



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: [plnonline@billingsmt.gov](mailto:plnonline@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). Special arrangements for participation in public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing.

**Call the meeting to order.**

**Introduction of City Zoning Commission Members and Planning Department Staff.**

**Public Comment**

**Approval of Minutes:**

Minutes of March 3, 2026

**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 Zone Change 1078 - Barber Farms Sub - PND-MU Ag to CMU1, NX1, N2, N3, and P1 - A Planned Neighborhood Development-Mixed Use (PND-MU) zone change request from Agriculture (A) to Corridor Mixed Use 1 (CMU1), Mixed Residential 1 (NX1), Mid Century Residential (N2), Suburban Neighborhood (N3) and Parks and open space 1 (P1) on PARCEL 1A, C.O.S. 2007, S03, T01 S, R25 E, parcels of land to be known as Lots 3 and 4 of Barber Farm Subdivision, a parcel of land approximately 55.46 acres. This application is being submitted in conjunction with an annexation petition. A pre-application neighborhood meeting was held on February 23, 2026, at 6:00 pm, at the Emmanuel Baptist Church. Tax ID: D00349**

- b. **City Zone Change 1079** -- Adjacent to the intersection of Shiloh Rd. & Hesper Rd. -- PND-MU Ag to CMU2, NX3 & P1 - A Planned Neighborhood Development-Mixed Use (PND-MU) zone change request from to Corridor Mixed Use 2 (CMU2), Mixed Residential 3 (NX3), and Parks and open space 1 (P1), on Lots 1 and 2, Block 1 of Long Subd. and Lot 4A, Block 1, of Amended Plat of Lot 3 and Lot 4 of Long Subd., S15, T01 S, R25 E, on three parcels of land totaling approximately 144 acres. This application is being submitted in conjunction with an annexation petition. A pre-application neighborhood meeting was held on February 17, 2026, at 6:00 pm, at Homewood Suites conference room, 3420 Ember Lane. Tax ID: C11980, C11981, C11983. City Ward 5
  
- c. **City Zone Change 1080 -- Zoo Drive & Shiloh - PND-MU-Ag, RR1 & NMU to CMU1, NX1, N1, P1-** A Planned Neighborhood Development-Mixed Use (PND-MU) zone change request from Agriculture (A), Rural Residential 1 (RR1), and Neighborhood Mixed Use (NMU), to Corridor Mixed Use 1 (CMU1), Mixed Residential 1 (NX1), First Neighborhood Residential (N1) and Parks and open space 1 (P1), on Tract 1-A-2, of Amended Tract 1-A, COS 1100, Tract 2-B of Amended Plat of Tract 2, COS 1100, and Tract 2-A-1 of Amended Tract 2-A of Amended Tract 2, COS 1100, S22, T01 S, R25 E, three parcels of land totaling approximately 75 acres. A pre-application neighborhood meeting was held on February 23, 2026, 6:00 pm, at 1300 N. Transtech Way. Tax ID: D00797A, D00799, D00799A

#### **Other Business/Announcements**

- a. **Presentation by Dan Brooks, an Update on the Billings 2045 Plan Related to the Montana Land Use Planning Act**

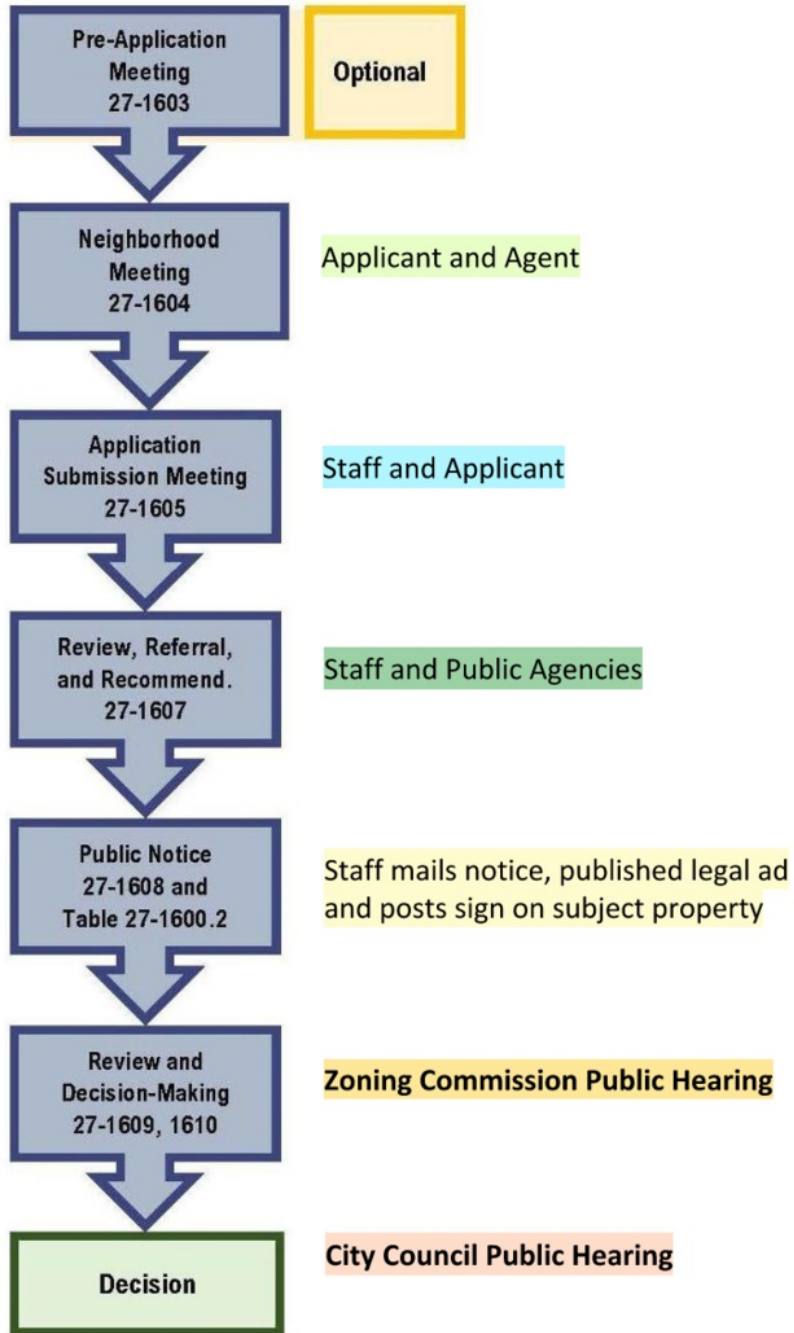
#### **Adjournment**

The City Council has designated April 27, 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 in public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify the Planning Division [plnonline@billingsmt.gov](mailto:plnonline@billingsmt.gov) or 406-657-8247.



**City Zoning Commission**

**Meeting Date:** 04/07/2026

**TITLE:**

**Department:** Planning & Community Services

**Presentation:**

**Legal Review:**

**Project Number:**

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**Information**

**RECOMMENDATION**

Meeting Minutes of March 3, 2026

**EXECUTIVE SUMMARY**

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

**FISCAL EFFECTS**

**STAKEHOLDERS**

**ALTERNATIVES**

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**Attachments**

Minutes of March 3, 2026

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City of Billings Zoning Commission  
 Tuesday, March 3, 2026 at 4:30pm



Commission		01/06/2026	02/03/2026	03/03/2026	04/07/2026	05/05/2026	06/02/2026	07/07/2026	08/04/2026	09/01/2026	10/06/2026	11/03/2026	12/01/2026
Daniel J Brooks	Chairman	C	C	1									
Greg McCall	Vice Chairman	C	C	1									
David Goss	Commissioner	C	C	1									
Beau Mulvaney	Commissioner	C	C	1									
Andy Megorden	Commissioner	C	C	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	01/06/2026	02/03/2026	03/03/2026	04/07/2026	05/05/2026	06/02/2026	07/07/2026	08/04/2026	09/01/2026	10/06/2026	11/03/2026	12/01/2026	TOTAL
Zone Change	-	-	2										2
Special Review	-	-	2										2

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

**Attending Staff:** Karen Husman, Zoning Coordinator; Hunter Kelly, Planner; Tate Johnson, Neighborhood Planner; Brenda Berns, Planning Clerk

**Members of the Public:** Jessica Robinson,

**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: December 2, 2025**

Motion by Commissioner Goss to approve the meeting minutes of December 2, 2025 as submitted, second by Commissioner Megorden. Motion passed unanimously.

**Disclosure of Ex-Parte Communication**

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

**Disclosure of Conflict of Interest**

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

**Site Visits:**

- ZC 1076 – None
- ZC 1077 – Commissioners McCall and Goss
- SR 1003 – None
- SR 1004 – Commissioner McCall

**a. Special Review 1003 –2291 Bench Blvd – Day Care Facility City Special Review 1003 –**

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.

