

NOTICE TO THE PUBLIC

Citizens are invited to:

- Review the Agenda Packet on the City's website at: <https://ci.billings.mt.us/117/Agendas-Minutes>

Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to the Board via email before 12:00 PM on the meeting date. All emails received prior to this time will be entered into the record for the public hearing. Comments may be submitted by:

- Mail: City/County Planning Division, PO Box 1178, Billings MT 59103
- Email: bernsb@billingsmt.gov
- NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). A TTY number for the hearing impaired, 406-657-3079, is available upon request. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please direct questions to Brenda Berns, Planning Clerk @ bernsb@billingsmt.gov or 406-247-8610

Call the meeting to order.

Introduction of City Zoning Commission Members and Planning Department Staff.

Public Comment

Approval of Minutes:

Meeting Minutes of December 2, 2025

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

- a. **City Special Review 1003 - 2291 Bench Blvd - Day Care Facility** - A special review request to allow a daycare center in a Mid-Century Neighborhood (N2) zone, on Lot 1, Block 1, Wyman Subd., S14, T01 N, R26 E, a parcel of land approximately 16,210 sq. ft. A pre-application neighborhood meeting was held on January 17, 2026, at 11:30AM at 543 Aronson Avenue. A Day Care Center is described as an out-of-home place in which day care is provided to thirteen (13) or more children on a regular or irregular basis and which is licensed by the Montana Department of Public Health and Human Services. Section 27-1000, Uses and Standards, Table 27-1000.1 specifies that any day care center servicing 13 or more children requires a Special Review approval. Tax ID: A26730.
- b. **City Special Review 1004 -- 533 S 24th St W -- Drive Through Service adjacent to residential--** A special review request to allow a drive through service adjacent to residential zone districts for a new coffee facility, in a Corridor Mixed Use 1 (CMU1) zone, on Lots 1-3, Block 5, Valley View Acres Subd., S07, T01 S, R26 E, a parcel of land approximately 29,039 sf. A pre-application neighborhood meeting was held on January 22nd, at 6:00 pm at 2225 Overland Avenue. Per Section 27-1005.N.1(a); A drive-thru establishment that adjoins, including any location across an alley, residentially zoned property, is subject to special review. The purpose of the special review is to allow operation of a drive thru beverage establishment adjacent to parcels in the Mid-Century Neighborhood (N2) Zone. Tax ID: C01734.

- c. **City Zone Change 1076 - 715 Commerce Way - (from P1 to P2)** - A zone change request from Parks and Open Spaces (P1) to Public, Civic, and Institutional Small (P2) zoning, on Tract 1, C.O.S. 2783, Lot 3A-4, and Lot 3A-5, Block 1, Popelka Commerce Center Subdivision, Second Filing, and Lot 3A-1A, Block 1, of Amended Plat of Lots 3A-1 and 3A-3, Block 1, Commerce Center Subdivision, Second Filing, S08, T01 S, R26 E on an 67.307 acres parcel of land. A pre-application neighborhood meeting was held on January 21, 2026, at 5:30 PM, at Newman Elementary School. Tax ID: D01394, A35426, A35427, & A31139

- d. **City Zone Change 1077 -- Yellowstone Club Estates near Tommy Armor Circle - P1 to N3** - A zone change request from Parks and Open Space (P1) to Neighborhood Residential 3 (N3), on a portion of Tract 11-A-2, Amended Tract 11-A of the remainder of Tract 11, Certificate of Survey 836, S30, T01 N, R25 E, for approximately 6 acres of land. A pre-application neighborhood meeting was held on January 21, 2026, at 6:00 p.m. at the Yellowstone Country Club Ballroom. The purpose of the request is to facilitate annexation of three pieces of land totaling approximately 6 acres into the City of Billings, followed by a future subdivision to create the parcels. \ Tax ID: D04646 \ City Ward 4

Other Business/Announcements

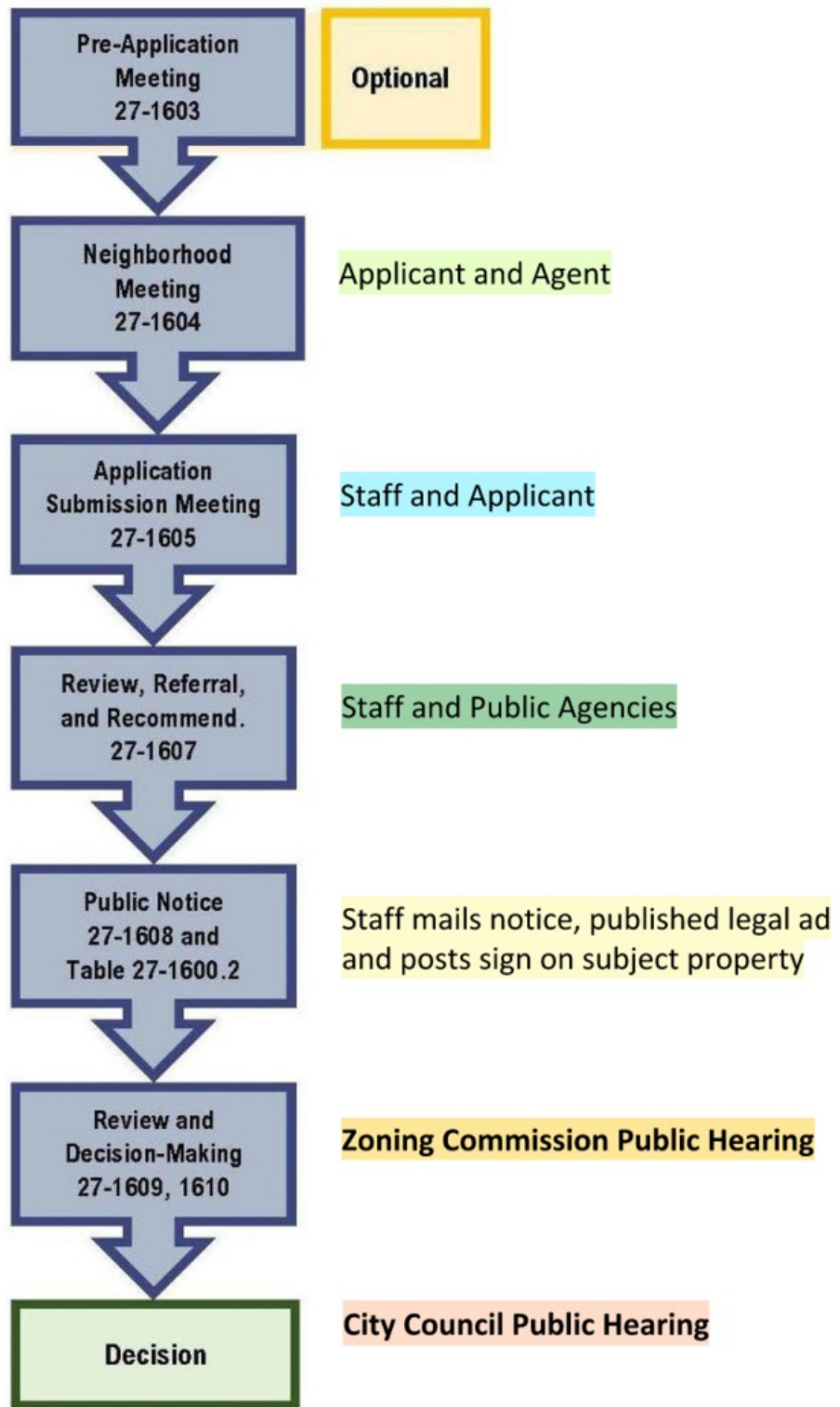
Adjournment

The City Council has designated March 23, 2026 at 5:30 p.m. as the date and time to receive the Zoning Commission recommendation for the zone changes and hold a public hearing.

Before taking any action on an application for a **Zone Change**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a zone change other than the one advertised. The City Council shall take one of the following actions on the zone change requests: 1) approve the application; 2) deny the application; 3) allow withdrawal of the application; or 4) delay the application for a period not to exceed thirty (30) days.

Testimony regarding the above-mentioned item may also be submitted in writing to the Planning Division, P.O. Box 1178, Billings, MT 59103.

Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Brenda Berns, Planning Clerk at bernsb@billingsmt.gov or 406-247-8610



City Zoning Commission

Meeting Date: 03/03/2026

TITLE:

Department: Planning & Community Services

Presentation:

Legal Review:

Project Number:

Information

RECOMMENDATION

The Meeting Minutes of December 2, 2025

EXECUTIVE SUMMARY

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

FISCAL EFFECTS

STAKEHOLDERS

ALTERNATIVES

Attachments

Minutes of December 2, 2025

City of Billings Zoning Commission
 Tuesday, December 2, 2025 at 4:30pm

Commission		01/07/2025	02/04/2025	03/04/2025	04/01/2025	05/06/2025	06/03/2025	07/01/2025	08/05/2025	09/02/2025	10/07/2025	11/04/2025	12/02/2025
Daniel J Brooks	Chairman	1	1	1	1	1	A	-	1	1	1	1	1
Greg McCall	Vice Chairman	1	1	A	1	A	1	-	1	1	1	1	A
David Goss	Commissioner	1	1	1	1	1	1	-	1	1	1	1	1
Beau Mulvaney	Commissioner	1	1	1	A	1	A	-	1	1	1	A	1
Andy Megorden	Commissioner	1	1	A	1	1	1	-	1	1	1	1	1

Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation, "C" stands for Canceled

Total Number of 2025 Applications	01/07/2025	02/04/2025	03/04/2025	04/01/2025	05/06/2025	06/03/2025	07/01/2025	08/05/2025	09/02/2025	10/07/2025	11/04/2025	12/02/2025	TOTAL
Zone Change	1	1	2	1	1	1	-	1	2	2		1	13
Special Review	-	1			1	1	-	-	-	1	2		6

Call the Meeting to Order: Chairman Brooks called the meeting to order at 4:30 PM

Attending Staff: Karen Husman, Zoning Coordinator and Brenda Berns, Planning Clerk

Public Comment

Chairman Brooks called for public comments on items not on the agenda. No members of the public provided comments on non-agenda items.

Approval of Minutes: November 4, 2025

Motion by Commissioner Megorden to approve the meeting minutes of November 4, 2025, second by Commissioner Goss. Motion passed unanimously.

Disclosure of Ex-Parte Communication

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks		X		
Greg McCall				X
David Goss		X		
Beau Mulvaney		X		
Andy Megorden		X		

Disclosure of Conflict of Interest

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks		X		
Greg McCall				X
David Goss		X		
Beau Mulvaney		X		
Andy Megorden		X		

There were no site visits for ZC 1075.

Karen Husman read the meeting rules and procedures.

- a. City Zone Change 1075 – Grand Ave & Daybreak – P1 to CMU1** – The zone change initiated by City Council to amend PND – MU zone change 1070. A zone request from Parks and open space (P1) to Corridor Mixed Use 1 (CMU1) on Lot 67A1, Amended Plat of Lots 66A and 67A Sunny Cover Fruit Farms, S31, T01 N, R25 E, .38 acres of 27.152 acre parcel of land. Included in this request is a variance from Section 27-802.B.1(b) the PND required separation from the CMU1 adjacent to Agriculture (A) zones by a public street or alley to allow the CMU1 zone adjacent to a zone without a street or alley allowing the landscape buffering requirement CMU zones as sufficient buffer between the two zones. Tax ID D04670

Karen Husman, Zoning Coordinator, explained that questions arose regarding the original zoning request. To address the separation requirement, Engineering indicated that it did not support construction of a road. Staff advised that the applicant could apply for a variance and potentially allocate a portion of the required parkland dedication toward addressing the separation issue. During the review process, some confusion occurred as two site layouts were submitted, both of which contemplated the potential variance. When the matter was presented to City Council, extensive discussion followed. It was noted that the zoning application could not be modified after it had been formally presented for decision.

To avoid requiring the applicant to restart the process, City Council initiated an amendment to change the zoning designation to PND–MU as part of the original Zone Change 1070 request.

Recommendation

Planning Staff is recommending approval and adoption of the findings of the 10 review criteria for Zone Change 1075, and approval of the variance from Section 27-802.B. the PND required separation from the CMU1 adjacent to Ag by a public street or alley.

Zone Change Alternative

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1075 and approval of the variance from the, Section 27-802.B. the PND required separation from the CMU1 adjacent to Ag by a public street or alley; or
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1075 and denial Section 27-802.B. the PND required separation from the CMU1 adjacent to Ag by a public street or alley or,
- Delay action on the zone change and variance request for up to 30 days

Questions

The Commission discussed the applicable review criteria for the variance request. It was clarified that the criteria for a variance are more limited in scope than those required for a zone change. The Commission also discussed the parkland dedication requirement and confirmed that sufficient P1 zoning is available to satisfy the requirement.

Applicant's Agent

John Halverson, Sanbell

Questions/Discussion

The Commission confirmed that the developer has no objection to the proposed change, and it was noted that the amendment is consistent with the applicant's original intent.

Chairman Brooks opened the Public Hearing for comments. There were no members of the public present to speak. The Public Hearing was closed.

Motion

Motion by Commissioner Megorden to recommend approval and adoption of the findings of the ten (10) review criteria for Zone Change 1075. Second by Commissioner Mulvaney.

Vote: 4:0 Motion passed unanimously.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Daniel J Brooks	X			
Greg McCall				X
David Goss	X			
Beau Mulvaney	X			
Andy Megorden	X			

Motion

Motion by Commissioner Megorden to recommend approval of the Variance from Section 27-802.B. the PND required separation from the CMU1 adjacent to Ag by a public street or alley. Second by Commissioner Mulvaney.

Vote: 4:0 Motion passed unanimously

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Daniel J Brooks	X			
Greg McCall				X
David Goss	X			
Beau Mulvaney	X			
Andy Megorden	X			

Zone Change 1075 will be heard at City Council on December 15, 2025.

Other Business – There was no Other Business

Future Business

Karen Husman advised the Commission there will be one item on the agenda in January 2026.

Adjournment: The meeting adjourned at 4:45 PM

City Zoning Commission

Meeting Date: 03/03/2026
TITLE: City Special Review 1003-2291 Bench Blvd. - Day Care Center
PRESENTED BY: Karen Husman
Department: Planning & Community Services
Presentation: Yes
Legal Review: No
Project Number: PZX-26-00003

Information

RECOMMENDATION

Staff has reviewed the application for Special Review 1003 to allow a Daycare Center and the applicable review criteria. Based on the findings for the nine review criteria, staff recommends conditional approval.

EXECUTIVE SUMMARY

City Special Review 1003 is a request to allow a Day Care Center at 2291 Bench Boulevard, located on Lot 1, Block 1, Wyman Subdivision (S14, T01 N, R26 E), within the Mid-Century Neighborhood (N2) zoning district. A Day Care Center is defined as an out-of-home facility providing care to thirteen (13) or more children and licensed by the Montana Department of Public Health and Human Services. Pursuant to Section 27-1000, Uses and Standards, Table 27-1000.1 of the Billings Municipal Code, such a use is permitted in the N2 zoning district only with Special Review approval.

