre

WEST PUBLIC PREFERRED (WPP)



Home Base – As mentioned, this zone change will expand on the mix of housing options offered in the area. From single-family homes to the north, west and east as well as the mix of housing options to be available in the new development to the south, this project will provide housing options that the Growth Policy identifies as just below medium density. Not only does this help diversify an area that is predominantly single family residential, low-density development, but it helps the City more affordably expand the infrastructure to a larger number of potential users due to the lower cost of service. The Home Base growth guideline also emphasizes walkable neighborhoods, with the development of this property, walkways will be constructed connecting Central Avenue to Broadwater Avenue allowing pedestrian access through the project.

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 mixed community uses by following Planned Neighborhood Development (PND) guidelines with residential diversity incorporated into the development. The project incorporates multi-modal components with access to trails and parks included to give residents options. The use of commercially zoned districts along principal arterials allows businesses to secure ideal properties and keeps residential homes away from busy roadways.

b. Is the new zoning designed to secure from fire and other dangers?

There will be fire hydrants located an adequate distance throughout the interior of the development with a maximum spacing of 500-ft, meeting all City of Billings Fire Codes. Additionally, the project will bring fire services with hydrants to an area of the West End that only operated on dry hydrants within the BUFSA or didn't have close fire suppression availability at all. Construction of the site will comply with building regulations and zoning code to allow for appropriate separation of buildings and proper lighting for public safety and security. 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 create opportunities for housing in what is now considered the "missing middle" within the Billings West End. Buildout of this vacant land will bring more public eyes to the area to help keep watch on public safety. This zone change also requires landscaped or natural open areas to be incorporated within the development which will improve the general well-being of the neighborhood and encourage residents to use services within walking distance to their residence in the neighborhood.

Traffic impacts from the new zoning are currently being studied. Based on preliminary analysis of this subdivision as well as adjacent Traffic Impact Studies, it is anticipated that necessary improvements will be required along the Central Avenue corridor based on current traffic and background growth by 2029. Based on preliminary discussions with Yellowstone County, plans to install a traffic signal at 48th and Central are being contemplated which would help in mitigating a lot of the concerns voiced by residents of the area.

d. Will the new zoning facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements?

The change in zone will require the development to extend water and sewer mains from the existing mains located in Central Avenue. The development is not particularly close to MET transportation, however, this development has the potential to be utilized by MET due to the ongoing development in the area and bus stops being located at Shiloh and Central. Additionally, the commercial districts being proposed have the potential to bring services into the neighborhood that previously would have been much farther from the existing neighborhoods. As part of the PND process a minimum of 2% of the land will be required to be dedicated as parkland. While the minimum 2% will be dedicated and proposed, it is anticipated more than this will be utilized as park abed on final layout of the development.

e. **Will the new zoning provide adequate light and air?**

The proposed zone change will have some impact on light and air as the property will move from agricultural use to residential, however, the open space requirements 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 which directly addresses open areas and light.

f. **Will the new zoning affect motorized and nonmotorized transportation?**

As this project proposes the conversion of agricultural land to residential, additional residents will move into the area which will in turn impact motorized and nonmotorized transportation in the area. The proposed zoning is currently being studied and a Traffic Impact Study (TIS) will be submitted in conjunction with the subdivision. The developer, will contribute to intersection impacts in the area identified by City Public Works to mitigate any negative impact from the development. Additional recommendation coming out of the TIS, including potential turn lanes, would need to be constructed at the time of development which would help facilitate traffic operations within acceptable levels of service.

g. **Will the new zoning promote compatible urban growth?**

The proposed zoning will promote compatible urban growth as it is nestled between low density residential on the north, east and west sides and medium density residential immediately to the south of the project area. High density residential is located even further south, further indicating the proposed mix of residential uses will act a medium density housing option between high density further to the south and low density north of the development. 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. The proposed zone change provides the desired step-back in density placing commercial along the arterial corridor (Central Ave.) and stepping back to mix density residential to the north. The proposed mix in commercial and residential, is what both City Council and urban growth policies ask for in new neighborhood development. The proposed plan will introduce new housing variety and density to this area of the Billings West End while creating walkable neighborhoods with commercial designations to service the surrounding areas.

h. **Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?**

The area of the proposed development is currently surrounded by single-family, residential subdivisions on the north, east and west sides of the property. South of Central Avenue, directly across from the proposed development, the city has already approved annexation and zoning for a similar medium-density development. The zoning south of

Central closely matches what is proposed for this development with commercial districts located near the principal arterial (Central Avenue) stepping back to a medium density mixed-residential area. It should be noted the anticipated dwelling density of the proposed development is approximately 8.15 units/acre, which is below the value for medium density housing the Growth Policy, but above low density housing. The proposed project follows a similar setup with different zone districts for residential. Utilizing a mixed-residential north of the proposed commercial district with lower density residential on the interior of the development and additional mixed residential uses on the north side of the property, adjacent to Broadwater Avenue which is a collector roadway.

- i. Will the new zoning conserve the value of buildings?**
The proposed zoning will conserve the value of buildings in the area by creating new amenities for nearby subdivisions while not intruding upon them. There is no known evidence that development of low to medium density housing options will have an impact on surrounding buildings.
 - j. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?**
By proposing zone districts that allow for single-family residential, duplexes and fourplexes in the development, the project adheres to the City of Billings initiative to lower cost of service to the City, making the development the most appropriate use of the land and providing a necessary mix of housing alternatives to existing large lot single family residences and the high-density residential apartments being constructed south of the project area. The proposed development provides commercial uses along the principal arterial (Central Avenue) on the south side and mixed-residential options along the future collector (Broadwater Avenue) and steps density back towards the interior of the lot. This helps provide a mixture of housing options and keeps potential higher density areas closer to the arterial and collector roadways.
- 3. Does the new zoning fit with the existing or planned developments within the area?**
The new zoning has a similar proposed density and zoning districts to the development located directly south across Central Avenue, and southeast in Twin Pine Townhome development, largely consisting of duplex residential dwellings. Additionally, the proposed development density of roughly 8.15 units/acre is in line with the West Public Preferred (WPP) scenario from the 2016 Growth Policy, which has the subject area identified for medium density housing (9 dwellings per acre). Proposing a mixture of housing options in this area of town helps provide the “missing middle” medium density housing that will fit alongside the existing large lot single-family residential, county subdivisions, and those higher density uses south of the area near Monad Road. The commercial districts will allow the development to provide neighborhood

diversity by incorporating commercial uses for those nearby residences to utilize close to their home base.