Karen Husman, Zoning Coordinator gave an overview of the special review request to allow a Day Care Center in a Mid-Century

**Planning staff recommends conditional approval and adoption of the findings of the Review Criteria**

- Meets the Growth Policy
  - Strong Neighborhoods
- Provides an essential service
  - Residential neighborhood child care is allowed in the N2 district, requires special review when serving 13 or more children
- Minimizes Neighborhood Impacts
  - Conditions of approval to mitigate any possible impacts on neighboring properties.

**Staff is recommending the following conditions;**

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.

## Special Review Criteria

1. The special review use is consistent with the City's growth policy and applicable neighborhood plans, if any;
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;
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.
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;
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;
6. Conditions necessary to protect the public health, safety, and general welfare can be established, including but not limited to conditions on: (a) Regulation of the use;
7. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
8. Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion in public streets; and
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.

## Questions to Staff

The Board asked whether the proposal was for an exclusive daycare or in conjunction with continued residential use; staff clarified it would be an out-of-home daycare center only. The Board also inquired about signage requirements; staff stated there are no specific signage requirements for a daycare, though a banner may be placed on the fence, and any additional signage would require a variance.

The Board noted that no one attended the neighborhood meeting and asked whether any feedback had been received from the task force; staff indicated that no feedback had been received.

## Applicant

Jessica Robinson, Owner. Ms. Robinson stated that she and her sister own both the home and the daycare and have prior experience. She clarified that the residence will not be occupied and will be used solely as a daycare. She also noted that they are obtaining a quote for a six-foot privacy fence. Ms. Robinson added that a neighborhood meeting was held at the Oasis; however, no one attended. Ms. Robinson asked if the condition for the hours of operation could be at 6:30 am in stead of 7 to accommodate parents work schedules.

## Questions to Applicant

The board inquired about the children loading and unloading on Bench Blvd. Ms. Robinson replied they will enter on Caroline street through a side gate.

## Public Hearing

Chairman Brooks asked for anyone present to speak on SR 1003. There was no one present to speak in favor or opposition; the public hearing was closed.

**Motion**

Motion by Commissioner Megorden to recommend conditional approval of Special Review 1003 with one amendment to the time on condition number 3 to allow 6:30 am start time, and the rest of Staff recommended conditions and adopt the findings of the 9 Review Criteria as presented within the staff report. Second by Commissioner McCall.

Vote: 5-0 Special Review 1003 passes unanimously

Karen Husman advised the board, City Council will hear items on March 23, 2026.

**c. City Special Review 1004 – 533 S 24<sup>th</sup> 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 22<sup>nd</sup>, 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.

Tate Johnson, Neighborhood Planner gave an overview of the special review request to allow a drive-through service adjacent to a residential zone district.

**Planning staff recommends conditional approval and adoption of the findings of the Review Criteria**

- Meets the Growth Policy
  - Essential Investments
  - Strong Neighborhoods
  - Prosperity
- Located Along Established Commercial Corridor
  - Commercial uses exist to the north, south, and west of the property.
- Minimizes Neighborhood Impacts
  - There is no external speaker system, internal stacking, consolidated access, and required screening.

Planning staff recommends conditional approval and adoption of 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.

### **Special Review Criteria**

1. The special review use is consistent with the City's growth policy and applicable neighborhood plans, if any;
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;
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.
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;
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;
6. Conditions necessary to protect the public health, safety, and general welfare can be established, including but not limited to conditions on: (a) Regulation of the use;
7. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
8. Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion in public streets; and
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.

### **Public Hearing**

Chairman Brooks asked for anyone present to speak on SR 1004. There was no one present to speak in favor or opposition; the public hearing was closed.

### **Motion**

Motion by Commissioner McCall to recommend conditional approval of Special Review 1004 along with Staff recommended conditions and adopt the findings of the 9 Review Criteria as presented within the staff report. Second by Commissioner Megorden.

Vote: 5-0 Special Review 1004 passes unanimously.

**b. 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

Karen gave an overview of the city-initiated zone change from Parks and Open Spaces (P1) to Public, Civic, and Institutional Small (P2).

**Planning staff recommends approval of the zone change and adoption of the proposed review criteria.**

- *Strong Neighborhoods*
  - Walkable Neighborhoods, open space, parks public gathering spaces
  - Safe and attractive & provide essential services
- *Essential Investments and Prosperity*
  - Diversity of available jobs
- *Placemaking*
  - A multi-use community recreation facility is desirable.
  - Successful businesses that provide local jobs benefit the community.
  - Community investments
- *Community Fabric*
  - Developed Parks with recreational amenities

**Zone Change Review Criteria**

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The Zoning Commission shall consider the recommended findings of the review criteria:

1. Whether the new zoning is designed in accordance with the growth policy;
2. Whether the new zoning is designed to secure from fire and other dangers;
3. Whether the new zoning will promote public health, public safety and general welfare;
4. Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
5. Whether the new zoning will provide adequate light and air;
6. Whether the new zoning will effect motorized and non-motorized transportation;
7. Whether the new zoning will promote compatible urban growth;
8. Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
9. Whether the new zoning will conserve the value of buildings; and
10. Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

## **Questions**

Commissioner McCall stated that if the use had been known at the outset, questions regarding alcohol service would have been raised and a zone change requested. Staff responded that the full scope of the use may not have been known at that time. Commissioner McCall also inquired whether a tennis facility would be located on the property; staff advised that if multiple uses are proposed on the same property, applicants are encouraged to consult with staff early in the process to ensure the uses included will be allowed in the district.

## **Applicant**

Gavin Woltjer, PRPL Director – Mr. Woltjer stated he is in favor of the proposed zone change and believes the property should have been rezoned earlier. He noted that the situation involved two separate entities and projects. While there was initial opposition to allowing alcohol, he indicated that, given the ice arena also includes a restaurant, his position has changed to support allowing alcohol as an enhancement to the facility.

## **Board questions to Applicant**

Commissioner Brooks asked if there was any feedback from the neighborhood meeting. Mr. Woltjer responded that there were no members of the public at the meeting.

## **Public Hearing**

Chairman Brooks asked if anyone was present to speak in favor of Zone Change 1076.

Cody Hoefle, Billy Casper – Mr. Hoefle is in favor of the zone change and believes it will help promote ice hockey for all.

Chairman Brooks asked if there was any members of the public to speak in opposition of Zone Change 1076, there were none. Chairman Brooks closed the public hearing.

## **Motion**

Motion by Commissioner Goss to recommend approval of Zone Change 1076 and adopt the findings of the 10 Review Criteria as presented within the staff report. Second by Commissioner Megorden.

Vote: 5-0 Zone Change 1076 passes unanimously.

**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

Hunter Kelly, Planner gave a brief overview of Zone Change 1077 to change from Parks and Open Space (P1) to Neighborhood Residential 3 (N3). Staff received 4 letters in opposition.

**Staff recommends approval of the zone change and adoption of the proposed review criteria.**

- Meets the Growth Policy -
  - Strong Neighborhoods
  - Essential Investments
  - Home Base
- Adjacent uses and zoning compatible with proposed zoning
  - All surrounding property adjacent to the road is zoned N3

**Zone Change Review Criteria**

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The Zoning Commission shall consider the recommended findings of the review criteria:

1. Whether the new zoning is designed in accordance with the growth policy;
2. Whether the new zoning is designed to secure from fire and other dangers;
3. Whether the new zoning will promote public health, public safety and general welfare;
4. Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
5. Whether the new zoning will provide adequate light and air;
6. Whether the new zoning will effect motorized and non-motorized transportation;
7. Whether the new zoning will promote compatible urban growth;
8. Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
9. Whether the new zoning will conserve the value of buildings; and
10. Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

**Board Questions to Staff**

The board inquired whether sidewalks exist on the vacant parcels, noting that they appear to end and start on the other side. Staff confirmed this is correct.

The board also inquired about access to parks outside the adjacent property. Staff responded that there are several other options for accessing the trails.

**Applicant**

Taylor Kasperick of Performance Engineering, representing the Yellowstone Country Club as the property owner, stated that the proposal involves rezoning just approximately six acres for residential development, with annexation into the city to provide city services, resulting in a total of seven lots. Utilities are readily available to the subject parcel. A neighborhood meeting was held with approximately 63 attendees. Feedback from the meeting focused on concerns regarding rezoning and development of parkland, continued access to trails, and potential impacts to adjacent residents.

Mr. Kasperick noted that non-utilized parkland can be costly for the city and may be rezoned or addressed through alternative solutions. He also reiterated that the property is not “public land” but

private property and the owners have historically allowed the residents to utilize the open space and available trail system. The proposed low-density development aligns with the city's growth policy. Access to the existing trail system would remain, with four dedicated access points maintained. He emphasized that the project is infill, surrounded by similarly developed properties, and adjacent to existing roads and water and sewer infrastructure. Estimated traffic for the development is approximately 66 round trips per day.

### **Board Questions to Applicant**

The board inquired why the lots had not been previously zoned. The applicant stated they were not aware but believed it may be due to the property previously being owned by the Country Club.