Before taking action to make a recommendation to the City Council, the Zoning Commission must consider the findings based on the Special Review criteria in BMCC 27-1623.D (1--9). These criteria evaluate the compatibility of the proposed use with surrounding development. Conditions of approval can be added to mitigate any adverse effects. The Special Review process allows limited exceptions to the zoning code when a proposed use is found appropriate for the site and neighborhood context.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

City Special Review 1003 -- 2291 Bench Blvd -- Day Care Facility -- A special review request to allow a daycare center in a Mid-Century Neighborhood (N2) zone, on Lot 1, Block 1, Wyman Subd., S14, T01 N, R26 E, a parcel of land approximately 16,210 sq. ft. A Day Care Center is described as an out-of-home place in which day care is provided to thirteen (13) or more children on a regular or irregular basis and which is licensed by the Montana Department of Public Health and Human Services. Section 27-1000, Uses and Standards, Table 27-1000.1 specifies that any day care center servicing 13 or more children requires a Special Review approval in the N2 district. Tax ID: A26730.

Before making a recommendation to the City Council, the Zoning Commission shall first consider the findings based on BMCC 27-1623.D (1 through 9). Each zoning district is primarily intended for a predominant type of use as identified in BMCC Table 27-1000.1. There are also a limited number of specific uses subject to special review that may or may not be appropriate in a particular district, depending upon all the circumstances of the individual use on the site and in context with surrounding development. Consideration of these uses includes examination of the location, nature of the proposed use, the character of the surrounding development, traffic capacities of adjacent streets, and potential environmental effects, and whether specific conditions can be applied to mitigate the potential negative impacts of the use. Special review uses are special exceptions to the general terms of Billings Zoning Code.

APPLICATION DATA

OWNER: JRJM Properties
AGENT: Jessica Robinson
LEGAL DESCRIPTION: Lot 1, Block 1, Wyman Subd., S14, T01 N, R26 E
ADDRESS: 2291 Bench Blvd.
CURRENT ZONING: Mid-Century Neighborhood (N2)
EXISTING LAND USE: Residential single family
PROPOSED LAND USE: Day care center
SIZE OF PARCEL(S): 16,210 sq. ft.

CONCURRENT APPLICATIONS

None

APPLICABLE ZONING HISTORY

See attachments.

SURROUNDING LAND USE & ZONING

NORTH: Zoning: Mid-Century Neighborhood (N2)
Land Use: Residential single family
SOUTH: Zoning: Suburban Residential N3 & Rural Residential 3 (RR3)
Land use: Rural residential single family
EAST: Zoning: Mid-Century Neighborhood (N2)
Land use: Residential single family

SUMMARY

Prior to any recommendation to the City Council, the Zoning Commission shall consider the following:

1. The special review use is consistent with the City's growth policy and applicable neighborhood plans, if any. Strong Neighborhoods;

- The Growth Policy emphasizes neighborhoods that are safe, attractive, and provide essential services.
 - The proposed Day Care Center directly supports this goal by offering child care services within a residential neighborhood, reducing travel distances for families and increasing daily neighborhood activity. The Special Review process ensures that appropriate conditions--such as hours of operation, traffic management, and site performance standards--can be applied to maintain neighborhood safety and livability.
- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, good will and social interaction.
 - The proposal supports a livable and functional community fabric by integrating a small-scale institutional use into an existing residential setting. Day care facilities are common components of complete neighborhoods and help create environments where residents can live, work, and access services locally. Any required landscaping, fencing, or buffering will help maintain neighborhood aesthetics while supporting pedestrian activity and safe outdoor spaces. Access to nearby child care is an important component of stable and healthy residential neighborhoods. The proposed use supports households by providing a critical service that enables residents to balance housing, employment, and family needs. Locating child care near homes enhances affordability, safety, and quality of life, consistent with Growth Policy goals related to healthy living environments.

Overall, the proposed Day Care Center is consistent with the City of Billings Growth Policy by strengthening neighborhood services, promoting public health and safety, enhancing access to essential services, and contributing to a resilient and livable community.

2. The establishment, maintenance, or operation of the special review use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The establishment, maintenance, and operation of the proposed Day Care Center will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The use will be required to comply with all applicable City regulations and state licensing requirements, and any potential impacts can be mitigated through conditions of approval.

3. The site for the proposed use is adequate in size and topography to accommodate the use while meeting the other requirements of this Zoning Code, including zone district dimensions, landscaping requirements, and parking.

The subject parcel, approximately 16,210 square feet in size, is adequate to accommodate the proposed use. The site is of sufficient size and configuration to meet applicable zoning requirements, including setbacks, landscaping, parking, and other development standards required by the Zoning Code. The existing building sufficiently meets the site requirements of the district.

4. The special review use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed Day Care Center will not be injurious to the use and enjoyment of other property in the immediate vicinity for uses already permitted within the zoning district. With appropriate conditions related to parking, hours of operation, and outdoor activity areas, the use is not anticipated to substantially diminish or impair property values within the surrounding neighborhood.

5. The special review use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed special review use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted within the N2 zoning district. The use is compatible with the existing residential development pattern and does not introduce infrastructure or land use conflicts.

6. Conditions necessary to protect the public health, safety, and general welfare can be established.

1. The special review is to allow a Day Care Center at 2291 Bench Boulevard, legally described as Lot 1, Block 1, Wyman Subdivision, Section 14, Township 1 North, Range 26 East
Parcel Size: Approximately 16,210 square feet, Tax ID: A26730, where care is provided to thirteen (13) or more children. No other use is intended or implied with this approval.
2. The applicant shall apply for and obtain all necessary permits, including local, state and federal requirements.
3. Daily operation of the facility will not occur prior to 7:00 a.m. or after 9:00 p.m. on any day.
4. A six (6) foot site obscuring fence shall be maintained between the properties to the east and south of the subject parcel.
5. The proposed daycare center shall comply with all other limitations of the Zoning Regulations concerning special review uses, and all other City of Billings regulations and ordinances that apply.
6. As long as these conditions are met, approval of this special review shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

7. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

Day care centers typically generate traffic during morning drop-off and afternoon pick-up periods. The site must comply with off-street parking requirements established in the City Code. Any required parking spaces must be provided on-site and designed to minimize

impacts to adjacent residential properties.

8. Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion in public streets.

Adequate measures have been or will be taken to provide safe and efficient ingress and egress to the site. Traffic generated by the use is expected to occur primarily during limited drop-off and pick-up periods and can be managed through on-site parking and access design to minimize congestion on public streets.

9. The special review use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the city council.

The proposed special review use conforms to all applicable regulations of the Mid-Century Neighborhood (N2) zoning district and the Zoning Code, except as may be modified through conditions of approval as part of the Special Review process.

FISCAL EFFECTS

The special review application will not impact the Planning Division's budget.

STAKEHOLDERS

The applicant conducted a pre-application neighborhood meeting on January 17, 2026, at 11:30 AM at 543 Aronson Avenue. There were no attendees at the meeting other than the applicant and agent.

Planning staff posted the zoning request sign on the subject property and mailed notification to property owners within a 300-foot radius. The application was also published on the Planning Department's "Current Zoning Applications" web page, and a legal notice was published in the newspaper of record. As of the date of this report, planning staff has received no written comments on the application.

ALTERNATIVES

The Zoning Commission may:

- Recommend conditional approval and adoption of the proposed findings to the City Council, as submitted by Planning staff; or
- Recommend approval and adoption of the proposed findings to the City Council; or
- Recommend denial and adopt different findings of the review criteria; or
- Delay action on the application at the request of the applicant; or
- Allow the applicant to withdraw the application; or
- Delay the hearing on its own motion in response to a finding of one or more of the criteria that requires additional information. The applicant has not requested a delay or a withdrawal of the application.

Attachments

Zoning Map & Site Photos
Application & Applicant Letter
Neighborhood Meeting Info.
History





North on Bench



East



West

CITY SPECIAL REVIEW

CITY SPECIAL REVIEW APPLICATION FORM

City Special Review# PZX-26 - Project # 1003

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

Present Zoning: N2-Mid Century Neighborhood Residential

Special Review Requested: Daycare Center

TAX ID# 84-4410653A04646 CITY ELECTION WARD # 2

Legal Description of Property: WYMAN Subd S14 T01N R26E Block-1 Lot 1

Address or General Location (If unknown, contact City Engineering): 2291 Bench Blvd Billings, MT 59105

Size of Parcel (Area & Dimensions): 37 acres, 120 ft x 135 ft

Present Land-Use: Residential

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

Owner(s): JRJM Properties
(Recorded Owner)

824 Troy Circle Billings, MT 59105
(Address)

406-717-8764 (Phone Number) jjcaregivers11c@gmail.com (email)

Agent(s): Jessica Robinson
(Name)

824 Troy Circle Billings, MT 59105
(Address)

406-717-8764 (Phone Number) jjcaregiver11c@gmail.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 Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 1/30/26
(Recorded Owner - digital signature allowed)

Letter of Explanation

We are asking for our location at 2291 Bench Blvd to be re-zoned from a group family daycare to a Daycare center. The existing structure and footprint will not be changed in any way.

We believe our goal to change this residence into a center is in line with the city's growth policy in the following ways. We plan to keep the grounds well maintained and the landscaping will maintain a desirable curb appeal. As a business the outside appearance is important to attract customers. We believe if we had a center it would allow for strong neighborhood growth. Our location is situated close to the split-off to Roundup and Shepherd byways so we would also be servicing residents of those areas as well. Changing us to a center also increases jobs, promoting prosperity of Billings residents.

This house was previously used as a Daycare, and as we are not changing the existing footprint, we will not be impeding on any of these surrounding properties. The neighborhood is used to having children/daycare at this location, we are just asking for a larger daycare. The driveway is extra wide and long, which allows for many cars for drop off and pick up as well.

We are providing a safe affordable option for the residents of Billings, Shepherd, round up, Huntley, etc. As a licensed facility, we will have state inspections, to ensure we are exceeding expectations. A larger Daycare will allow for the continued population growth of our city. I want to explain that this "center" will not be too much for the neighborhood to handle either. Our current Group License allows for 15 kids, due to our existing size Licensing will only allow our center to max out between 30-40 kids, basically just allowing up to double in size. This increased size will allow us to be more flexible with the parents needs of part time schedules and preschool only students...essentially allowing us to better meet the needs of our community.

My sister and I are business owners in the Heights, we have owned/ran 2 assisted livings since 2020. We love the Heights and are proud home and business owners. We understand the importance of commerce, supporting community needs and pride in ownership while delivering an outstanding service.

Thank you for your time and consideration.

Jessica Robinson & Jeanette Meyers

2291 Bench Blvd. Billings, MT 59105

January 7, 2026

CINDY LORENZ

5060 MAPLE RIDGE CIR

BILLINGS, MT 59106-4429

To Current Homeowner,

We are in the process of Special Review Project with the City of Billings, we are having a meeting to answer any of the questions regarding this Project Review. Currently we are asking the city to update our zoning from a Group Home Daycare a Childcare Center.

Please join us at the Oasis Thursday January 17th at 11:30am-12pm. We will be providing a brief description of our plan and answer any questions you may have. We will be located in the party room, double doors to the right side of the Admission room.

Thank you for your time and consideration.

Sincerely,

Jessica Robinson & Jeanette Meyers

c/o J&J Kids Care

2291 Bench Blvd

Billings, MT 59105

Zoning History for City SR 1003 – 2291 Bench Blvd.

SUBJECT PROPERTY	Special Review	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
2291 Bench Blvd.	None				
SURROUNDING PROPERTY	Special Review	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
1702 Colton Boulevard	899	5/1/2012	Daycare Center	Y	

City Zoning Commission

Meeting Date: 03/03/2026
TITLE: City Special Review 1004 - 533 S 24th St W - Drive Through Service
PRESENTED BY: Tate Johnson, Planner I
Department: Planning & Community Services
Presentation: Yes
Legal Review: No
Project Number: PZX-26-00025

Information

RECOMMENDATION

Planning staff recommends conditional approval and adoption of the findings of the review criteria for Special Review 1004.

EXECUTIVE SUMMARY

Special Review 1004 is a request to allow a drive-through use for a proposed 7 Brew Coffee facility at 533 S 24th St W within the Corridor Mixed Use 1 (CMU1) district. The property, formerly used as a veterinary facility that was recently demolished, is adjacent to residential zoning, which requires Special Review of the application. The site will be redeveloped with a small drive-through-only coffee stand, improved access, internal stacking to prevent street overflow, and enhanced landscaping, and will utilize person-to-person ordering with no outdoor speaker system to minimize impacts on adjacent residential properties. Staff finds the proposal meets the Special Review criteria and recommends conditional approval.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

This is a Special Review request to allow a drive-through service adjacent to a residential zoning district along the east property line for a proposed drive-through retail coffee facility. The subject property, located at 533 S 24th St W, is zoned Corridor Mixed Use 1 (CMU1). While drive-through uses are permitted in the CMU1 district, a Special Review is required when the use is adjacent to or across an alley from residential zoning. The site was previously developed as a veterinary clinic, which has since been demolished. The parcel is currently vacant and contains approximately 29,039 square feet (0.66 acres). The property is directly adjacent to residential zoning to the east and south, with commercial uses located to the north and west.

The applicant proposes to redevelop the site with a 510-square-foot drive-through-only coffee stand and an approximately 280-square-foot cooler/storage structure. The business will operate with two internal stacking lanes and no indoor or outdoor seating. Unlike traditional drive-through facilities, the proposed operation will not utilize an outdoor speaker system; instead, employees will take orders in person at customers' vehicles. Proposed hours of operation are 5:30 AM to 10:00 PM Sunday through Thursday and 5:30 AM to 11:00 PM Friday and Saturday.

The CMU1 district is intended to accommodate commercial and mixed-use development along major transportation corridors while promoting compatibility with surrounding neighborhoods. The district supports pedestrian-oriented design but also allows auto-oriented commercial uses along arterial corridors. Because the proposed drive-through is adjacent to residential zoning, Special Review approval is required to evaluate site-specific impacts and ensure compatibility.

The property fronts S 24th St W, a major north-south arterial corridor, and also has frontage along Lampman Avenue. The proposal consolidates two existing drive approaches along Lampman Avenue into a single improved access point, reducing curb cuts and improving site circulation. All access will occur from Lampman Avenue; no direct access is proposed from S 24th St W. The intersection of Lampman Avenue and S 24th St W is signalized and allows all turning movements.

The submitted site plan demonstrates internal counterclockwise circulation with dual stacking lanes, on-site parking, landscaping improvements, and retention of screening adjacent to residential properties. Surrounding development along the S 24th St W corridor includes established commercial uses, reinforcing the corridor's role as a retail and service destination for the surrounding neighborhood.

The property was rezoned from Residential 7,000 (R-70) to Neighborhood Commercial (NC) in 2017 and was transitioned to CMU1 with adoption of the 2021 zoning update. In addition, the property received Special Review approval in 1995 to allow the establishment of a veterinary clinic use on the site.