The board also inquired about the owner's intentions regarding inclusion in the HOA. The applicant stated this was discussed at the neighborhood meeting, and the owner is open to either incorporating the lots into the HOA or leaving them out, depending on the HOA's preference.

Chairman Brooks opened the Public Hearing and asked if there are members of the public to speak on Zone Change 1077.

### **Public Hearing**

Cody Hoefle 5546 Billy Casper – In Opposition  
Emily Adam 3628 Ben Hogan - Neutral  
Katelyn Hoefle 5546 Bill Casper – In Opposition  
Justin Moser 5978 Ironwood Dr – In Favor  
David Irion 3133 Ben Hogan – In Favor  
Tyler Mallowney 1328 Parkhill – In Opposition  
Dan Catlin 3729 Ben Hogan – In Opposition  
John Forte Billings – In Opposition  
Tim Ryker 3712 Ben Hogan – In Opposition  
Sarah Tommy Armor – In Opposition  
Bob Mackin 3653 Quimet Circle – In Opposition  
Exel Wedul 3412 Ben Hogan – In Opposition

Multiple members of the public spoke in opposition to the proposed zone change. Concerns focused on the loss of open space, impacts to trail access, increased traffic, and compatibility with the existing neighborhood. Several speakers emphasized the importance of preserving the area's current character and noted the availability of alternative locations for development. Additional concerns included infrastructure capacity and maintaining neighborhood aesthetics. Some speakers requested that, if approved, the lots be incorporated into the HOA and that access to trails be preserved.

Support for the proposal was expressed, who described the project as limited infill development with existing services and indicated that recreational amenities would remain.

Chairman Brooks closed the Public Hearing.

### **Applicant's Rebuttal**

Mr. Kasperick stated that Scott Aspenlieder has been in business for over 13 years, predating his service on the City Council. He further noted that Mr. Aspenlieder will not participate in discussion or vote on this application when it comes before the City Council.

### **Discussion**

Commissioner McCall stated that he recognizes this is a difficult issue and expressed appreciation to the public for sharing their concerns. He noted the possibility of prescriptive easements and acknowledged that the Yellowstone Country Club has neighborhood considerations to address. He observed that residents have used the land in its current manner for many years and suggested, if possible, that trail access continue in the public's best interest. At the same time, he emphasized that the legal landowner retains the right to manage their property.

Commissioner Megorden stated agreement with Commissioner McCall, noting that the infill development of the seven lots does not seem unreasonable. However, he emphasized that access to the trails should be maintained.

Commissioner Mulvaney noted that while the Yellowstone Country Club owns the land, he is concerned about how the proposed development may affect club members.

Commissioner Goss reminded the Board that state law does not allow conditions to be placed on a zone change; the Board's review is limited strictly to the land and its proposed use. He expressed agreement with Commissioner McCall's comments and suggested that homeowners and the Yellowstone Country Club work together to reach a resolution prior to the City Council meeting next month. He further noted that matters related to trails and the HOA are beyond the Board's authority.

### **Motion**

Motion by Commissioner Goss to recommend approval of Zone Change 1077 and adopt the findings of the 10 Review Criteria as presented within the staff report. Second by Commissioner Megorden.

Vote: 4-1 Zone Change 1077 passes

Chairman Brooks expressed appreciation to the public for attending, even if the outcome may not be in their favor. He noted that the Board is bound by the ten review criteria and cannot add conditions, and that decisions are based solely on these criteria.

**Other Business** – There was no Other Business

### **Future Business**

Karen Husman advised the Commission there will be three items for the meeting in April.

**Adjournment:** The meeting adjourned at 5:55 PM

*Brenda J Berns, Planning Division Clerk*

**City Zoning Commission**

**Meeting Date:** 04/07/2026

**TITLE:** City Zone Change 1078- Barber Farms Sub-PND-MU Ag to CMU1, NX1, N2, N3 and P1

**PRESENTED BY:** Karen Husman

**Department:** Planning & Community Services

**Presentation:** Yes

**Legal Review:** No

**Project Number:** PZX-26-00049

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**Information**

**RECOMMENDATION**

Planning staff recommends approval of Zone Change 1078 and adoption of the findings of the ten review criteria.

**EXECUTIVE SUMMARY**

The Billings area has experienced significant growth over the past decade, with housing demand exceeding the available supply. Development at the city's edge presents challenges in transitioning between existing county properties and new urban neighborhoods. The proposed PND-MU zoning will address these challenges by incorporating buffering, connectivity, and coordinated right-of-way planning.

The proposal aligns with the 2016 Billings Growth Policy and the 2001 West Billings Neighborhood Plan, both of which encourage compatible land uses, a range of housing options, varied development densities, and more walkable neighborhoods connected to services and alternative transportation.

The plan proposes commercial development along Central Avenue with medium-density residential areas extending north into the property, supporting neighborhood services and expanding housing opportunities. The property is within the City's Limits of Annexation (Zone 1), with annexation occurring concurrently with the zone change. Future subdivision and Master Site Plan reviews will address infrastructure, traffic, utilities, and site design to ensure coordinated and well-planned development as City services continue expanding in the area.

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

This is a zone change request from county zoning of Agriculture (A) to Corridor Mixed-Use 1 (CMU1), Mixed Residential 1 (NX1), Mid-Century Residential (N2), Suburban Neighborhood Residential (N3), and Parks and Open Space 1 (P1) on 58.1 acres. The property is generally located north of Central Avenue and west of 44th Street W. The proposed Mixed-Use PND will include 5.2 acres of CMU1 on the Central Avenue frontage, 2.4 acres of NX1, 23.7 acres of N2, 23.6 acres of N3, and 3.2 acres of P1.

This area of Billings has experienced a great deal of growth and development over the past decade. Housing demand has reached a high level while supply of all types of housing choices has not kept up with the demand. Development on the edge of the City of Billings (City) presents challenges, including ensuring appropriate transitions between adjacent county properties and new urban neighborhoods. While these transitions do not require homogeneity, the development plan will include buffering, connectivity that supports the planned network in the neighborhood and existing and needed right of way (ROW) dedications.

The 2016 Billings Growth Policy and the 2001 West Billings Neighborhood Plan both support the intent of the proposed Mixed Use PND zoning. The West Billings Neighborhood Plan goals and objectives emphasizes locating compatible land uses and providing a range of housing choices and development densities, goals supported by the proposed zone change. Similarly, the 2016 Billings Growth Policy supports a broad range of housing choices, encourages more walkable neighborhoods with connectivity to other transportation options and neighborhood services, and building the community fabric through urban designed public spaces, objectives also supported by the proposed zoning. Providing commercial zoning along Central Avenue, with medium density residential development north into the interior of the property fits well with providing urban services and housing choices.

The subject property is located within the City's Limits of Annexation (Zone 1), with the annexation petition proceeding concurrently with the proposed zone change. Following annexation and zoning, the property will undergo subdivision review to evaluate traffic impacts, connectivity, public utilities, and other applicable design requirements. Development of multiple structures on individual lots will require Master Site Plan approval, which will address overall site layout, including roadway design, building placement, landscaping, and utility infrastructure.

Although located at the edge of the City, the area has seen recent extension of City services beginning in 2024 with the annexation of approximately 48 acres across Central Avenue. The property is therefore well-positioned for coordinated

urban development, consistent with the City's long-range plans for infrastructure expansion, additional annexation along 48th Street West, and the extension of roadway and utility networks in the surrounding area.

**APPLICATION DATA:**

APPLICANT: Diane Brown, Donna Barber-Schneider, Karin Barber

AGENT: Taylor Kasperick, Performance Engineering

LEGAL DESCRIPTION: Parcel 1A of COS 2007; underwent county subdivision as Lot 3 of Barber Farms Subdivision located in S03, T01 S, R25 E

ADDRESS: N/A

CURRENT ZONING: Agricultural (Ag)

PROPOSED ZONING: CMU1, NX1, N2, N3 and P1

EXISTING LAND USE: Agriculture/Vacant

PROPOSED LAND USE: Mixed Use

SIZE OF PARCEL(S): 58.1 acres (approximately)

**SURROUNDING LAND USE & ZONING:**

NORTH Zoning: Rural Residential 1 (RR1, County)

NORTH Land Use: Residential

SOUTH Zoning: Corridor Mixed-Use 1 (CMU1), Mixed Residential 2 (NX2), and Large Lot Suburban Neighborhood Residential (N4, County)

SOUTH Land Use: Vacant land directly across Central Avenue with existing residential development further south.

EAST Zoning: Rural Residential 3 (RR3, County) and RR1

EAST Land Use: Residential

WEST Zoning: N4

WEST Land Use: Residential

**SUMMARY**

Before making a recommendation to the City Council, the Zoning Commission shall consider the following findings of the ten review criteria:

***1) Is the new zoning designed in accordance with the Growth Policy?***

The proposed PND-MU zoning is consistent with the 2016 Billings Growth Policy. The development supports the City's goals for housing diversity, walkable and safe neighborhoods, efficient use of infrastructure, and long-term economic vitality. The following sections summarize key Growth Policy goals.

*Strong Neighborhoods:*

- Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels in neighborhood areas.
- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction.
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, connectivity, pedestrian-scale streetlights, street trees and walkable access to public spaces.
- Neighborhoods that are safe and attractive and provide essential services are much desired.

*Home Base:*

- A mix of housing types that meet the needs of a diverse population is important.
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe.
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.
- Homes that are safe and sound support a healthy community.

*Essential Investments*

- Infill development and development near existing City infrastructure may be the most cost-effective.
- Neighborhoods that are safe and attractive and provide essential services are much desired.
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve environmental quality far into the future (i.e., energy efficient) are desirable.

The proposed zoning supports these objectives by providing a mix of residential types (single-family, duplex, and multi-family units) to meet diverse population needs. The inclusion of CMU1 commercial uses creates convenient neighborhood destinations, fostering walkability and social interaction. Subdivision design standards will incorporate complete streets and pedestrian-scale lighting, ensuring safe streetscapes. By locating development near existing city

infrastructure, the project uses public services efficiently and promotes orderly growth. Commercial and residential integration also contributes to long-term economic activity.

The 2016 Growth Policy identifies three growth scenarios: High Density, Low Density, and Public Preferred. The High Density scenario envisions up to 16 dwelling units per acre, while the Low Density scenario identifies approximately 5 dwelling units per acre. The Public Preferred scenario targets roughly 9 dwelling units per acre. The proposed development includes a proposal for approximately 360 dwelling units on 58.1 (gross) acres, resulting in approximately 6 dwelling units/acre, which is closer to the Low Density scenario, reflecting a balanced approach to neighborhood scale and intensity.

**The West Billings Neighborhood Plan** goals and objectives stated the need to locate compatible uses and offer a range of housing choices and development densities. The West Billings Plan adopted a number of Goals, Policies, and Implementation Strategies. The proposed PND-MU for the property is consistent with the following adopted Policies of Planned Growth.

*Goal 1: Establish Development Patterns that Use Land More Efficiently*

- *Policy E Commercial nodes should contain business development sites of various sizes to accommodate a variety of businesses.*
- *Policy M Development in the West Billings planning area shall provide for a variety of residential types and densities.*
- *Policy R Encourage innovative land-use planning techniques to be used in building higher density and mixed-use developments as well as infill developments.*

The proposed zoning is consistent with applicable policies by establishing a smaller-scale commercial node, consisting of approximately 2 acres of CMU1 located across Central Avenue and an additional 3.4 acres of CMU1 within the project site. This configuration accommodates a range of commercial uses while maintaining compatibility with surrounding development patterns.

The residential zoning districts of N2, N3, NX1, and CMU1 allow for densities ranging from 1 to 9 or more dwelling units per structure, supporting a variety of housing types in alignment with Policy M. Surrounding county residential subdivisions, including Cloverleaf and Sundance, exhibit densities ranging from just under 1 to slightly over 2 dwelling units per acre. In comparison, nearby City developments such as 44 West and Clearwater exceed 9 dwelling units per acre, while Twin Pines Condominiums are developed at approximately 6 dwelling units per acre.

At an overall density of approximately 6 dwelling units per acre, the proposed PND-MU provides an appropriate transition between lower-density county development and higher-density urban neighborhoods, while advancing the Comprehensive Plan's objective of providing a diverse mix of housing types and densities.

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

All zoning districts within the project, including CMU1, NX1, N2, N3 and P1, are subject to established setbacks/build-to, height restrictions, and building codes, which help maintain safe separation between structures and minimize fire and other hazards. Subdivision and Master Site Plan reviews ensure that streets and access points are designed to provide adequate emergency vehicle access throughout the development. Building design and materials will comply with the International Building Code and International Fire Code, which regulate safe egress and hydrant location.

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

The integration of residential and commercial uses promotes a more walkable neighborhood environment, providing convenient access to parks, open space, and services. This design supports opportunities for physical activity and social interaction, contributing to overall public health and well-being.

As noted in Criteria 2, the proposed zoning incorporates standards such as setbacks/build-to zones, building separation requirements, and height limitations, which collectively help reduce fire risk and other potential hazards. In addition, the Master Site Plan and subdivision review processes will ensure that streets, sidewalks, and access points are designed to accommodate emergency vehicle access and provide safe, efficient circulation for all users within the neighborhood. Utility infrastructure will also be reviewed to confirm adequate capacity, including the provision of fire hydrants, in compliance with City standards to support reliable emergency response.

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

**Transportation:** The applicant has prepared a Traffic Impact Study (TIS) in conjunction with the subdivision review process. The TIS evaluates nearby intersections to determine existing levels of service and assess the projected impacts of the proposed development. Where impacts are identified, the developer is required to provide a proportionate share contribution toward necessary improvements. These contributions are allocated to intersection and corridor upgrades in

the surrounding area. Based on preliminary analysis of this subdivision, along with other recent Traffic Impact Studies conducted in the vicinity, improvements are anticipated to be necessary along the Central Avenue corridor due to existing traffic conditions and projected background growth.

**Water and Sewer:** The subdivisions of 44 West and Clearwater Estates to the south will be extending a 16" water main along Central Avenue, as well as a 10" sanitary sewer main. As part of the annexation agreement, the City evaluates water and sewer sizing for the proposed development while anticipating future development. Adequate provision of water and sewer are addressed within that agreement.

**Schools and Parks:** The proposed zoning designation itself will not directly impact schools or parks; however, future residential development on the property may. The addition of new housing units has the potential to affect nearby schools and park facilities. School District #2 was contacted for comment, and no response had been received at the time this report was prepared. Any potential impacts on the capacity of schools will depend on the demographics and family composition of residents occupying the new dwelling units once development is complete.

**Fire and Police:** The subject property will be served by city public safety services. The Police and Fire Departments were both contacted for comments on the proposed zone change. As of writing this report, no comments have been received from the Police or fire department.

**5) *Will the new zoning provide adequate light and air?***

The proposed zoning is designed to maintain adequate light, air, and openness for all residents and adjacent properties. Each zoning district, CMU1, NX1, N2, N3 and P1, has established setbacks/build-to, height limits, and will regulate building placement and separation. These standards prevent overcrowding, ensure sunlight reaches streets and open spaces, and allow airflow throughout the development.

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

Central Avenue is a principal arterial street. Most of the development west of Shiloh Road with access to Central Avenue is rural residential neighborhoods that are still actively used for agricultural purposes and large lot single family residential parcels. The average daily traffic count just west of Shiloh Road is less than 6,500 trips per day. The 2016 West End Multi-Modal Traffic Study (City/County) indicated long-term projects for Central Avenue from Shiloh Road to 48th St. West would include completion of a three-lane section (one lane each direction with a center turn lane) and a traffic control option (signal or roundabout) at 48th St. W and Central Avenue. Sidewalks and a multi-use side path along Central Avenue also will be part of the future improvements. As of now, this project is not identified within the City's Capital Improvements Plan. Streets will be designed in accordance with City standards, ensuring safe access for cars, buses, pedestrians and emergency vehicles. Subdivision and Master Site Plan reviews will evaluate traffic circulation, intersections, and connections to the surrounding street network to minimize congestion and maintain smooth vehicular flow.

**7) *Will the new zoning promote compatible urban growth?***

The proposed zoning is designed to encourage compatible urban growth by providing a mix of residential and commercial uses that integrate with surrounding neighborhoods. The combination of N2, N3, NX1, and CMU1 zoning allows a range of housing types from single-family and duplex units to multifamily units in mixed-use buildings providing a variety of housing choices. The proposed density of approximately 6 dwelling units per acre serves as a middle ground between lower-density county subdivisions to the north, east, and west, and higher-density city developments to the south. The commercial nodes are strategically located along Central Avenue to concentrate activity and reduce impacts on adjacent residential areas. The project will utilize existing streets, utilities, and city services efficiently, ensuring that growth occurs in an orderly manner without overextending public resources.

**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 proposed uses. This area is experiencing rapid urban growth, with increasing demand for a variety of housing types, including townhomes, apartments, single family and attached homes, as well as local neighborhood and commercial services. The proposed CMU1 zoning along Central Avenue provides an appropriate location for neighborhood serving commercial uses, concentrating activity along a major corridor while minimizing impacts on adjacent residential areas by its location on an arterial street. The mix of residential zones (NX1, N2 and N3) offers a range of housing choices and densities that transition smoothly from lower-density county subdivisions to the north and west to higher-density city developments to the south.

**9) *Will the new zoning conserve the value of buildings?***

The proposed zone, as do all zone districts, does not have a direct effect on the value of buildings or properties. The proposed zoning includes development standards designed to promote compatible development and protect the value of existing and future buildings in the surrounding area. Requirements such as setbacks, build-to zones, building orientation, and height limitations help ensure that new structures are appropriately scaled and positioned in relation to neighboring properties. These standards guide how buildings address streets and adjacent development, reducing potential impacts such as excessive building mass, loss of light, or privacy concerns that could negatively affect nearby

properties.