APPLICATION DATA

OWNERS: Michael Walker
AGENT: Brian Evans, 7 Brew
PURPOSE: A special review request to allow a drive-through service adjacent to a residential zone district, in a Corridor Mixed Use 1 (CMU1) zone.
LEGAL DESCRIPTION: Lots 1-3, Block 5, Valley View Acres Subdivision Amended Plat
ADDRESS: 533 S 24th St W
EXISTING LAND USE: Vacant
PROPOSED LAND USE: Drive through coffee business
EXISTING ZONING: CMU1 - Corridor Mixed Use 1
SIZE OF PARCEL: 29,039 square feet (0.66 acres)

SURROUNDING ZONING & LAND USE

NORTH: CMU1 - Corridor Mixed Use 1

Land Use: Multi-tenant commercial development

SOUTH: NMU - Neighborhood Mixed Use and N2 - Mid-Century Neighborhood

Land Use: Commercial Retail - DXL Clothing and Residential Homes

EAST: N2 - Mid-Century Neighborhood

Land Use: Residential Home

WEST: CMU2 - Corridor Mixed Use 2

Land Use: Tidal Wave Car Wash

SUMMARY

PROPOSED FINDINGS OF THE REVIEW CRITERIA (*Section 27-1623.D and E*)

Planning staff recommends conditional approval of the requested special review based on the proposed findings of the criteria.

1. The special review use is consistent with the City's growth policy and applicable neighborhood plans, if any.

Essential Investments

- *Infill development and development near existing City infrastructure may be the most cost-effective.*

The proposed Special Review facilitates the redevelopment of an underutilized parcel that previously operated as a vet clinic and is now vacant. Located along a key commercial corridor already supported by public infrastructure, the project promotes efficient infill development within the city limits. This approach optimizes the use of existing streets, utilities, and public services, minimizing the need for costly infrastructure expansion.

Strong Neighborhoods

- *Neighborhoods that are safe and attractive and provide essential services are much desired.*

This redevelopment brings a neighborhood-oriented commercial use to the area, a coffee shop. The site is located within an established commercial corridor that already provides a range of services. Conditions of approval will help preserve the character of the surrounding area, promoting safety and ensuring a comfortable environment for patrons visiting the site.

Prosperity

- *A diversity of available jobs can ensure a strong Billings economy.*
- *Successful businesses that provide local jobs benefit the community.*

The proposed project will add a new commercial space, generating short-term construction jobs and long-term employment opportunities within the planned coffee shop. These types of businesses help strengthen the local economy by providing essential, everyday services and fostering economic resilience. The development supports the City's goals for business growth and job creation, contributing to the continued vitality of the area.

2. The establishment, maintenance, or operation of the special review use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The proposed drive through coffee shop has been designed to minimize potential negative impacts on public health, safety, and the general welfare, particularly given its location along an established commercial corridor. The site layout, traffic circulation, and operational features have been carefully considered to promote compatibility with surrounding uses and ensure safe and efficient site operations. With these site features and appropriate conditions of approval in place, the proposed use can operate in a manner that is not detrimental to the health, safety, or comfort of the surrounding neighborhood and uses. The establishment will not have a drive through speaker system and instead employees of the establishment will take orders at customer's cars. This will help minimize sound impacts to adjacent residential properties during business hours.

3. The site is adequate in size for the proposed use and has topography to accommodate the use while meeting the other requirements of this Zoning Code, including zone district dimensions, landscaping requirements, and parking.

The subject property at 533 S 24th St W. is approximately 0.66 acres and is zoned Corridor Mixed Use 1 (CMU1). The CMU1 district is intended to accommodate a variety of commercial and mixed-use developments along key corridors and permits a coffee drive through store with special review approval. The proposed development, is consistent with the scale and intent of uses allowed in the district. The site is relatively flat and does not present any known topographical or environmental constraints that would limit development. The submitted site plan generally aligns with the dimensional standards of the CMU1 zoning district, including height and landscape buffer requirements. However, the proposed development does not meet certain build-to zone and façade requirements of the CMU1 district. As discussed with the applicant, variances will be required to address these standards. The need for variances results from existing subdivision covenants and restrictions that constrain the site layout.

4. The special review use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed coffee shop with a drive-through is located within the CMU1 zoning district. The site is bordered by commercial uses to the north, south, and west, while residential zoning exists to the east. Additionally, the site was formerly used as a veterinary facility, Caring

Hands, which relocated within the corridor. The use is consistent with the intent of the CMU1 zone, which accommodates commercial uses along transportation corridors to promote development that is comfortably accessible. There is no indication that new development on this property would negatively affect or reduce property values in the surrounding neighborhood.

5. The special review use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed coffee shop with a drive through is located within the Corridor Mixed Use 1 (CMU1) zoning district, which is designed to accommodate a wide range of commercial and mixed-use developments along key transportation corridors. The proposed project is located within a developed subdivision and will utilize existing city infrastructure like roadways, water and sewer connections. Additionally, the establishment will not have a drive through speaker system and instead employees of the establishment will take orders at customer's cars. This will help minimize sound impacts to adjacent residential properties during business hours.

6. Conditions necessary to protect the public health, safety, and general welfare can be established.

Staff recommends the following conditions of approval for this project based on the findings of the review criteria:

1. The special review approval is for a drive through coffee facility, located at 533 S 24th St W. on Lot 1-3, Block 5, Valley View Acres Subd., S07, T01 S, R26 E, a 29,039-square foot parcel of land. No other use is intended or implied.
2. No outdoor speaker or amplified ordering system shall be audible at any property line, should one be added in the future.
3. Any new lighting on the building or within the parking lot shall have full cutoff shields, so light is directed to the ground and not onto adjacent property.
4. Existing screening adjacent to residentially zoned properties shall remain in place and maintained. If removed or altered, a sight-obscuring fence shall be installed along the residential property line to buffer the adjacent zoning district.
5. All other applicable limitations and requirements of the Billings, Montana City Code Zoning Regulations shall apply.
6. Provided all conditions of approval are met, the Special Review approval shall run with the land described herein and shall apply to all current and subsequent owners, operators, managers, leaseholders, heirs, and assigns.

7. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

Any new construction on the site will follow applicable building codes, engineering standards, and all zoning requirements will be followed.

8. Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion in public streets.

The subject property currently contains two access points from Lampman Avenue. The proposed development will consolidate these into one improved access location. Any changes to the access configuration will be subject to review and approval by the City Engineering Division.

9. The special review use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the city council.

The proposed development meets all other zoning code requirements, the submitted site plan generally aligns with the dimensional standards of the CMU1 zoning district, including height and landscape buffer requirements. However, the proposed development does not meet certain build-to zone and façade requirements of the CMU1 district. As discussed with the applicant, variances will be required to address these standards. The need for variances results from existing subdivision covenants and restrictions that constrain the site layout and make full compliance with CMU1 build-to requirements impracticable.

FISCAL EFFECTS

The special review application will no financial impact on the Planning Division budget.

STAKEHOLDERS

The applicant conducted a pre-application neighborhood meeting on January 22, 2026. No surrounding property owners attended the meeting. Planning staff prepared and mailed the public hearing notice to surrounding property owners, published a legal ad and posted the property with the Zoning Request sign. Planning staff received no communication on the application from the surrounding owners or the public as of the writing this report.

ALTERNATIVES

The City Zoning Commission may take one of the following actions:

- Recommend conditional approval and adoption of the proposed findings to the City Council, as submitted by Planning staff;
- Recommend approval and adoption of the proposed findings to the City Council;
- Recommend denial and adopt different findings of the review criteria;
- Delay action of the application until the next regular meeting; or
- Allow the applicant to withdraw the application.

The Zoning Commission may add conditions of approval or amend the recommended conditions of approval. If the Zoning Commission delays the application until the next regular meeting, the public hearing will be kept open to allow additional testimony and submittal of information by the applicant or interested parties. The applicant has not requested a withdrawal of the application. Any substantive change or modification of the application by the applicant will require another public hearing and notice to surrounding owners.

Zoning Map & Site Plans

Application & Applicant Letter

Site Plans

Chart of Zoning History

Special Review 1004 Zoning Map & Site Photos



Special Review 1004
Zoning Map & Site Photos



Subject Property



Looking east

Special Review 1004
Zoning Map & Site Photos



Looking south



Looking west

Special Review 1004
Zoning Map & Site Photos



Looking north

CITY SPECIAL REVIEW APPLICATION FORM

CITY SPECIAL REVIEW

City Special Review# _____ - Project # _____

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

Present Zoning: _____

Special Review Requested: _____

TAX ID# _____ CITY ELECTION WARD # _____

Legal Description of Property: _____

Address or General Location (If unknown, contact City Engineering): _____

Size of Parcel (Area & Dimensions): _____

Present Land-Use: _____

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

Owner(s): _____
(Recorded Owner)

(Address)

(Phone Number) (email)

Agent(s): _____
(Name)

(Address)

(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 Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: _____ Date: _____
(Recorded Owner – digital signature allowed)



Kueber Coffee Montana, LLC | 7 Brew Franchisee | 445 E Market St, Suite 310, Louisville, KY 40202

01/29/26

Via: portal

City of Billings

316 N. 26th Street

Billings, MT 59101

Attn: Zoning Commission

**RE: 7 Brew Coffee – 533 S 24th St W
Project Narrative**

Seven Brew is a drive thru only coffee concept that serves beverages and no food. We serve a variety of made to order beverages, including coffee, tea, Italian sodas, smoothies, shakes, energy drinks, and hot chocolate.

We believe we are the face of a coffee revolution with our unique speed of service coupled with quality products. Our delicious drinks are made from the best ingredients, served by always energetic, upbeat, fun, and welcoming baristas, in a fast and consistent drive thru. Each one of our location's employees between 40-50 high energy people that are sure to put a smile on guests' faces!

Our model takes up a small footprint of around half an acre to an acre with a 510 square foot building. At Seven Brew, we offer drive thru only with two ordering lanes that help us process orders ultra-fast (think Chick-fil-A) to allow our guest to get in and out to tackle their day. There is no interior or exterior seating available. Our baristas greet guest at their vehicles with iPad and drinks are then delivered directly to the vehicles. There are no obnoxious speaker boxes, all our interactions are person to person. Our stands operates Sunday thru Thursday from 5:30 am to 10:00 pm and from 5:30 am to 11:00 pm on Friday and Saturday.

Our thoughtfully designed building has a canopy that stems from each side to protect our employees and our guests from the weather during the ordering and delivery process. We do offer walk up ordering service, but this equates to less than 1% of our sales and is typically used by first responders, which we offer a 50% discount too.

We are proposing to redevelop the property located at 533 S 24th Street, that was previously a veterinary office. The site will be redeveloped with a 510 square foot coffee stand and a 388 square foot remote cooler and storage structure along with a dumpster enclosure and associated site, utility and landscape improvements. The stand, cooler/storage structure, and dumpster enclosure are clad in an attractive and durable Nichiha fiber cement product. Nichiha cladding is highly durable and can withstand a variety of harsh environments, including extreme temperatures, moisture, UV radiation, and insects all while requiring minimal maintenance.





Kueber Coffee Montana, LLC | 7 Brew Franchisee | 445 E Market St, Suite 310, Louisville, KY 40202

Special Review Considerations

The Zoning Commission shall consider the following items for special review:

1. In what ways is your proposal consistent with the goals and policies of the adopted Growth policy?

This redevelopment is consistent with the goals and policies of the adopted Growth policy by:

- *Providing infill development of previously developed site*
- *Planning and construction of interconnected sidewalks to promote livability*
- *Creating 60-70 jobs to foster economic development and tax base*

2. How the site is adequate in size and location to accommodate the proposed use while still meeting all of the zone district requirements such as landscaping and parking.

The site is of sufficient area to accommodate the proposed use. It's location along S 24th Street will provide a convenient service along this commercial corridor, while also allowing safe and easy service to the residential neighborhood to the north. Ample parking is provided on site to accommodate employees during shift change. Landscaping is provided in accordance with the requirements of the zoning district.

3. How the proposed use is compatible with nearby uses and how the applicant intends to mitigate any potential impacts.

The building and cooler/storage structures are located along the front property line adjacent to the S 24th Street right of way, a commercial corridor. The existing screen fencing adjacent to the residential properties to the northwest and west will remain in place. And unlike traditional drive through business, 7 Brew does not have a order menu and speaker box, but rather takes order directly at customers vehicles person to person.

4. How the proposed use will not impede the normal improvement of surrounding property.

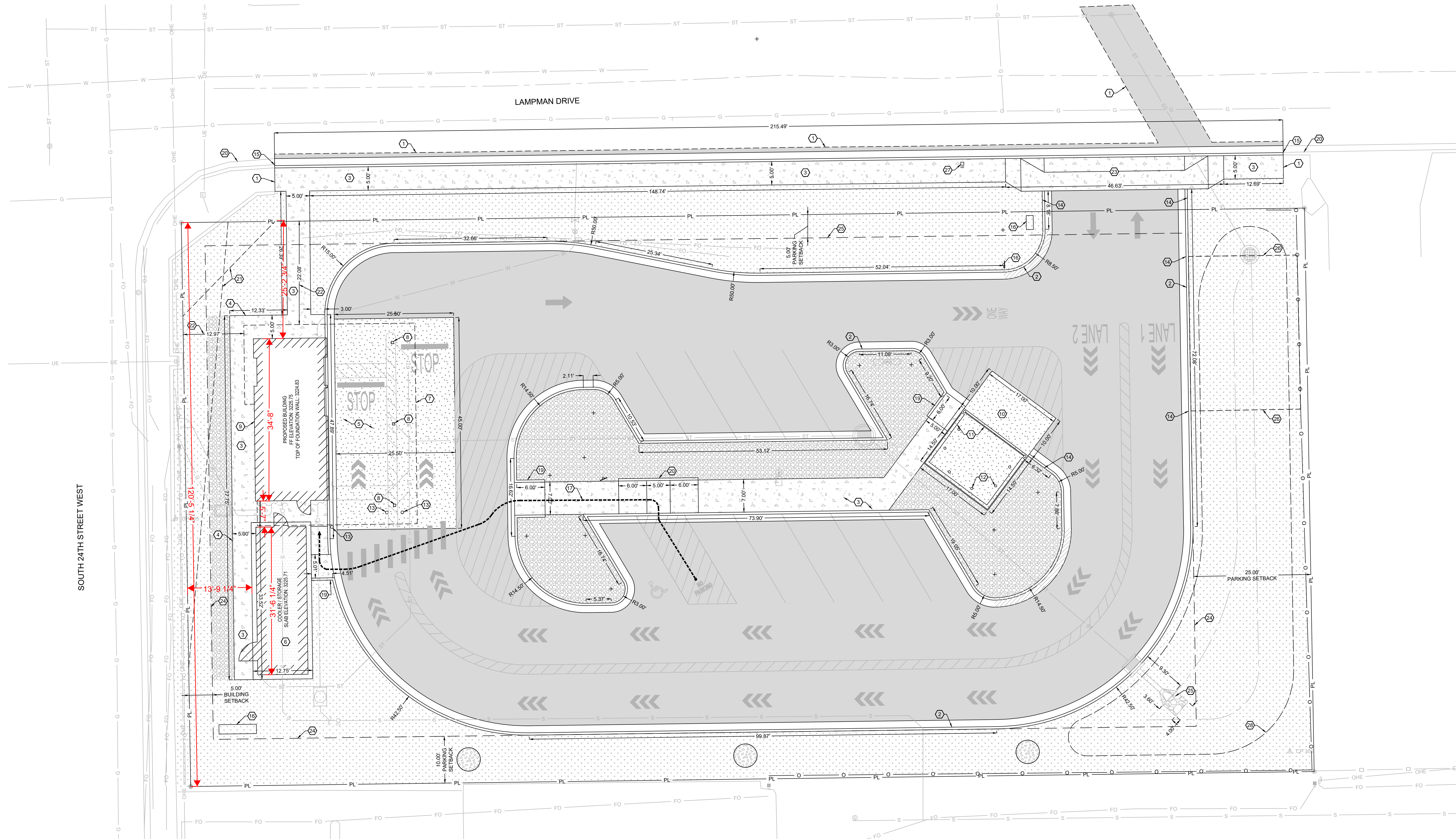
The redevelopment of the site will consolidate two driveways along Lampman Ave into one and provide a landscape buffer which does not currently exist. Sufficient on-site parking will also be provided to eliminate any unwanted street parking.