In addition, the mixed-use zoning framework encourages a coordinated pattern of development that integrates residential and neighborhood-serving commercial uses. Locating commercial uses along Central Avenue while transitioning to medium-density residential development toward the interior of the property creates a logical land use pattern that supports both neighborhood services and housing opportunities. This type of planned development can enhance accessibility to services, improve walkability, and support economic activity, all of which contribute to maintaining and potentially enhancing property values over time.

The zoning district's design standards and structured development pattern provide predictability for property owners and investors, helping to ensure that future development occurs in a manner consistent with the character and planning goals of the area. By promoting compatible land uses, thoughtful building placement, and quality site design, the proposed zoning is designed to support the long-term stability and value of buildings within the surrounding neighborhood.

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

The proposed PND-MU with N2, N3, NX1, CMU1 and Public 1 zoning will encourage the most appropriate use of this land. The property is within the City's Limits of Annexation and is planned for urban development. Utilizing this land for a mix of residential and commercial uses leverages existing streets, utilities, and city services. As mentioned in prior criteria, the development provides a range of housing types and neighborhood-serving commercial spaces. This balance ensures the land supports multiple community needs while maintaining compatibility with surrounding properties.

**FISCAL EFFECTS**

Approval or denial of the proposed zone change will not have a financial impact on the Planning Division budget.

**STAKEHOLDERS**

The applicant conducted a pre-application neighborhood meeting on February 23, 2026, at 6:00 p.m. at Emmanuel Baptist Church, 328 Shiloh Road. Thirty-four (34) individuals attended the meeting, not including the applicants. The required notification area for all new PND zone changes is one-quarter mile from the property boundary. In this case, more than 230 individual property owners and interested parties were notified of the pending zoning application.

During the meeting, the applicant's agent reviewed the history of the proposed land use application for zoning and annexation, including the previous submission and related public hearings. The application was withdrawn from the review process in November 2025 to allow additional time to evaluate concerns raised about the project and to explore alternative design options and refinements. The applicant discussed the concerns that had been identified and the steps taken to address them. Additional details are provided in the attached neighborhood meeting minutes.

Planning staff posted the zoning request sign on the property and mailed the required 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.

**ALTERNATIVES**

The Zoning Commission may:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1078; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1078; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request.

As of the writing of this report the applicant has not requested a delay or withdrawal of the application.

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**Attachments**

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

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# Zone Change 1078 Attachments

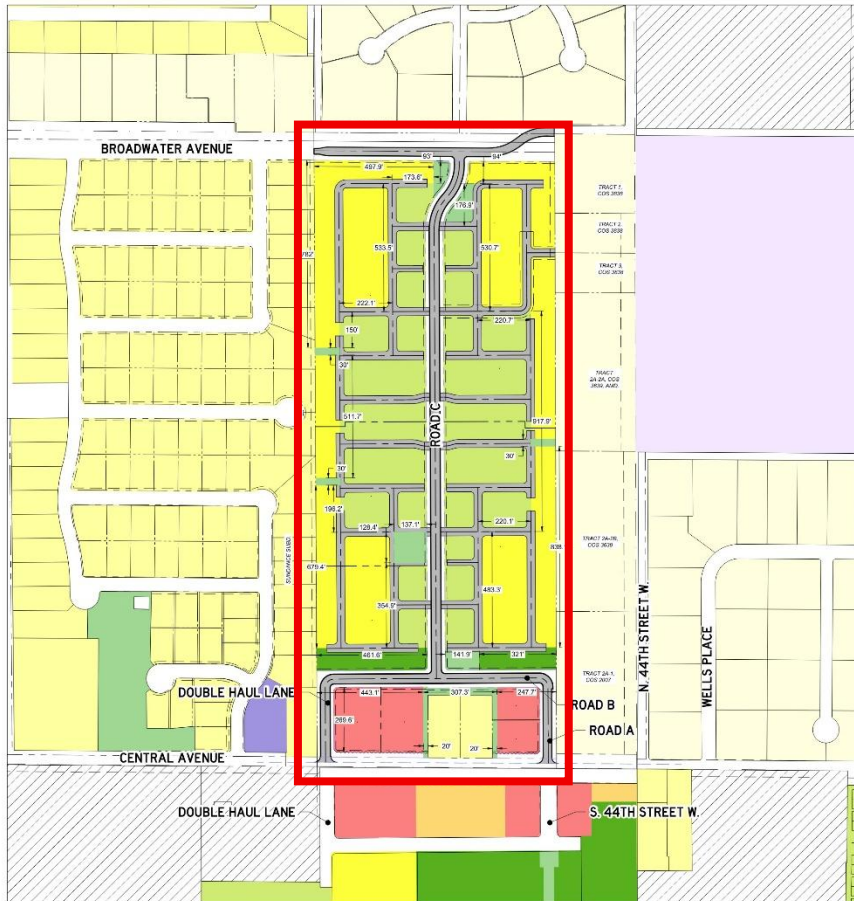
## PROPOSED PLANNED NEIGHBORHOOD DEVELOPMENT FOR LOT 3 AND LOT 4 OF BARBER FARM SUBDIVISION LOCATED SW 1/4 OF SECTION 3, T 01 S, R 25 E, P.M.M. YELLOWSTONE COUNTY, MT



PREPARED FOR -  
PREPARED BY - PERFORMANCE ENGINEERING, LLC

ZONING INFORMATION				
ZONING DISTRICT	GROSS AREA	PERCENTAGE	NET AREA*	PERCENTAGE
CMU 1	5.2	9.0	3.4	6.9
N2	23.7	40.8	20.8	42.5
N3	23.6	40.6	21.1	43.1
NX1	2.4	4.1	1.7	3.5
P1	3.2	5.5	2.0	4.1
TOTAL	58.1	100.0	48.9	100.0

\*NET ACREAGE IS GROSS MINUS PUBLIC ROAD RIGHT-OF-WAY.



### Proposed Zoning

- A - Agricultural (10+ acres)
- N3 - Suburban Neighborhood
- NX1 - Mixed Residential 1 (1-4 du/structure)
- PD - Planned Development
- CMU1 - Corridor Mixed-Use
- N4 - Large Lot Suburban Neighborhood
- NX2 - Mixed Residential 2 (2-8 du/structure)
- RR1 - Rural Residential (1 to 2.99 acres)
- N2 - Mid-Century Neighborhood
- NMU - Neighborhood Mixed-Use
- P1 - Open Space, Parks, Recreation
- RR3 - Rural Residential (3 to 9.9 acres)



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## Zone Change 1078 Attachments



Looking North & West

Zone Change 1078 Attachments



Looking North & East



Looking North & West

Zone Change 1078 Attachments



Looking East

# Zone Change 1078 Attachments

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## CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # **1078** Project # **26-00049**

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

Present Zoning A - Agriculture

Proposed Zoning: CMU1, NX1, N2, N3 and P1

PARCEL TAX ID# D00349 CITY ELECTION WARD Ward 5

Legal Description of Property: Proposed Lot 3 and Lot 4 of Barber Farm Subdivision. The Land is being subdivided.

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

Size of Parcel (Area square feet or acres): 58.13 ac gross, 48.94 ac net

Present Land-Use: Agriculture/Undeveloped

Proposed Land-Use: Commercial & Multi-Family

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

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

(Record Owner)

PO Box 121, Hogeland, MT, 59529

(Address)

(406) 399-5971

dbrowne16@aol.com

(Phone Number)

(email)

Agent(s): Taylor Kasperick, PE

(Name)

3412 Colton Blvd., Suite 202

(Address)

(406) 384-0080

taylor@performance-ec.com

(Phone Number)

(Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signed by:  Date: 3/1/2026  
Signature: \_\_\_\_\_ (Record Owner - Digital Signature Allowed)

## Zone Change 1078 Attachments



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

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March 2, 2026

Dear Members of the Zoning Commission and City Council:

This letter summarizes how the revised Planned Neighborhood Development (PND) and Annexation Application for Lots 3 and 4 of the Barber Farms Subdivision meets the applicable criteria of the City of Billings Growth Policy and zoning regulations.

The subject property is contiguous to existing City limits (City limits are currently immediately south) and located in an area where significant public infrastructure investments have already been made, including the Monad Sewer Extension (2023) and the Central Avenue Water Line Extension (2024). Development of this property represents orderly urban expansion that capitalizes on existing infrastructure and aligns with the Growth Policy's direction to encourage development within and adjacent to City limits where services can be efficiently extended.

In response to prior Council and neighborhood feedback, the proposal has been materially revised to improve compatibility:

- NX1 zoning has been removed along Broadwater Avenue.
- N3 zoning now fully encompasses the west, north, and east edges of the development to create a lower-intensity transition adjacent to Sundance Subdivision and Cloverleaf Meadows.
- The applicant will commit, through the Annexation Agreement, to enhanced buffering with increased tree planting density (1 tree per 40 feet) along shared subdivision boundaries.

These changes strengthen neighborhood compatibility and ensure an appropriate transition between County low-density subdivisions and the proposed urban development.

The project provides a balanced mix of housing types through NX1, N2, and N3 districts. The anticipated overall density of approximately 6.9 dwelling units per acre falls between traditional low-density development and medium-density thresholds identified in City planning efforts including the 2016 Growth Policy as well as the forthcoming Billings 2045 Land Use Plan and Future Land

## Zone Change 1078 Attachments

Use Map. This density supports housing diversity while remaining compatible with surrounding development patterns.

The PND also clearly depicts parkland and open space exceeding the required 2% minimum. Park areas are sized to accommodate programmable amenities such as courts and playgrounds, addressing prior concerns and supporting community livability objectives.

With respect to transportation, coordination with City Planning and Engineering staff confirms that a connection to Bluegrass Drive West is not required at this time. Future connectivity options remain available without imposing immediate impacts on existing neighborhoods.

In summary, the revised PND and Annexation:

- Promote logical, contiguous growth,
- Utilize existing infrastructure investments,
- Provide compatible zoning transitions and enhanced buffering,
- Exceed minimum open space requirements,
- Offer a mix of housing types and planned density consistent with the City's Growth Policy,
- Support fiscally responsible expansion of the City's tax base.

Based on these factors, the application is consistent with the City of Billings Growth Policy and zoning framework and meets the applicable approval criteria.

Respectfully submitted,



Taylor Kasperick, PE  
Project Manager

Zone Change Questions

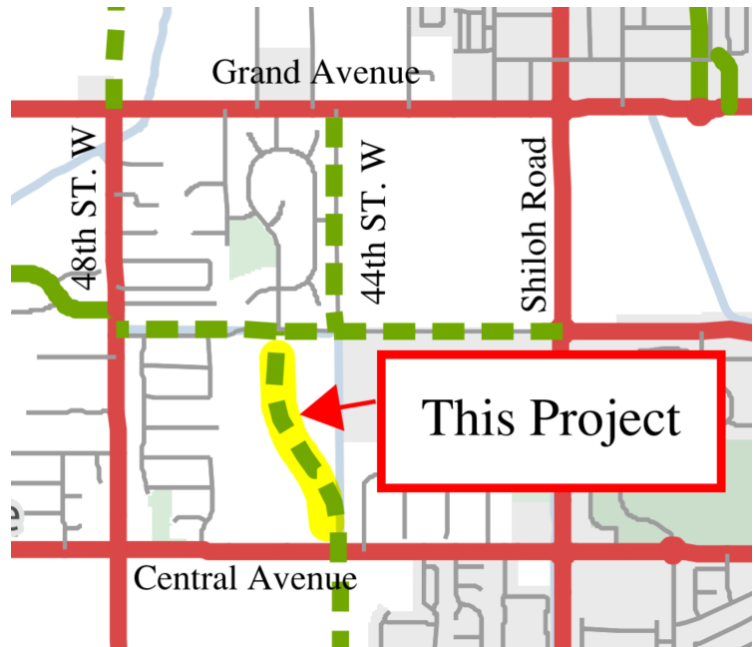
Lots 3 and Lot 4 of Barber Farm Subdivision, Yellowstone County, Montana. Having a gross area of approximately 58.1 acres

1. Explain how the proposed project is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies.

Essential Investments – The proposed project is located north of Central Avenue which is a critical corridor for growth of the City. The development will utilize city services south of Central Avenue which have been extended by the City (investment in this area being developed in the City) and a previous project. Development of property adjacent to existing infrastructure is more cost effective and falls in line with the Essential Investment growth guideline.

As part of this project, a north/south collector road will be constructed improving the transportation system in the area. This collector will connect Central Avenue (Principal Arterial) to Broadwater Avenue (Collector) between the two major North-South arterials in the area, Shiloh Avenue and 48<sup>th</sup> Street West. The roadway constructed as part of this project is eventually planned to connect to 44<sup>th</sup> Street West to provide another North-South collector roadway for residents travelling to and from Grand Avenue and Central Avenue.

The proposed zoning has the potential to bring a mix of single-family housing, duplexes and even up to fourplexes in a small portion of the project. This provides several options for residents looking to relocate to the area and has the potential to help add to the City tax base. Additionally, as part of the development of this project Broadwater Avenue will be extended, moving one step closer to providing an additional east-west roadway. Additionally a 24" water transmission line will be extended



through the subdivision to provide service for the project in addition to further the City’s capital investment plan for water provision in the greater West Billings area.

Strong Neighborhoods – The proposed zoning will help develop a stronger neighborhood for the area with zoning that helps allow for a mixture of housing types, as mentioned from single-family housing potential, up to fourplexes in some areas. This will help provide housing options for all age groups and income levels within the area as well as providing the opportunity for businesses to utilize the commercial districts along Central Avenue. The combination of housing choices as well as the potential for commercial businesses will help create a stronger community for the neighborhood, and has been promoted in all growth scenarios within the Growth Policy. It should be noted that the anticipated density of residential dwellings for the proposed development is approximately 6.93 units/acre (approximate number of units divided by the net area to be annexed in Phase I and the north portion of Phase II). This falls in between the low and medium densities outlined in the 2016 Growth Policy, and is not “high density”. Excerpts from the 2016 Growth Policy reflecting the “public preferred” scenario are included below, which call for medium density housing in the subject area.



1 hexagon = 5,739 acres or approximately 2.8 city blocks

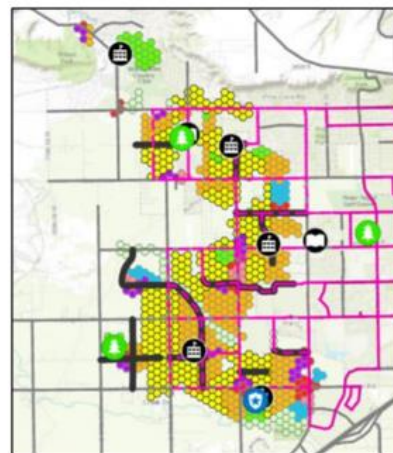
Residential high & mixed use density = 16 d.u./acre

Residential medium density = 9 d.u./acre

Residential low density = 5 d.u./acre

Growth Scenario Planning

WEST PUBLIC PREFERRED (WPP)



Home Base – As mentioned, this zone change will expand on the mix of housing options offered in the area. From single-family homes to the north,

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

**2. Explain how the proposed project meets the 10 zone change criteria.**

**a. Is the new zoning designed in accordance with the growth policy?**

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

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

There will be fire hydrants located an adequate distance throughout the interior of the development with a maximum spacing of 500-ft, meeting all City of Billings Fire Codes. Additionally, the project will bring fire services with hydrants to an area of the West End that only operated on dry hydrants within the BUFSA or didn't have close fire suppression availability at all. Construction on the property will comply with building regulations and zoning code to allow for appropriate separation of buildings and proper lighting for public safety and security. The site is also located outside of any floodplain.

**c. Will the new zoning promote public health, public safety, and general welfare?**

The proposed zone change will diversify the surrounding neighborhood and create opportunities for housing in what is now considered the "missing middle" within the Billings West End. Buildout of this vacant land will bring more public eyes to the area to help keep watch on public safety. This zone change also requires landscaped or natural open areas to be incorporated within the development which will improve the general well-being of the neighborhood and encourage residents to use services within walking distance to their residence in the neighborhood.

Traffic impacts from the new zoning have been studied and recommendations have been provided as part of this process. The report suggested the construction of turn lanes along Central Avenue that could serve both the proposed development as well as 44West/Clearwater to the south. The study also suggested based on the

development of this proposed subdivision and the newly constructed subdivision to the south, improvements to Central Avenue will be necessary by 2029. Yellowstone County has also contracted design improvements for the intersection of Central Avenue and 48<sup>th</sup> Street West. Currently, these improvements are anticipated to include the construction of a new traffic signal as well as left turn lanes in all directions. The project is expected to be completed by the end of this year.

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

The change in zone will require the development to extend water and sewer mains from the existing mains located in Central Avenue. The development is not particularly close to MET transportation, however, this development has the potential to be utilized by MET due to the ongoing development in the area and bus stops being located at Shiloh and Central. Additionally, the commercial districts being proposed have the potential to bring services into the neighborhood that previously would have been much farther from the existing neighborhoods. As part of the PND process a minimum of 2% of the land will be required to be dedicated as parkland. While the minimum 2% will be dedicated and proposed, it is anticipated more than this will be utilized as park based on final layout of the development. This development will utilize City water and sewer infrastructure rather than individual wells and septic systems common in County developments, which helps preserve the water quality and quantity of the underlying aquifer for those adjacent County developments, and helps offset the cost of services provided by the City.