If you have questions or concerns about these items, please contact me at brian.evans@7brewteam.com or 502-528-1798.

Best,

Brian Evans
Director of Entitlements





HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- = COOLER/STORAGE PAD PER STRUCTURAL PLANS.
- = SPILL CURB PER DETAIL 2.01, SHEET C7.1.
- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK. PLACE 3" OF 1" - 2" RIPPER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- = LANDSCAPE MULCH. SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

KEY NOTES:

- 1 MATCH EXISTING PAVEMENT.
- 2 CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
- 3 SIDEWALK PER DETAIL 2.02, SHEET C7.1.
- 4 EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOPWALK EDGE DETAIL 2.04, SHEET C7.1.
- 5 CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
- 6 REMOTE COOLER LOCATION. COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
- 7 BUILDING CANOPY OUTLINE.
- 8 CANOPY COLUMNS LOCATIONS, TYPICAL.
- 9 BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO DETAIL 2.07, SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
- 10 CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
- 11 TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- 12 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
- 13 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
- 14 INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
- 15 CONNECT TO EXISTING CURB.
- 16 SIGN, SEE SHEET C6.1.
- 17 ACCESSIBLE PATH FROM PARKING TO BUILDING.
- 18 TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
- 19 TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
- 20 EXISTING CURBS AND GUTTER, DO NOT DISTURB.
- 21 STREET VISION TRIANGLE.
- 22 DIMENSION FROM PROPERTY LINE TO NEAREST BUILDING STRUCTURE.
- 23 CURB WALK/DRIVE APPROACH PER CITY OF BILLINGS STANDARDS.
- 24 BUILDING / PARKING SETBACK.
- 25 RIP RAP PAD PER DETAIL 4.04, SHEET C7.2.
- 26 SNOW STORAGE AREA.
- 27 REINSTALL MAILBOX POST AND MAIL RECEPTACLE.
- 28 TOP OF PONDED AREA.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: CORRIDOR MIXED USE 1.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 6 STALLS.
PROVIDED = 11 STALLS, 10 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 6,367 S. F.
PRE-PROJECT PERVIOUS AREA	= 25,927 S. F.
TOTAL	= 32,294 S. F.
POST-PROJECT IMPERVIOUS AREA	= 19,710 S. F.
POST-PROJECT PERVIOUS AREA	= 12,584 S. F.
TOTAL	= 32,294 S. F.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 32,294 S.F. = 0.74 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
REMOTE COOLER = 280 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

CURB & GUTTER:	1,100 L.F.
ASPHALT PAVEMENT:	12,809 S.F.
8" CONCRETE PAVEMENT:	1,564 S.F.
4" CONCRETE SIDEWALK:	2,243 S.F.
COOLER/STORAGE SLAB:	427 S.F.
TURF GRASS SOD:	9,869 S.F.
LANDSCAPING ROCK:	2,424 S.F.
LANDSCAPE MULCH	59 S.F.



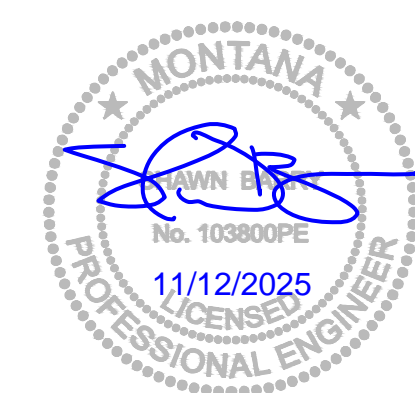
H. SCALE: 1" = 10'



Call 811 or
1-800-424-5555
www.Montana811.org



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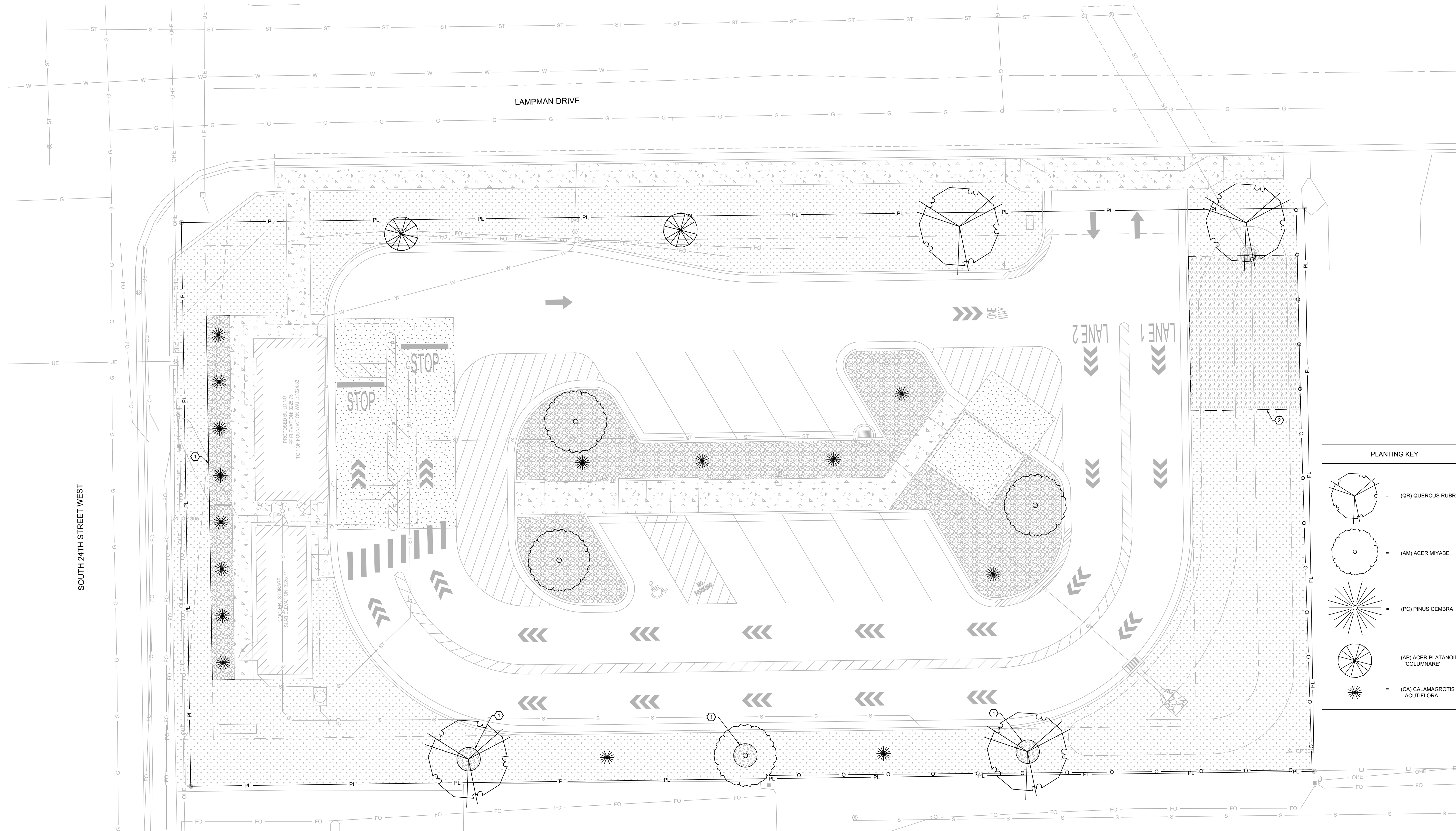
ENGINEER OF RECORD:
NAME: SHAWN BARRY
LICENSE NO. MT #PE-103800PE

PROJECT NUMBER: 110.009
REVISION:

7 BREW COFFEE
BILLINGS, MT
533 S 24TH ST W
BILLINGS, MT 59102

C2.1
SITE PLAN

DATE: NOVEMBER 10, 2025



HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- = SPILL CURB PER DETAIL 2.01, SHEET C7.1.
- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- = RIP RAP. PLACE 6" RIP RAP OVER COMMERCIAL GRADE WEED FABRIC.
- = SNOW STACK AREA. PLACE 1/2" OF #2 ROUND STONE OVER COMMERCIAL GRADE WEED FABRIC.

LANDSCAPE PLANTING BEDS. BEDS SHALL RECEIVE MINIMUM 12" DEPTH OF SOIL MIX CONSISTING OF 3 PARTS TOPSOIL, 1 PART SAND, 1 PART ORGANIC MATTER. COVER SOIL MIX WITH COMMERCIAL GRADE WEED FABRIC. TOPPED WITH 3"-4" DEPTH OF SHREDDER HARDWOOD MULCH. COLOR TO BE APPROVED BY OWNER. PLANTINGS BY OWNER.

PERIMETER LANDSCAPING:

360 L.F. FRONTAGE @ 1 TREE / 40 L.F. = 9 TREES

PLANTING LIST					
TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT x SP)
CANOPY TREES					
QR	NORTHERN RED OAK (QUERCUS RUBRA)	4	4	2" CAL. B&B	60'X60'
NON-CANOPY TREES					
AM	STATE STREET MAPLE (ACER MIYABE)	6	6	2" CAL. B&B	50'X30'
AP	COLUMNAR NORWAY MAPLE (ACER PLATANOIDES COLUMNARE)	2	2	2" CAL. B&B	50'X20'
EVERGREEN TREES					
PC	SWISS STONE PINE (PINUS CEMBRA)	2	2	2" CAL. B&B	30'X20'
SHRUBS					
CA	KARL FOERSTER (CALAMAGROTIS ACUTIFLORA)	11	11	18" MIN.	36" MIN.

KEY NOTES:

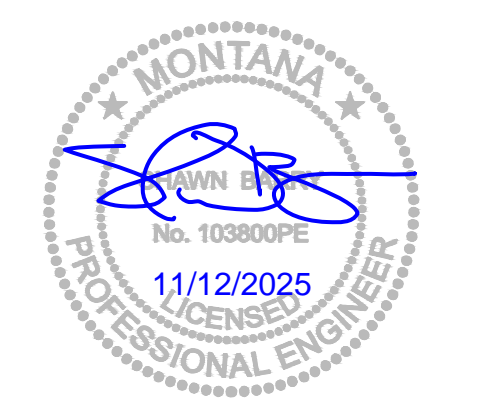
1. INSTALL HEAVY DUTY METAL EDGING (MIN 3/16" THICK) TO SEPARATE LANDSCAPE PLANTING AREAS FROM TURF AREAS.
2. SNOW STORAGE BOUNDARY.

GENERAL LANDSCAPING NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
4. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
6. ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
7. CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
8. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
9. BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
 - A. 2 PARTS BY VOLUME TOPSOIL.
 - B. 1 PART BY VOLUME BROWN RIVER SAND.
 - C. 1 PART BY VOLUME PEAT MOSS.
 - D. 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
10. ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
11. ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
12. ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.
13. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
14. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
15. REFER TO SITE GRADING PLAN FOR FINISH GRADES.
16. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
17. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
18. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
19. REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.

PLANTING KEY

	= (QR) QUERCUS RUBRA
	= (AM) ACER MIYABE
	= (PC) PINUS CEMBRA
	= (AP) ACER PLATANOIDES 'COLUMNARE'
	= (CA) CALAMAGROTIS ACUTIFLORA



ENGINEER OF RECORD:
 NAME: SHAWN BARRY
 LICENSE NO. MT #PE-103800PE

PROJECT NUMBER: 110.009
 REVISION:

7 BREW COFFEE
 BILLINGS, MT
 533 S 24TH ST W
 BILLINGS, MT 59102

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 www.Montana811.org

Montana 811.org

Scale: 1" = 10'

C5.1
 LANDSCAPE PLAN
 DATE: NOVEMBER 10, 2025

Zoning History for City SR 1004 – 533 S 24th St W

SUBJECT PROPERTY	Special Review	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
533 S 24 th St W	543	1/9/1995	Veterinary clinic use	Y	
SURROUNDING PROPERTY	Special Review	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
4140 State Ave	999	5/27/2025	A drive through food service adjacent to a residential zone	Y	
2202 Central Ave	966	6/26/2018	A drive through food service across an alley from a residential zone	Y	Little Ceasars Drive Through
1025 N 27 th St, 2601 10 th Ave N, & 1010 N 26 th St	959	11/29/2017	Two drive through banks adjacent to a residential zone	Y	Opportunity Bank
54 th St W & Grand Ave	952	1/24/2017	A drive through pharmacy adjacent to a residential zone	Y	Alberston's Pharmacy
1335 Golden Valley Circle	932	10/27/2015	A drive through coffee place	Y	City Brew
819 Grand Ave	920	1/13/2015	A drive through coffee service adjacent to a residential zone	Y	Off the Leaf
910 Grand Ave	915	1/30/2014	A drive through café service across an alley from a residential zone	Y	Starbucks
3133 Central Ave	891	9/13/2011	A drive through across the alley from a residential zone		
2434 Central Ave	877	5/27/2009	A drive through service adjacent to a residential zone	Y	Burger King
2156 Central Ave	876	5/27/2009	A drive through service adjacent to a residential zone	Y	
1212 Grand Ave	873	1/27/2009	A drive through service across an alley from a residential zone	Y	Alberston's Pharmacy
615 & 617 Central Ave	857	6/3/2008	A drive through service adjacent to a residential zone	Y	CVS Pharmacy
952 Central Ave	843	4/23/2007	A drive through service adjacent to a residential zone		Rimrock Credit Union
Grand Ave & Zimmerman Tr	831	1/8/2007	A double drive through adjacent to a residential zone	Y	Walgreen's Pharmacy
1447 Grand Ave	818	7/25/2006	A drive through service adjacent to a residential zone	Y	Rocky Mountain Bank
1600 Main St	808	4/27/2006	A drive through service adjacent to a residential zone	Y	Walgreen's Pharmacy
1045 Grand Ave	803	2/8/2006	A drive through service adjacent to a residential zone	Y	Dairy Queen
2223 Central Ave	732	1/7/2003	A drive through service adjacent to a residential zone	Y	Little Horn State Bank

City Zoning Commission

Meeting Date: 03/03/2026

TITLE: City Zone Change 1076- 715 Commerce Way- P1 to P2

PRESENTED BY: Karen Husman

Department: Planning & Community Services

Presentation: Yes

Legal Review: No

Project Number: PZX-26-00007

Information

RECOMMENDATION

Planning staff is recommending approval of Zone Change 1076 and adoption of the findings of the 10 review criteria. The request for a Public 2 (P2) zone is supported by the goals of the Growth Policy, which emphasizes strategic growth, with essential investments, and aims to promote development utilizing existing City infrastructure. The request for a Public 2 zone is also supported by the goals of the Growth Policy to expand and create partnerships that support community services. Actions that support community investments will attract and retain a strong, skilled, and diverse workforce. The proposed zoning on the subject parcel is compatible with the adjacent zoning and land uses.

EXECUTIVE SUMMARY

The City of Billings has initiated a zone change for Amend Park from Parks and Open Space (P1) to Public, Civic, and Institutional (P2) to support operation of a restaurant, including alcohol service, within the new Signal Peak Ice Arena. The proposed change enables accessory uses not permitted in P1 zoning while remaining consistent with recreational uses allowed in the P2 district.

The ice arena and its restaurant use will enhance Amend Park, expand recreational opportunities, and contribute to local employment and economic activity. The zone change aligns with the City's Growth Policy by supporting appropriate neighborhood character, walkable community amenities, and efficient use of existing infrastructure. Planning staff finds the request compatible with surrounding zoning and land uses and recommends approval based on the applicable review criteria.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The City of Billings has initiated a zone change for the City's Amend Park from Parks and Open Space (P1) to Public, Civic, and Institutional (P2), to facilitate the operation of a new restaurant, including the sale of alcoholic beverages, inside the new ice skating center. The development of the new Signal Peak Ice Arena will provide a recreational facility that enhances Amend Park and supports the City's broader community and economic development goals. The Growth Policy identifies varying levels of neighborhood character, and the proposed zone change is consistent with the type of development envisioned for this area.

The property is currently zoned P1, which does not permit a restaurant with alcohol service. In contrast, the P2 zoning district allows recreational facilities with accessory uses such as a restaurant and/or concession stand, including the on-site sale of craft alcohol. The proposed zone change would therefore allow uses that are compatible with and supportive of the ice arena while remaining consistent with similar recreational zoning districts.

In addition to expanding recreational opportunities, the ice arena will create employment opportunities within the city limits and contribute to local economic activity. The proposed facility supports goals for community prosperity and aligns with Growth Policy objectives that promote walkable neighborhoods and convenient access to neighborhood services, open space, parks, schools, and public gathering spaces, which collectively foster public health and community well-being.

Before the code update in 2021, the city only had one zoning district for parks, schools, churches, airports, landfills or public and institutional uses. This zone - Public - was expanded into three separate public zone districts to make the potential uses predictable for surrounding property owners. For example, now most churches and schools are in the Public 2 (P2) zoning district and campuses such as MSUB, and the hospital area are in Public 3 (P3 - Campus - Education, Medical, or Civic). Public zoned land can either be publicly owned or privately owned. Public 1 (P1) zoning is specifically for parks and open space areas. P1 zoning can have buildings and structures that are focused on the primary use of the park or open space area. P2 zoning can also have recreational uses like those in the P1 district.

The Planning staff has reviewed the application and drafted findings for the 10 review criteria for the zone change and is recommending approval based on the draft findings. The request for a Public 2 (P2) zone is supported by the goals of the Growth Policy, which emphasizes strategic growth, with essential investments, and aims to promote development utilizing existing City infrastructure. The request for a Public 2 zone is also supported by the goals of the Growth Policy to expand and create partnerships that support community services. Actions that support community investments will attract and retain a strong, skilled, and diverse workforce. The proposed zoning on the subject parcel is compatible with the adjacent zoning and land uses.

APPLICATION DATA

OWNER: City of Billings

AGENT: Gavin Woltjer, (City Parks Dept.) & Karen Husman (City Planning Div.)

LEGAL DESCRIPTION: Tract 1, C.O.S. 2783, Lot 3A-4, and Lot 3A-5, Block 1, Popelka Commerce Center Subdivision, Second Filing, and Lot 3A-1A, Block 1, of Amended Plat of Lots 3A-1 and 3A-3, Block 1, Commerce Center Subdivision, Second Filing, S08, T01 S, R26 E

ADDRESS: 715 Commerce Way
CURRENT ZONING: Public 1 (P1- Parks and Open Space)
PROPOSED ZONING: Public 2 (P2-Public, civic and institutions)
EXISTING LAND USE: Parks and open space
PROPOSED LAND USE: Recreational facility including an indoor ice arena and an indoor basketball court facility.
SIZE OF PARCEL(S): 67.307 acre parcel of land.

SURROUNDING LAND USE & ZONING:

NORTH: Zoning: Light Industrial (I1), Civic Campus (P3), Corridor Mixed Use 2 (CMU2), Mid-Century Neighborhood (N2), Residential Manufactured Home (RMH)

Land Use: Mountain Supply, S & S Machine, Randash Auto, Public, MDT Offices, American Home Centers, Single Family Residential, and Manufactured Home Park

SOUTH: Zoning: Corridor Mixed Use 1 (CMU1), Corridor Mixed Use 2 (CMU2)

Land use: Several food service establishments, Montana Dakota Utilities office, BLM Field office, Ledgestone Suites Hotel

EAST: Zoning: Corridor Mixed Use 1 (CMU1), Public Institution (P2), Mid-Century Neighborhood (N2)

Land use: Retail mattress store, Newman School, Single Family Residential, & Circle K gas station/convenience store

WEST: Zoning: Mid-Century Neighborhood (N2), Corridor Mixed Use 2 (CMU2)

Land Use: Residential

SUMMARY

Prior to any recommendation to the City Council, the Zoning Commission shall consider the following:

1. Is the new zoning designed in accordance with the Growth Policy and neighborhood plans?

The proposed zone change is consistent with the following guidelines of the 2016 Growth Policy:

- *Strong Neighborhoods;*
 - Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction.
 - Neighborhoods that are safe and attractive and provide essential services are much desired.
- *Essential Investments;*
 - A diversity of available jobs can ensure a strong Billings' economy.
- *Placemaking*
 - A multi-use community recreation facility is desirable.
 - Public and private partnerships are valuable for creating enhanced entryways into Billings.
- *Prosperity*
 - A diversity of available jobs can ensure a strong Billings economy.
 - Successful businesses that provide local jobs benefit the community.
 - Community investments that attract and retain a strong, skilled and diverse workforce also attracts businesses.
- *Community Fabric*
 - Developed parks that provide recreation, special amenities, and active living opportunities are desirable for an attractive and healthy community.

The development of the new Signal Peak Ice Arena will provide a recreational facility that enhances Amend Park and supports the City's broader community and economic development goals. The Growth Policy identifies varying levels of neighborhood character, and the proposed zone change is consistent with the type of development envisioned for this area.

The property is currently zoned P1, which does not permit a restaurant with alcohol service. In contrast, the P2 zoning district allows recreational facilities with accessory uses such as a restaurant and/or concession stand, including the on-site sale of craft alcohol. The proposed zone change would therefore allow uses that are compatible with and supportive of the ice arena while remaining consistent with similar recreational zoning districts.

In addition to expanding recreational opportunities, the ice arena will create employment opportunities within the city limits and contribute to local economic activity. The proposed facility supports goals for community prosperity and aligns with Growth Policy objectives that promote walkable neighborhoods and convenient access to neighborhood services, open space, parks, schools, and public gathering spaces, which collectively foster public health and community well-being.

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

The new zoning requires setbacks, open and landscaped areas, and building separations. The Public 2 zoning considers the surrounding zoning for siting of buildings and building characteristics. The new zoning, as do all zoning districts, provides adequate building separations to provide security from fire and other dangers. The new construction on the site is following applicable building codes, engineering standards for storm water control, connection to city services and parking lot construction. All zoning requirements will be followed.

3. Whether the new zoning will promote public health, public safety and general welfare?

Public health and public safety are promoted by the proposed zoning. New construction on the site will follow engineering code, building code, and zoning code requirements to ensure and promote public health, public safety and general welfare. In addition to expanding recreational opportunities, the ice arena will create employment opportunities within the city limits and contribute to local economic activity. The proposed facility supports goals for community prosperity and aligns with Growth Policy objectives that promote walkable

neighborhoods and convenient access to neighborhood services, open space, parks, schools, and public gathering spaces, which collectively foster public health and community well-being.

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

Transportation: The proposed zoning itself will not affect traffic, however the new recreational facility with an internal restaurant will increase traffic on the adjacent street network when the development is completed. City Engineering will review the development to determine required traffic management. King Avenue East is a minor arterial and South Billings Boulevard is principal arterial.

Water and Sewer: The City will provide water and sewer for the property through existing water and sewer mains in Commerce Way.

Schools and Parks: Schools and parks should not be negatively affected by the proposed zoning. The proposed development does not include residential uses. Therefore, additional students due to this zone change would not be anticipated. It should be acknowledged that with new jobs in the community, the school district may realize some increase in the student population. However, the zone change does not have a direct correlation to this potential increase.

Fire and Police: The subject property is served by city public safety services. Development of the property, regardless of the zoning, will be served by existing police and fire services. The Police and Fire Departments had no concerns with the zone change as requirements for access, water supply, and fire codes would apply to the site and any construction on the subject property.

5. Will the new zoning provide adequate light and air?

Similar to criteria 2 and 3, the proposed zone, like all zones, requires setbacks to allow for adequate separation between structures and adequate light and air. New construction is required to comply with zoning standards outlined in Section 27-500 (Public zones), as well as engineering and building code requirements. These standards are designed to maintain appropriate spacing between buildings, ensuring that the development allows for ample light, air, and overall environmental quality.

6. Will the new zoning effect motorized and non-motorized transportation?

The rezoning of the property from P1 to P2 to allow an internal restaurant may increase motorized traffic in the area. Any additional traffic mitigation measures that are necessary will be evaluated at the time of building permit.

7. Will the new zoning promote compatible urban growth?

The proposed zoning is compatible with adjacent zoning designations and existing land uses in the surrounding area. The zone change is consistent with similar public and recreational uses and supports orderly growth by allowing expansion of recreational amenities within Amend Park. In addition to enhancing recreational opportunities, the ice arena will generate employment within the city limits and contribute to local economic activity. The proposed facility advances goals for community prosperity and aligns with Growth Policy objectives that encourage walkable neighborhoods and convenient access to neighborhood services, open space, parks, schools, and public gathering spaces, thereby supporting public health and overall community well-being.

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

The proposed zoning considers the character of the district and the suitability of the property for the intended use. The proposed zoning and associated development are compatible with adjacent zoning designations and existing land uses in the surrounding area. The zone change is consistent with similar public and recreational uses and supports orderly growth by allowing expansion of recreational amenities within Amend Park. In addition to enhancing recreational opportunities, the ice arena will generate employment within the city limits and contribute to local economic activity.

9. Will the new zoning conserve the value of buildings?

The subject property was purchased by the City for the express purpose of building a recreation campus for the community and region. The property is directly adjacent to Amend Park, a regional soccer and lacrosse public recreation complex. Accordingly, the proposed zone change is not expected to adversely affect the value of any existing buildings on the parcel, as no principal structures were present prior to development. The ice arena and basketball court structures currently under construction have been reviewed and approved by the City and are compliant with all applicable zoning, engineering, and building code requirements. Any future development associated with the proposed zoning will similarly be required to meet all applicable standards, ensuring that new structures are appropriately designed, sited, and constructed in a manner consistent with public safety and compatible with surrounding land uses.

10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

The Public, Civic, and Institutional, small (P2) zoning district is the most appropriate designation for the subject property. The City intends to develop the site in accordance with all applicable zoning requirements. The property's current use as a public park and soccer field and accessory restaurant use is consistent with similar public and recreational uses permitted in the P2 district. The proposed zone change supports orderly growth by allowing for the continued use and expansion of recreational amenities within Amend Park and is appropriate given the property's location and surrounding land uses.

FISCAL EFFECTS

Approval or denial of the proposed zone change will not have an effect on the Planning Division budget.

STAKEHOLDERS

The applicant and agent conducted a pre-application neighborhood meeting on Wednesday, January 21st, 2026, at 5:30pm in the Newman Elementary School gym, located at 605 S Billings Blvd. Billings. There were no members of the public in attendance.

Planning staff posted the zoning request sign on the property and mailed the 1/4-mile notification list of the pending zone change. In addition, the application details were published on the Planning "current zoning applications" web page and a legal ad was published in

the newspaper of record. Planning staff has received no written comments on the application as of the date of this report. Planning staff did not receive any comments prior to completing this staff report for the zone change.

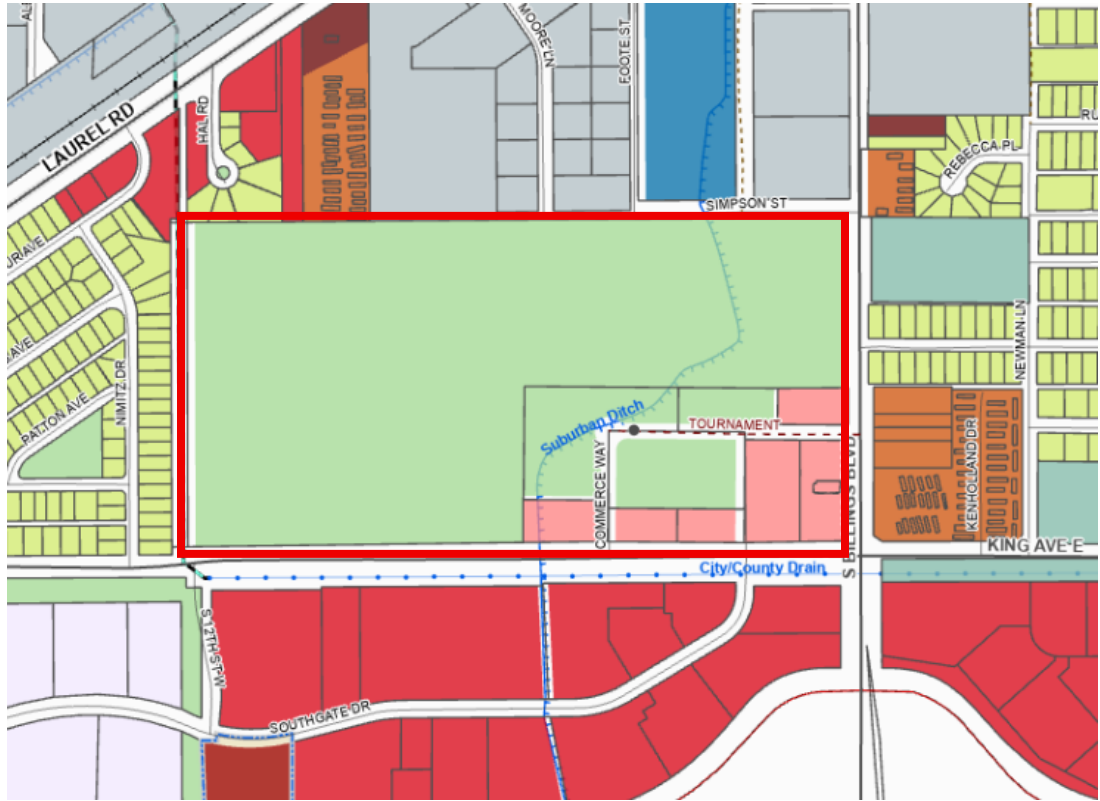
ALTERNATIVES

The Zoning Commission may take one of the following actions:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1076; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1076; or,
- Delay action on the zone change request to a date certain not more than 60 days in the future; or,
- Allow the applicant to withdraw the zone change request. The applicant has not requested a delay or a withdrawal of the application at this time.