The project has the potential to add additional stress to the already over capacity Meadowlark Elementary School (approximately 112% over enrolled as indicated by the 2022 redistricting study) as well as Ben Steele Middle School (approximately 111% over enrolled as indicated by the 2022 redistricting study). These schools are already over enrolled so any additional development in this area has the ability to add even more stress. While the proposed development would bring more school aged children to the area, a recent study by Na Zhao of the National Association of Home Builders highlights the difference in number of public school children per housing unit by structure type. The study indicates existing single-family detached homes average approximately 0.43 school aged children per unit (it is assumed these numbers are similar to those of Sundance Subdivision, Cloverleaf Meadows and Shiloh Estates Subdivision). If this project was developed as owner-occupied single-family detached homes, as many of the neighbors prefer, the number of school aged children increases to approximately 0.50 per unit. This average is significantly higher than that of newly constructed, renter-occupied duplexes, which average approximately 0.37 school-

aged children per unit. In short, based on the Billings Public School (BPS) District's website, BPS is continually evaluating growth in new areas and attendance at district schools in an effort to determine if district boundaries need to be amended in order to balance students within each school.

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

The proposed zone change will have some impact on light and air as the property will move from agricultural use to residential, however, the open space requirements will allow for adequate lighting and air for the property and surrounding area. Any improvements to the land must adhere to the zoning requirements for lighting laid out by the City's Zoning Code which directly addresses open areas and light.

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

As this project proposes the conversion of agricultural land to residential, additional residents will move into the area which will in turn impact motorized and nonmotorized transportation in the area. Traffic impacts from the new zoning have been studied and recommendations have been provided as part of this process. The report suggested the construction of turn lanes along Central Avenue that could serve both the proposed development as well as 44West/Clearwater to the south. The study also suggested based on the development of this proposed subdivision as well as the newly constructed subdivision to the south, improvements to Central Avenue will be necessary by 2029 to accommodate the traffic of each development, as well as continued and ongoing development further west in Yellowstone County. Yellowstone County has contracted design improvements for the intersection of Central Avenue and 48<sup>th</sup> Street West. Currently, these improvements are anticipated to include the construction of a new traffic signal as well as left turn lanes in all direction. The project is expected to be completed by the end of this year.

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

The proposed zoning will promote compatible urban growth as it is nestled between low density residential on the north, east and west sides and medium density residential immediately to the south of the project area. High density residential is located even further south, further indicating the proposed mix of residential uses will act as medium density housing option between high density further to the south and low density north of the development. This zoning will allow for new residents to move into a thriving and safe neighborhood that can easily meet most of their needs in the immediate area. The proposed zone change provides the desired step-back in density placing commercial along the arterial corridor (Central Ave.) and stepping back to mix density residential to the north. The proposed mix in commercial and residential, is what both City Council and urban growth policies ask

for in new neighborhood development. The proposed plan will introduce new housing variety and density to this area of the Billings West End while creating walkable neighborhoods with commercial designations to service the surrounding areas.

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

The area of the proposed development is currently surrounded by single-family, residential subdivisions on the north, east and west sides of the property, which are all County subdivisions being served by individual wells/well public water supplies and onsite septic wastewater treatment systems. South of Central Avenue, directly across from the proposed development, the city has already approved annexation and zoning for a similar medium-density development. The zoning south of Central closely matches what is proposed for this development with commercial districts located near the principal arterial (Central Avenue) stepping back to a medium density mixed-residential area. It should be noted the anticipated dwelling density of the proposed development is approximately 6.93 units/acre (approximate number of units divided by the net area to be annexed in Phase I and the north portion of Phase II), which is below the value for medium density housing the Growth Policy, but above low-density housing. The proposed project follows a similar setup with different zone districts for residential. Utilizing a mixed-residential north of the proposed commercial district with lower density residential on the interior of the development, away from Central Avenue.

Approximately 85% of the proposed PND zoning consists of single family home districts (42% is proposed as N2 and 43% is proposed as N3), in which duplex housing buildings are allowed per State of Montana legislation. Simply put, the N2 and N3 zonings proposed are the least dense zoning available to be put forth in an application, with the reported density of 6.93 units/acre being based on the planned development incorporating duplex housing.

**i. Will the new zoning conserve the value of buildings?**

The proposed zoning will conserve the value of buildings in the area by creating new amenities for nearby subdivisions while not intruding upon them. Multiple studies have been conducted looking into the claims that multi-family developments reduce property value to surrounding single family homes. One paper in particular, written by Mark Obrinsky and Debra Stein at the Joint Center for Housing Studies at Harvard University, cited multiple studies that came to the same conclusion; there is no evidence that multi-family rental developments decrease the property value of surrounding properties. In addition to this study, there are numerous examples within the City of Billings itself that point to this, with high-value homes and neighborhoods maintaining their values while being adjacent to rental properties. Examples of this include Forrest Park

Subdivision (12-plex and Billings Housing Authority rentals immediately adjacent across 24<sup>th</sup> Street West) and Shiloh Pointe Subdivision (rental townhomes and duplexes immediately south).

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

By proposing zone districts that allow for single-family residential, duplexes and fourplexes in the development, the project adheres to the City of Billings initiative to lower cost of service to the City, making the development the most appropriate use of the land and providing a necessary mix of housing alternatives to existing large lot single family residences and the higher-density residences being constructed south of the project area. The proposed development provides commercial uses along the principal arterial (Central Avenue), steps back to mixed-residential north of the commercial area, and finally decreases density towards the interior of the lot. This helps provide a mixture of housing options and places potential higher density areas closer to the arterial roadway.

**3. Does the new zoning fit with the existing or planned developments within the area?**

The new zoning has a similar proposed density and zoning districts to the development located directly south across Central Avenue, and southeast in Twin Pine Townhome development, largely consisting of duplex residential dwellings. Additionally, the proposed development density of roughly 6.93 units/acre (approximate number of units divided by the net area to be annexed in Phase I and the north portion of Phase II) is just under the West Public Preferred (WPP) scenario from the 2016 Growth Policy, which has the subject area identified for medium density housing (9 dwellings per acre). Proposing a mixture of housing options in this area of town helps provide the “missing middle” medium density housing that will fit alongside the existing large lot single-family residential, county subdivisions, and those higher density uses south of the area near Monad Road. The commercial districts will allow the development to provide neighborhood diversity by incorporating commercial uses for those nearby residences to utilize close to their home base.

When assessing the new zoning’s fit with existing adjacent developments, it should be noted the two immediately adjacent developments (Sundance Subdivision and Cloverleaf Meadows Subdivision) are both County Subdivisions. On each lot within these subdivisions, developers and owners incorporate an onsite wastewater treatment drainfield, which inherently increases the necessary lot size to fit the necessary infrastructure. As this development will be served by City water and sewer, it is impractical to compare the lot sizes of those adjacent County developments to that which is proposed in this development. With that being said, the proposed zoning consisting of ~85% of single family zoning is the best fit available within City zoning options.

**CITY ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)**

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. Present Zoning: A - Agriculture

2. Written description of the Zone Change Plan including existing and proposed new zoning:  
Changing the zoning from Agriculture to a mixture of CMU1, NX1, N2, N3 and P1.

3. Legal Description of Property:  
Currently Lot 3 and Lot 4 of Barber Farm Subdivision. The land is being subdivided.

4. Neighborhood Task Force Area: Yes /// No . If Yes, Name of Task Force  
West End 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 23, day of Feb., 2026.  
2) The zone change application is based on materials presented at the meeting.

Owner (s): Signed by:  
 Telephone: 406-399-5971  
CE373A9BF43641A...

Address: PO Box 121, Hogeland, MT 59529 Email: dbrowne16@aol.com

Agent (s):  
Taylor Kasperick, PE  Telephone: (406) 384 - 0080

Address: 3412 Colton Blvd., Suite 202, Billings, MT 59102 Email: taylor@performance-ec.com

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



February 16<sup>th</sup>, 2026

Dear Interested Neighbor,

On behalf of Donna, Diana and Karin Barber, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting scheduled to be held on **February 23<sup>rd</sup>, 2026** at **Emmanuel Baptist Church** at **6:00 PM**. If attending, please utilize the front entrance (east side of the building) and proceed to the **Shiloh Room** on your left after entering.

The meeting is being held to discuss a proposed zone change regarding the existing property located north of Central Ave. between Double Hall Lane and South 44<sup>th</sup> Street West (roads currently constructed on the south side of Central). The owner is requesting the property shown in the attached exhibits, and described below, be re-zoned to accommodate future development.