Attachments

Zoning Map & Site Photos
Application
Neighborhood Meeting Info.
History





South



East



West

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:** Parks and Open Space (P1)

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

Parks and Open Space (P1) to Public, Civic, and Institutional (P2), Small to facilitate the operation of a new restaurant, including the sale of alcoholic beverages, inside the new Ice Hockey Center

3. **Legal Description of Property:**

-S08, T01 S, R26 E, C.D.S. 2783, PARCEL: 1 (S101 King Ave E, Tax Code D01394) -POPELKA COMMERCE CENTER SUB 2ND FL (15), S08, T01 S, R26 E, BLOCK 1, Lot 3A4 (715 Commerce Way, Tax Code A35427) -POPELKA COMMERCIAL

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

NA TF inactive

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

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

please attach to on line application

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

1) The pre-application neighborhood meeting was held on the 21, day of Jan, 2026.

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

Owner (s):

City of Billings Telephone: _____

Address: _____

Email: _____

Agent (s):

Billings Parks Department, Gavin Woltjer Telephone: 406-657-8378

Address: _____ Email: _____

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

City Pre-app statement 2024-2025



January 8, 2026

City/County
Planning Division

Billings
Metropolitan
Planning
Organization

P.O. Box 1178
Billings, MT 59103
P 406.657.8247

Dear Property Owner,

This letter is to inform you that the City of Billings will be holding a neighborhood pre-application meeting for a proposed rezoning of the Amend Park Recreation Campus.

The City of Billings will be initiating a zone change for the City's Amend Park from *Parks and Open Space (P1)* to *Public, Civic, and Institutional (P2)*, to facilitate the operation of a new restaurant, including the sale of alcoholic beverages, inside the new ice hockey center.

This meeting will be held on **Wednesday, January 21st, 2026, at 5:30pm** in the Newman Elementary School gym, located at 605 S Billings Blvd. Billings, MT 59101

The properties are legally described as:

- Tract 1, C.O.S. 2783, S08, T01 S, R26 E (5101 King Ave E, Tax Code D01394)
- Lot 3A-4, Block 1 Popelka Commerce Center Subdivision, Second Filing S08, T01 S, R26 E, (715 Commerce Way, Tax Code A35426)
- Lot 3A-5, Block 1, Popelka Commerce Center Subdivision, Second Filing, S08, T01 S, R26 E, (715 Commerce Way, Tax Code A35427)
- Lot 3A-1A, Block 1, Amended Plat of Lots 3A-1 and 3A-3, Block 1, Commerce Center Subdivision, Second Filing, S08, T01 S, R26 E, (715 Commerce Way, Tax Code A31139)

If you have any questions about the meeting or the rezoning, or are unable to attend but would still like to make a written comment, please contact Zoning Coordinator Karen Husman on (406) 247-8684, or at husmank@billingsmt.gov.

Sincerely,

The Staff of the City-County Planning Department

billingsmt.gov



City/County
Planning Division

Billings
Metropolitan
Planning
Organization

P.O. Box 1178
Billings, MT 59103
P 406.657.8247

The City of Billings will be initiating a zone change for the City's Amend Park from *Parks and Open Space (P1)* to *Public, Civic, and Institutional (P2)*, to facilitate the operation of a new restaurant, including the sale of alcoholic beverages, inside the new ice hockey center.

The neighborhood meeting was held on **Wednesday, January 21st, 2026, at 5:30pm** in the Newman Elementary School gym, located at 605 S Billings Blvd. Billings, MT 59101

There were no members of the public in attendance.

Sincerely,

The Staff of the City-County Planning Department

APPLICABLE ZONING HISTORY
City Zone Change 1076 – Amend Park – P1 to P2

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
None – name Amend Park					
Surrounding Property	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
3250 Hannon Rd Former Field of Dreams Nursery & Garden Center	County ZC 714	1/24/2023	NMU to I1	Withdrawn	County ZC recommended denial
1290 Wyndstone	1062	4/14/2025	P2 to P3	Yes	
Wilson Park	1061	5/14/2025	P1 to P2	Yes	
Riverside Middle School	Map correction	1/20/2022	RMH to P2	Administrative	SD No. 2 acquired parcel
Bethel Baptist Church 4119 Clevenger	ReCode Map Update	1/25/2021	R-60 to P2	Map Update	Most Churches and Schools updated to P2 as part of ReCode
Orchard Elementary School 120 Jackson	ReCode Map Update	1/25/2021	R-70 and Public to P2	Map Update	Consolidated zoning to P2
The Church of God Prophecy 4150 Stone St	ReCode Map Update	1/25/2021	R-70 to P2	Map Update	Church update to P2
Christ the King Evangelical Lutheran 766 Calhoun & 759 Newman Ln	ReCode Map Update	1/25/2021	EGC to P2	Map Update	Church property update to P2
3250 Hannon Rd	County ZC 336	4/26/83	R-150 to CI	No	
3716 S Frontage Rd	County ZC 296	9/17/80	A1 to CC	No	
3716 S Frontage Rd	City ZC 419	1/23/84	A1 to RMH	Yes	
3716 S Frontage Rd	County ZC 604	6/20/07	RMH to CI	Yes	
4600 S Frontage Rd	City ZC 740	12/13/04	A1 to EGC	Yes	
4410 S Frontage Rd	City ZC 689	4/22/02	Planned Dev-CC	Yes	

City Zoning Commission

Meeting Date: 03/03/2026

TITLE: Zone Change 1077 - Yellowstone Club Estates near Tommy Armor Circle - P1 to N3

PRESENTED BY: Hunter Kelly, Planner 1

Department: Planning & Community Services

Presentation: Yes

Legal Review: Yes

Project Number: PZX-26-00029

Information

RECOMMENDATION

The Planning staff is recommending approval of Zone Change 1077 and adoption of the findings of the 10 review criteria. The proposed N3 zoning is consistent with the Growth Policy, which promotes strong neighborhoods, efficient land use, and infill development supported by existing infrastructure. The subject property is adjacent to predominantly N3-zoned residential areas, and the requested zoning would allow development that is compatible with surrounding single-family neighborhoods while supporting long-term community growth and community investment.

EXECUTIVE SUMMARY

The proposed Zone Change requests reclassification of approximately 6 acres within a 38.12-acre parcel from Public 1 -- Parks and Open Space (P1) to Suburban Neighborhood Residential (N3). The subject property is privately owned by Yellowstone Country Club, and the zone change is intended to facilitate a future residential subdivision and development. A concurrent annexation request is proposed to bring the subject property into the city limits.

The P1 zoning designation is intended to preserve land for parks and open space uses and allows only limited structures that support those primary purposes. Following the City's 2021 zoning code update, public and institutional lands were divided into three distinct zoning districts to better align permitted uses with community expectations. The subject property is currently zoned P1, which no longer reflects the intended residential development or the surrounding land use pattern. Further, there is open space and parkland in the area that will remain even after these areas are zoned to N3.

Planning staff has reviewed the application and prepared findings addressing the 10 required review criteria for a zone change. Staff recommends approval based on these findings. The proposed N3 zoning is consistent with the Growth Policy, which promotes strong neighborhoods, efficient land use, and infill development supported by existing infrastructure. The subject property is adjacent to predominantly N3-zoned residential areas, and the requested zoning will allow development that is compatible with surrounding single-family neighborhoods while supporting long-term community growth and investment.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Zone Change 1077 is from Public 1 - Parks and Open Space (P1) to Suburban Neighborhood Residential (N3) for approximately 6 acres of land currently part of a 38.12 acre parcel of land. The subject property is owned by Yellowstone Country Club and the proposed zone change is being done for the purpose of a future subdivision and development of residential land. There is a concurrent annexation request to bring the same land into City of Billings (City) limits.

Before the code update in 2021, the City only had one zoning district for parks, schools, churches, airports, landfills or public and institutional uses. This zone - Public - was expanded into three separate public zone districts to make the potential uses predictable for surrounding property owners. For example, now most churches and schools are in the Public 2 (P2) zoning district and campuses such as MSUB, and the hospital area are in Public 3 (P3 - Campus - Education, Medical, or Civic). Public zoned land can either be publicly owned or privately owned. Public 1 (P1) zoning is specifically for parks and open space areas. P1 zoning can have buildings and structures that are focused on the primary use of the park or open space area. This area of the Yellowstone Country Club has been held as open land for many years with the expectation it might be developed as more golf course area or further residential development, or remain open space.

The Planning staff has reviewed the application and prepared findings for the 10 review criteria for the zone change. The staff is recommending approval based on the draft findings. The request for a Suburban Neighborhood (N3) zone is supported by the goals of the Growth Policy, which emphasizes strong neighborhoods, essential investments, and aims to promote infill development utilizing existing infrastructure. By developing the parcel and tying into existing water and sewer infrastructure, this project supports efficient land use. The zone change to Suburban Neighborhood (N3) ensures the property can develop in a manner consistent with adjacent properties, which are primarily N3 zoned property with single-family homes.

APPLICATION DATA

OWNER: Yellowstone Country Club

AGENT: Performance Engineering

LEGAL DESCRIPTION: Portions of Tract 11-A-2, Amended Tract 11-A of the remainder of Tract 11, Certificate of Survey 836, S30, T01 N, R25 E, approximately 6 acres of land

ADDRESS: Near Tommy Armour Circle & Ben Hogan Lane

CURRENT ZONING: P1 (Parks and Open Space)

EXISTING LAND USE: Vacant

PROPOSED USE: Residential
SIZE OF PARCEL: 6 Acres

CONCURRENT APPLICATIONS:

Petition for Annexation 26-01

SURROUNDING ZONING AND LAND USE:

NORTH: Zoning: P1 - Parks and Open Space

Land Use: Vacant land adjacent to the Rims

SOUTH: Zoning: N3 - Suburban Neighborhood Residential

Land Use: Yellowstone Club Estates Subdivision

EAST: Zoning: N3 - Suburban Neighborhood Residential

Land Use: Yellowstone Club Estates Subdivision

WEST: Zoning: N3 - Suburban Neighborhood Residential

Land Use: Yellowstone Club Estates Subdivision

SUMMARY

Prior to any recommendation to the City Council, the Zoning Commission shall consider the following:

1. Is the new zoning designed in accordance with the Growth Policy and neighborhood plans?

The proposed zone change is consistent with the following guidelines of the 2016 Growth Policy:

- *Strong Neighborhoods* (livable, safe, sociable and resilient neighborhoods): Neighborhoods that are safe and attractive and provide essential services are much desired.
- *Home Base* (healthy, safe and diverse housing options): Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.
- *Essential Investments* (relating public and private expenditures to public values): Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.
- *Essential Investments* (relating public and private expenditures to public values): Infill development and development near existing City Infrastructure may be the most cost effective.

The proposed N3 zoning is consistent with the Growth Policy, which promotes strong neighborhoods, efficient land use, and infill development supported by existing infrastructure. The subject property is adjacent to predominantly N3-zoned residential areas, and the requested zoning would allow development that is compatible with surrounding single-family neighborhoods while supporting long-term community growth and community investment.

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

The proposed zoning establishes requirements for setbacks, open and landscaped areas, and building separation. Suburban Neighborhood zoning considers surrounding zoning districts in the siting of buildings and the design of building characteristics. As with all zoning districts, adequate building separation is required to provide safety and protection from fire and other hazards. Any new construction on the site will be subject to applicable building codes, engineering standards for stormwater management, and connection to city services. All applicable zoning and development requirements will be met.

3. Whether the new zoning will promote public health, public safety and general welfare?

Public health and public safety are promoted by the proposed zoning. New construction on the site will follow engineering code, building code, and zoning code requirements to ensure and promote public health, public safety and general welfare. Public health and public safety will be promoted by the proposed zone change.

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

- **Transportation:** The existing zoning and new development will increase traffic on the adjacent street network when the development is completed. City Engineering will review the development to determine required traffic management. The lots will be accessed from Tommy Armour Circle and Ben Hogan Lane.
- **Water and Sewer:** The City will provide water and sewer for the property.
- **Schools and Parks:** Schools and parks are not expected to be negatively affected by the proposed zoning. The development will consist of single-family homes and duplexes. School District 2 was notified of the zone change and provided no comments. Any impact on schools or parks would be consistent with typical residential development and is not anticipated to be significant.
- **Fire and Police:** The subject property is served by city public safety services. The nearest fire station is Fire Station 7 near the intersection of Grand Avenue and 54th Street West. The station is approximately 1.9 road-miles away. The Police and Fire Departments were notified of the zone change and expressed no concerns about this particular application.

5. Will the new zoning provide adequate light and air?

Similar to criteria 2 and 3, the proposed zone, like all zones, requires setbacks to allow for adequate separation between structures and adequate light and air. This parcel is presently vacant, therefore any new structure(s) will be required to meet the zoning standards required by Section 27-300 (Residential zones), engineering standards and building code requirements.

6. Will the new zoning effect motorized and non-motorized transportation?

The new zoning itself will not impact motorized and non-motorized transportation. Once developed, there will be increased volume to the transportation network, both motorized and non-motorized. The Billings Area Bikeways and Trail Master Plan does not directly serve the affected area of the zone change. The newly developed parcels will require sidewalks consistent with current design standards.

7. Will the new zoning promote compatible urban growth?

The proposed zoning is compatible with the adjacent zoning and existing uses in the vicinity. The proposed zoning will be N3, which allows for residential development comparable to the rest of Yellowstone Club Estates Subdivision, which is also N3 zoning. The likely development will be single-family homes or duplexes.

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

The proposed zoning does consider the character of the district and the suitability of the property for the proposed use. The proposed zoning will allow for infill residential development. The proposed zoning and development is compatible with the adjacent zoning and existing development and uses in the vicinity.

9. Will the new zoning conserve the value of buildings?

The property is currently vacant, therefore the new zoning will not have an impact on the value of buildings on the parcel. Any new structures will need to be in compliance with zoning, engineering and building codes. New development tends to increase surrounding property values.

10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

The N3 zone is the most appropriate zone and intends to develop the property in accordance with the requirements of the zoning.

FISCAL EFFECTS

Approval or denial of the proposed zone change will not have an effect on the Planning Division budget.

STAKEHOLDERS

The applicant and agent conducted a pre-application neighborhood meeting on January 21, 2026, and 64 surrounding property owners attended. The meeting was held at Yellowstone Country Club. Some attendees asked about how the zone change would affect their access to the unofficial trail network beneath the Rims. The applicant responded by saying they would continue to let the residents use them and the development would not affect their ability to access them. Other residents questioned if the new lots would adhere to the Homeowners Association (HOA) rules. The applicant responded that the new lot would be subject to current HOA bylaws of Yellowstone Estates Subdivision.

Planning Staff has received 2 comments in opposition as of completing the staff report for the zone change. Those comments are attached to this memo.

ALTERNATIVES

The Zoning Commission may take one of the following actions:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1077; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1077; or,
- Delay action on the zone change request to a certain date not more than 60 days in the future; or,
- Allow the applicant to withdraw the zone change request. The applicant has not requested a delay or a withdrawal of the application at this time.

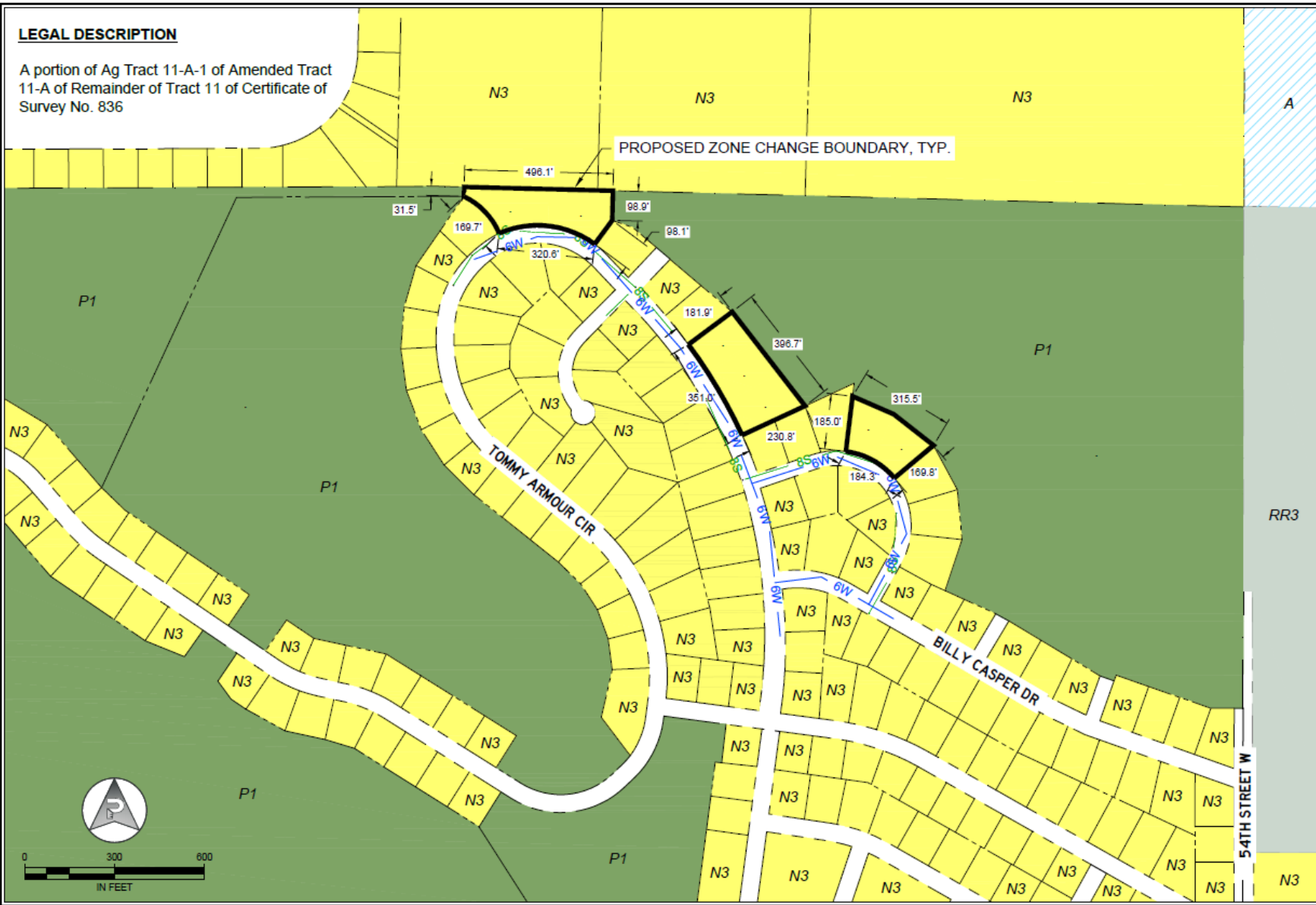
Attachments

Zoning Map and Site Photos
Application & Applicant Letter
Neighborhood Meetings Information
Zoning History
Opposition Letter 1
Opposition Letter 2

1/20/2023 11:43:24 AM
Z:\Information Systems\GIS\Projects\YCC_Development\GIS\Map_Series_Map

LEGAL DESCRIPTION

A portion of Ag Tract 11-A-1 of Amended Tract 11-A of Remainder of Tract 11 of Certificate of Survey No. 836



YCC DEVELOPMENT

DATE	QUALITY ASSURANCE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
DATE	DATE
DATE	DATE

ZONE CHANGE EXHIBIT

PROJECT NUMBER	2025-002
SHEET NUMBER	1 OF 1
DRAWING NUMBER	1.0
COPYRIGHT	2023 ©











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 P1 - Parks and Open Space

Proposed Zoning: N3 - Neighborhood Residential 3

PARCEL TAX ID# D04646 CITY ELECTION WARD 4

Legal Description of Property: Ag Tract 11-A-2 of Amended 11-A of Remainder Tract 11 of COS 836

Address or General Location (If unknown, contact City Engineering): Lying north of Ben Hogan Ln, Quimet Cir & Billy Casper Dr

Size of Parcel (Area square feet or acres): 84.04 acres

Present Land-Use: Open Space

Proposed Land-Use: Residential

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

Owner(s) Yellowstone Country Club

(Record Owner)

3200 Paul Allen Way, Billings, MT 59106

(Address)

(Phone Number)

(email)

Agent(s): Kinslee Todd, Performance Engineering

(Name)

3412 Colton Blvd, Suite 202, Billings, MT 59106

(Address)

406-384-0080

kinslee@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: Dylan Petrick Digitally signed by Dylan Petrick Date: 2026.01.30 13:28:59 -07'00' Date: 01/30/2026

(Record Owner – Digital Signature Allowed)



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

Zone Change Questions

Agricultural Tract 11-A-2 of Amended Tract 11-A of the Remainder of Tract 11 of Certificate of Survey No. 836 Having a total area of approximately 84.04 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 north of Ben Hogan Lane and Quimet Circle within the Yellowstone Country Club development area. City infrastructure already exists within the rights-of-way for Ben Hogan Lane and Quimet Circle, making the proposed development consistent with the Essential Investments growth guideline by developing property near existing City infrastructure. This helps the city more efficiently expand their tax base without significantly growing their infrastructure, making it more cost-effective to maintain.

Strong Neighborhoods - The proposed zoning will create the potential for infill development within the existing Yellowstone Country Club subdivisions. This will be an ideal location for the expanding residential population in northwest Billings for those that are looking to build a home in the rapidly-growing West End.

Growth Scenarios - The City of Billings Growth Policy identifies three growth scenarios for the Billings West End, public preferred, high density and low density. In the high density scenario, the land in question was not included. In the low density scenario, the land was shown as a medium-density development, and in the public preferred scenario, the land was shown as remaining as open space. Moving to N3 zoning on approximately 6 acres of the over-arching 84 acres would be a blend of the low density and public preferred scenarios.

2. Explain how the proposed project meets the 10 zone change criteria.
 - a. Is the new zoning designed in accordance with the growth policy?
As mentioned previously, the proposed zoning follows the growth policy to a tee. Creating a low-density residential infill in an area already served by City infrastructure makes sense for the City as well as the taxpayers.

- b. Is the new zoning designed to secure from fire and other dangers?**
The existing fire system will adequately serve the proposed zone change area, as the lots that would potentially be created will be infill lots, and will not expand the existing service area. Historically, stormwater drainage has been a concern in the area. Design completed during the subdivision process will address those concerns.
- c. Will the new zoning promote public health, public safety, and general welfare?**
The subject property will be subdivided as part of this project. At most, the proposed subdivision will consist of seven (7) new residential lots, which will virtually enact no change to the fabric of the existing neighborhood and will have no impact on public health, safety, or general welfare.
- d. Will the new zoning facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements?**
The areas within the proposed zone change are located along existing street frontage with City water and sewer mains lying directly adjacent to the areas of interest. No extensions or construction will be required to bring any proposed lots into the City. Parkland will be dedicated during the subsequent subdivision process with the intent of connecting and continuing to allow use of the trail system that exists on the land.
- 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 vacant use to residential. Any improvements to the land must adhere to the 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 approximately 4 acres of vacant land to residential, minimal trips will be generated by the development, which will in turn have virtually no impact on motorized and nonmotorized transportation.
- g. Will the new zoning promote compatible urban growth?**
The proposed zoning will promote compatible urban growth as is desired by the city. It proposes an infill residential development in an area that is adjacent to existing City limits and is served by city infrastructure. The proposed zoning matches the neighboring properties and does not require the extension or installation of new public infrastructure, which is in direct alignment with the City of Billings Growth Policy.

- 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 surrounded by undeveloped land and residential subdivisions. There is a trail system that exists on the undeveloped land, and the intent is to maintain access to those trails while still creating the opportunity for residential development.
 - i. Will the new zoning conserve the value of buildings?**
The proposed zoning will conserve the value of buildings in the area by maintaining the continuity of the existing neighborhood.
 - j. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?**
The proposed zoning will encourage the most appropriate use of land by infilling existing subdivisions while maintaining and promoting the integrity of parks and open space.
- 3. Does the new zoning fit with the existing or planned developments within the area?**
The new zoning matches the existing zoning of the surrounding subdivisions.

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:** _____

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

3. **Legal Description of Property:**

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

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

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

please attach to on line application

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

1) The pre-application neighborhood meeting was held on the _____, day of _____, 20____.

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

Owner (s):

_____ Telephone: _____

Address:

_____ Email: _____

Agent (s):

_____ Telephone: _____

Address: _____ Email: _____

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



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

January 13, 2026

Dear Interested Neighbor,

On behalf of Yellowstone Country Club and 22500 NOL, LLC, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting scheduled to be held on **January 21st 2026** at Yellowstone Country Club, 3200 Paul Allen Way, Billings, MT 59106. Interested parties can attend the meeting held in the Ballroom from **6-7 PM.**

The meeting is being held to discuss a proposed zone change regarding property located north of the Yellowstone Country Club and east of 62nd Street West. The owner is requesting the properties shown in the attached exhibits, and described below, be re-zoned to accommodate future development:

Portions of Tract 11A-1 and Agricultural Tract 11A-2 of amended Certificate of Survey No. 836 located in Billings, Montana. The total proposed area being approximately 6.34 acres.

The intent of the meeting is to make neighboring property owners aware of the proposed zone change for the subject properties, discuss the potential for redevelopment, and to answer questions about the project. Below is a summary of the existing and proposed zoning with map exhibits accompanying this letter.

Existing Zoning	
Zoning Description	Allowable Density
P1 – Parks/Open Space	N/A

Proposed Zoning	
Zoning Description	Allowable Density
N3 – Suburban Neighborhood	1 dwelling unit/building

Representatives for Performance Engineering, LLC will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 3412 Colton Boulevard, Suite 202, Billings, MT 59102, attention Kinslee Todd, or emails may be sent to kinslee@performance-ec.com. We look forward to discussing the proposed zone change with you and hope to see you on **January 21,2026 at Yellowstone Country Club.**

Sincerely,

Kinslee Todd, PE

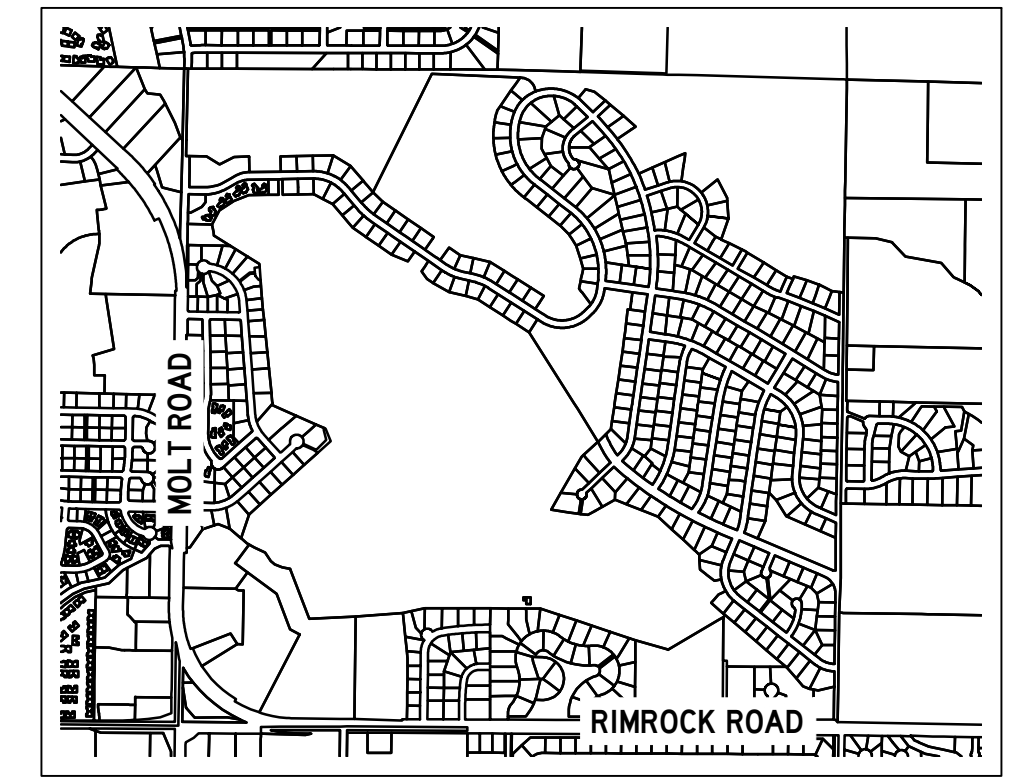
PROPOSED ANNEXATION & ZONING MAP FOR
CERTIFICATE OF SURVEY NO. 836
 BEING TRACT 11-A-1 AND AGRICULTURAL TRACT 11-A-2 OF THE AMENDED
 TRACT 11-A OF THE REMAINDER OF TRACT 11 OF COS 836
 LOCATED IN THE N1/2 OF SECTION 30, T01N, R25E, P.M.M., YELLOWSTONE CO.

PREPARED FOR : YELLOWSTONE COUNTRY CLUB



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF ANNEXATION : ± 4.933 ACRES

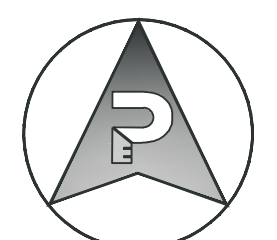
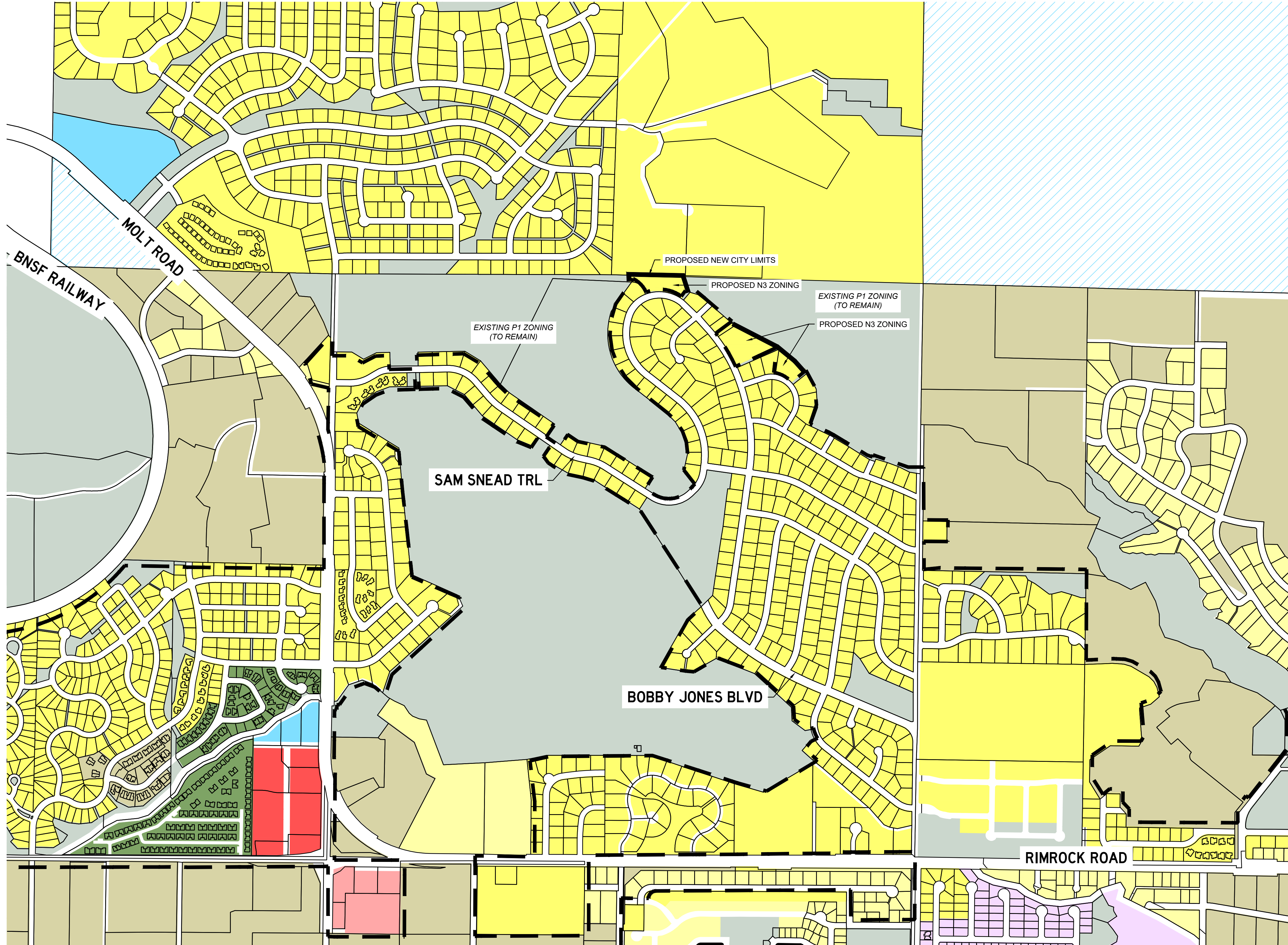


VICINITY MAP
 NOT TO SCALE

ZONING INFORMATION		
PROPOSED DISTRICT	ACRES	PERCENTAGE
N3 - SUBURBAN NEIGHBORHOOD	6.34	100.00
TOTAL	6.34	100.00

ZONING LEGEND

- A - AGRICULTURAL 10+ ACRES
- CMU1 - CORRIDOR MIXED-USE 1
- CMU2 - CORRIDOR MIXED-USE 2
- NO - NEIGHBORHOOD OFFICE
- N2 - MID-CENTURY NEIGHBORHOOD
- N3 - SUBURBAN NEIGHBORHOOD
- N4 - LARGE LOT SUBURBAN NEIGHBORHOOD
- PUD - PLANNED DEVELOPMENT
- P1 - PARKS AND OPEN SPACE
- RR3 - RURAL RESIDENTIAL 3 ACRES TO 9.99 ACRES



0 500 1000
 IN FEET



Zoning Neighborhood Meeting - Portion of Tracts 11-A-1 and 11-A-2 of COS 836 Amd.

1/21/2026

NAME	ADDRESS	Email
David + Maribeth	Daines - Billy Casper	
RECKI AMY SELENSKY	3625 TOMMY ARMOUR	rickselensky@yahoo.com
Candice Pierson	3319 Horton Smith	
David & Marissa Hurlburt	5550 Walter Hagen Dr	darchduy543@gmail.com
RYAN AUER	3612 TOMMY ARMOUR CIR	ryan.auer@gmail.com
Bill Windsor	4207 Snowywoods Dr	
Collin Kane	3459 Stone Mtn Cir	
CARRIE Von Hagen	3639 Quimet Cir	
Lynda + Dave Ballard	5425 Billy Casper Dr	lynda.nae.ballard@gmail.com
Terra Pierce	3623 Quimet Circle	T.pierce@Breanan.net
George Anker	3311 Jack Burke LN.	
JEFF REINERKING	5416 GEVE SARAZEN DR	
Cl Stenhouse	3620 Tommy Armour Dr	
Bill Morgan	3155 FAIRMeadow Drive	
Dave Whisenand	3603 Tommy Armour	
Tom/Roxanne DUNN	3324 LLOYD MANORUM	PISCATOR63@YAHOO.COM
BRIAN + JAN BLOE	5506 BILLY CASPER	
Rich Wrobel	3623 Quimet Cir	
Cheryl Whitney Robinson	5800 Sam Snead Tr.	whitneyrobinson2@icloud.com
Cari Piatkowski	5514 Billy Casper Dr	caripiatkowski@gmail.com
Lee Jackson	6016 Sam Snead	
Nancy Jada	" "	
PAT Curry	5412 Geve Sarazen Dr.	grizcope@yahoo.com
Colony	4024 Summerwood	
PETTER	5509 WALTER HAGEN	
RUSS + SUSAN Piatu	3617 Tommy Armour	RUSS@PKLAW.MT.COM

Agricultural Tract 11-A-2 of Amended Tract 11-A of the Remainder of Tract 11 of Certificate of Survey No. 836

North 1/2 of Section 30, T01N, R25E, Yellowstone County, Montana

Zone Change Neighborhood Meeting Notes

The meeting was conducted from 6:00-7:30 PM on January 21, 2026 at the Yellowstone Country Club. The meeting was hosted by Taylor Kasperick and Kinslee Todd of Performance Engineering (agents) and Justin Moser and Mike Walker of the Yellowstone Country Club (YCC) Board of Directors (developers).

There were approximately 64 public participants for the meeting that provided name and contact information on the provided sign-in sheet at the meeting.

The meeting began with Mike and Justin giving an overview of the property and the proposed zoning change to bring approximately 6 acres of currently zoned P1 land in to an N3 zoning for residential lot development. Taylor discussed the general procedures associated with zoning changes and opened the floor for public questions and comments.

Questions from individuals and subsequent responses are shown below:

- **Will access to the current trail system beneath the Rims be maintained?**

Access is generally not addressed during a zone change application; however, the YCC is interested in being a good neighbor and intends to continue to allow the public to enjoy the existing trails running on their property. It should also be noted that a full right-of-way dedication exists for Harry Cooper Place, allowing access to the noted trails. That access is located approximately 375 feet to the northwest of the existing unofficial trail off of Ben Hogan Lane.

- **Does this proposed zone change align with the City of Billings Growth Policy?**

The 2016 City of Billings Growth Policy presents six (6) different growth scenarios – three (3) in the north, and three (3) in the west. This property lies in the “west” area, and the three (3) growth scenarios are as follows: West High Density (WHD), West Low Density (WLD), and West Public Preferred (WPP). The property is not addressed in the WHD scenario, is identified as an area of medium density residential development in the WLD scenario, and is shown as an area to remain as open space in the WPP scenario.

The medium density residential development is defined as nine (9) dwelling units per acre in the Growth Policy. The proposed zoning change and nature of the land

itself will not allow for that high of a density ratio, so we find that this proposed zoning change finds an adequate middle ground between the WLD and WPP scenarios.

Additionally, the Growth Policy encourages “development within and adjacent to the existing City limits” with “preference given to areas where City infrastructure exists,” which provides for the opinion that this proposed zone change is in alignment with the adopted Growth Policy. This proposed zone change would incorporate areas that have existing street frontage with existing City water and sewer mains directly adjacent to the areas of interest. No extensions or construction will be required to connect any future lots.

- **What will the development do to manage stormwater? Will this add to the drainage/flooding problems that are already present in the area?**

Management of stormwater and drainage is not addressed during the zone change process, but if the zone change and annexation is approved, these items will be addressed during the subdivision process. Generally, with the area being residential, stormwater is managed “on lot” which would help with lowering current stormwater runoff in the area.

- **What is going to be done to address the increase in traffic in the area? Attendees stated they already have issues of speeding down Billy Casper.**

An increase in traffic is not a subject that is addressed during a zone change application. The YCC is still in the planning phases of any future subdivision; however, at most, the future subdivision will add seven (7) lots to the existing neighborhood. The existing neighborhood is a mature development and the said seven (7) lots will generate minimal to no noticeable traffic impact. City of Billings Subdivision Regulations only require a Traffic Impact Study (TIS) to be completed if the proposed subdivision will generate 1,000 or more new vehicle trips per day or 100 new peak-hour trips, which will not be the case for this potential subdivision.

- **Will any subsequent subdivision be required to adhere to current HOA regulations and/or will the new lots be adopted into the current HOA?**

It is the intention of the YCC to be a good neighbor. The HOA has made it clear that they would want to incorporate any new lots created during subdivision to be included under their bylaws and be subject to current covenants and restrictions.

Zoning History for City ZC 1077

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
Yellowstone Club Estates near Tommy Armor Circle	1077	3/3/26	P1 to N3		
SURROUNDING PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
Sunny Cove Fruit Farm Lots66A1 & 67A1	1070	10/13/2025	MU PND- N1, NX1, CMU1 & P1	Y	
Wild Rose Subdivision	998	9/21/21	N4 to (MR-PND) consisting of N1, N2, N3, NX1 and P1	Y	Formerly Sweetgrass Subdivision
Skyview Ridge Subdivision	788	12/5/2006	A to CC, NC, RP, RMF-R, R60, R70, R70R, R96 and Public	Withdrawn	Zone districts updated 2021 to CMU1, NMU, NO, NX3, NX2, N2, N3 and Public 1
Skyview Ridge Subdivision	814	7/23/2007	R96 to R70R, R60, RMF-R, RP, NC, CC and Public	Yes	
Zimmerman Home Place	1038	10/3/2023	NX1 to NX2 & Nx3	Y	
Michelloti Sawyer	1020	10/24/2022	A to NX1 and NX3	Yes	Steward Land townhomes
ZHP 3 rd Filing Zimmerman Trail frontage	1019	1/9/2023	NO to CMU1	Withdrawn	
Cardwell Ranch PD	986	10/26/2020	Update to PD	Y	
733 S 31 st St. W	999	10/25/2021	CMU1 to CMU2	Y	
E.D. King Sub	782	7/10/2006	A-1 to CC	Y	Country Meadow Apts 1997
1501 Zimmerman Trail	807	7/9/2007	R-60-R to CC & RP	Y	Ace Hardware & Offices
3737 Grand Ave	779	6/26/2006	RP to NC	Y	Multi-tenant office/retail
1500 Golden Blvd	572	2/28/1994	A-1 to RMF	Y	Carriage Homes 1997
3155 Avenue C	413	10/25/1983	R-96 to RMF-R	Y	Aspen Meadows 2005
2291 Avenue C	68	8/26/1974	PD to R-60	Y	Rosepark Plaza Apts 1981

Zoning History for City ZC 1077

Billings City Zoning Commission-

I am writing to ask for your consideration AGAINST the rezoning of the lots proposed by the Yellowstone Country Club (YCC) and surveyed by Performance Engineering from parks and open space to residential. The land in question is the last remaining open space under the lower rims in Billings city limits.

I attended the zoning meeting at the YCC on Wednesday January 21st and the majority of the sentiment from the YCC HOA was to leave the zoning as park and open space. The trails on this land connect the upper rims to the lower rims and is a corridor for wildlife and a loved trail by much of the neighborhood.

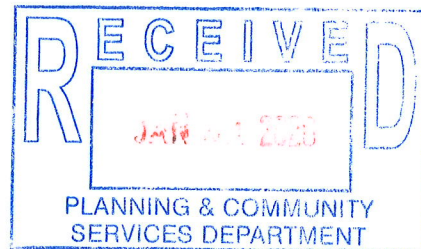
The #4 goal of the City Council is "To activate parks and public spaces, maximize useful life of parks, recreation, trail assets, and neighborhood plans. To increase trail network and recreation participation." Leaving this land zoned as Park and open space is congruent with this goal. It improves the city and the neighborhood.

West end growth is unstoppable. I understand this as I grew up on the west end, and now live in the YCC as a mom of three young boys. There is a 72 house subdivision being built just down the road on 54th and Rimrock. Many of these new neighborhoods put in the mandatory small "pocket park" and call it sufficient open space. This steady growth of houses and subdivisions is why it is so important to preserve what little natural space we have. Lets make Billings a more desirable place to live, lets give kids a place to run in nature, and lets as a community have the foresight to give future generations this gift.

Yes this is privately owned land, and perhaps the YCC can still sell this land, but for what it is currently zoned as. Maybe someday the city or the county will have the opportunity to permanently make this area a natural park.

I appreciate your consideration for a better future for Billings,

Hanah Hesper
5635 Billy Casper
Billings, MT 59106



Dear Zoning/Planning division,

I am writing to express my strong opposition to the proposed request by Yellowstone Country Club to rezone three areas currently designated as P1 park/open space to suburban zoning for housing development within the Yellowstone Country Club neighborhood.

While these parcels are privately owned, they are intentionally zoned as P1 park/open space and function as important open space and recreational resources for the surrounding community. Two of the three areas contain well-established trail systems that have been in continuous use for over 30 years. These trails are very popular and frequently used, providing valued walking and recreational opportunities and serving as an integral part of the neighborhood's character and livability.

I have attached photos of the middle lot to clearly show the area in question and the existing trail conditions. The images demonstrate how established and actively used this corridor is.

Approving a rezoning of P1 open space for residential development would conflict with the City of Billings' adopted City Council strategies and priorities, which include a stated mission to increase parks, trails, recreation, and cultural investments. Reducing existing open space and established trail access runs counter to these goals and weakens long-term planning efforts intended to protect and enhance community recreation assets.

As Billings continues to grow, preserving designated open space and trail corridors is critical to maintaining quality of life and honoring the City's planning commitments. Once P1-zoned land is converted to suburban development, the opportunity for open space and trail connectivity in this area is permanently lost.

I respectfully urge you to oppose this rezoning request and to uphold the intent of the P1 park/open space designation in accordance with the City's adopted strategies and priorities.

Thank you for your time and consideration.

Sincerely,
Sarah Mahowald
Billings, Montana