**A portion of Amended Tract 1 of COS 2007 located in the E1/2, SW1/4 of Section 3, T01S, R25E, Yellowstone County, Montana. Having a total area of approximately 55.46 acres.**

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change and concurrent annexation for the subject property, discuss the potential for development, and to answer questions about the project. Please note only that area indicated as being included in this application will be subject to the proposed zone change and annexation, not any surrounding county properties. Below is a summary of the existing zoning and the proposed zone changes:

Existing Zone District	Existing Area (acres)	Proposed Zone District	Proposed Area (acres)
A - Agriculture (10+ Acres)	55.5	CMU1	3.4
		N2	20.8
		N3	21.1
		NX1	1.7
		P1	2.0

The City of Billings generally describes the zoning districts included in this application as:

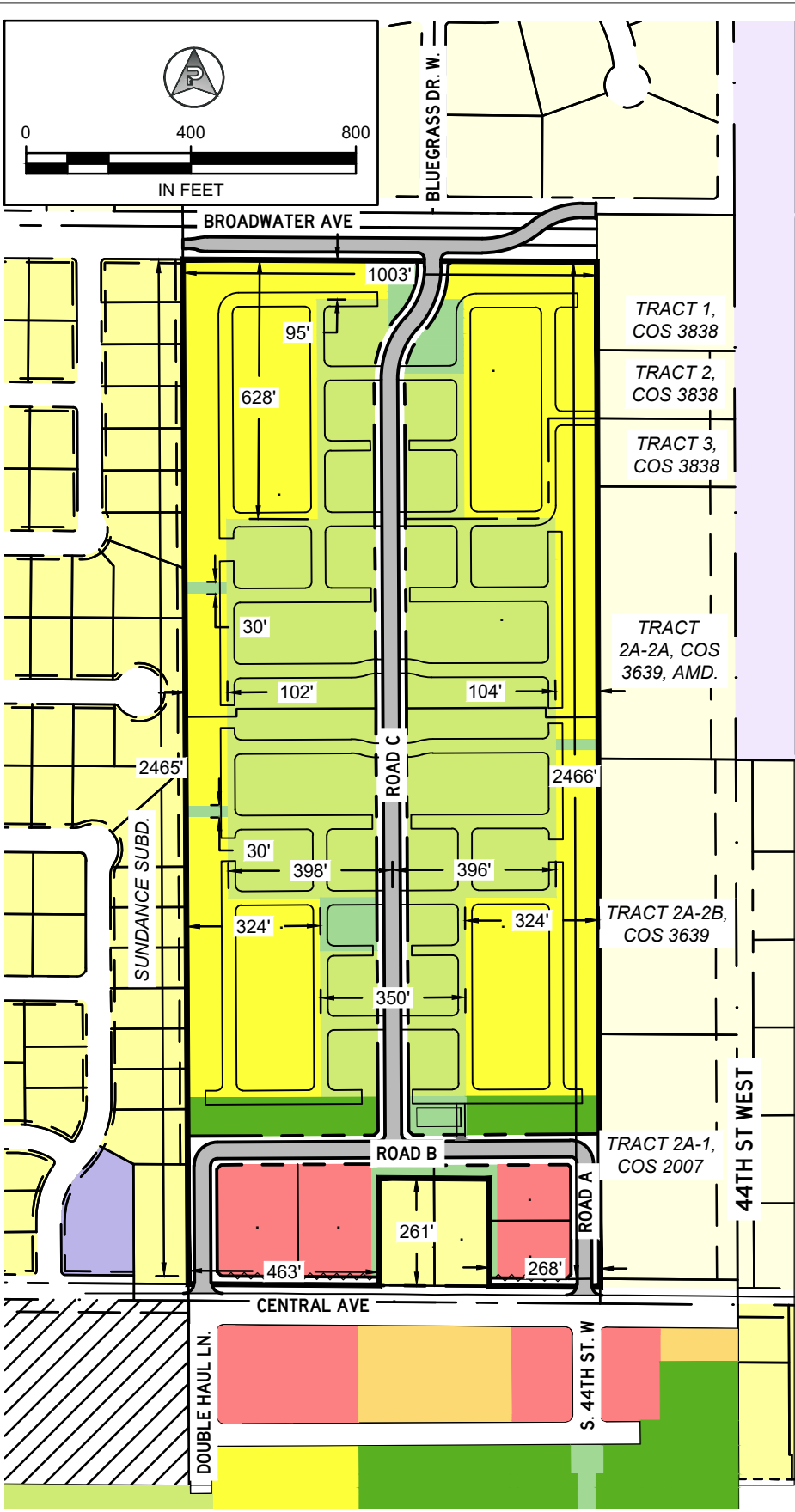
- CMU1: Commercial Mixed Use 1
- N2: Neighborhood Residential 2 (single or duplex dwellings)
- N3: Suburban Neighborhood (single family residential, duplex dwellings allowed per State of Montana Statute)
- NX1: Mixed Residential 1 (1 to 4 residential dwelling units per building)
- P1: Public Open Space 1 (park)

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 Blvd., Suite 202, Billings, MT 59102, attention Taylor Kasperick, or emails may be sent to [taylor@performance-ec.com](mailto:taylor@performance-ec.com). We look forward to discussing the proposed zone change with you and hope to see you on **February 23<sup>rd</sup>, 2026** at **Emmanuel Baptist Church** at **6:00 PM**.

Sincerely,

Taylor Kasperick, PE

COLTON TEL. PE. 5974424.030  
 12/22/2026 4:19 PM  
 Z:\Kumar\2025\07 Barber Development\CADD\DWG\ENR\25-027 Barber (RD) Zoning Exhibit.dwg



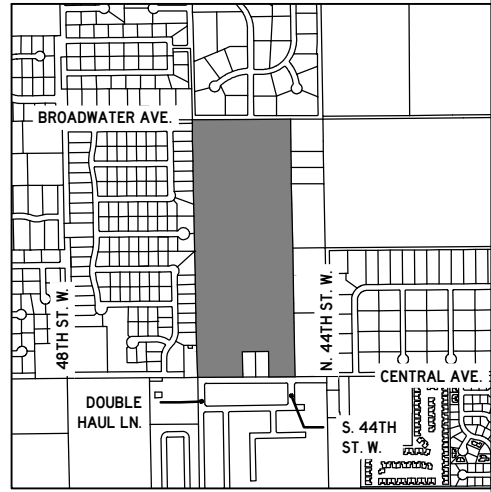
**LEGAL DESCRIPTION**

TRACT 1A OF CERTIFICATE OF SURVEY NO. 2007, AMENDED, S03, T01S, R25E, P.M.M.

**ZONING LEGEND**

- CMU1 - Corridor Mixed- Use
- N2 - Mid-Century Neighborhood
- N3 - Suburban Neighborhood
- N4 - Large Lot Suburban Neighborhood
- NMU - Neighborhood Mixed-Use
- NX1 - Mixed Residential 1
- P1 - Open Space, Parks, Recreation
- RR1 - Rural Residential (1 to 2.99 acres)

**PROPOSED ZONE CHANGE BOUNDARY**



**ZONING INFORMATION**

ZONING DISTRICT	ACRES
CMU1	3.4
N2	20.8
N3	21.1
NX1	1.7
P1	2.0

ACREAGE LISTED ABOVE DOES NOT INCLUDE LAND TO BE DEDICATED AS PUBLIC RIGHT OF WAY WITHIN ROADWAYS.

PROJECT TITLE  
**BARBER FARM SUBDIVISION**

SHEET TITLE  
**PROPOSED ZONING MAP**

DRAWN BY  
 BGR

DATE  
 Jan-26

CHECKED BY  
 TJK

CLIENT  
**DONNA, DIANA,  
 AND KARIN BARBER**

**PERFORMANCE  
 ENGINEERING**

3412 COLTON BLVD, SUITE 202  
 BILLINGS, MT 59102

(406) 384-0080  
 www.performance-ec.com

EXHIBIT  
**A**

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

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February 23, 2026

Thank you for attending tonight's meeting. During the Billings City Council meeting on November 24, 2025, we withdrew our zone change application after hearing your concerns. Since then, we have explored several alternatives and refinements outlined below.

▪ **Partial Lot Development**

- Based on neighbors concerns about the total number of units, the The developer approached the current property owners about purchasing only a portion of the land to reduce the overall number of units and leave the remainder (northern 1/3 of the property) for another developer to purchase and develop.
- The property owners stated they are only willing to sell the entire property to a single buyer.

▪ **Zoning Changes (N2 → N3)**

- Adjacent zoning was revised from **N2** to **N3**, as requested by neighbors.
- Under Montana law (76-2-304 MCA), cities over 5,000 population must allow duplex housing wherever single-family homes are permitted.
- As a result, changing to N3 does **not** eliminate duplex potential or significantly reduce density.
- Lot width and setback standards in N3 still accommodate the originally proposed building layout.
  - Typical duplex building widths are 62' to 92' wide, meeting the minimum "lot width" of both N2 and N3 zone districts.

**Incorporated Feedback:**

- Enhanced western boundary bufferyard:
  - 1 tree per 40 lineal feet (exceeds required 1 per 70 feet)
  - Two small "parklets" along shared lot line
  - Planned to be incorporated into annexation agreement to "guarantee" to the neighbors
- No planned connection of Bluegrass Drive West to Broadwater Avenue.
  - Any future connection would be a City decision, **not part of this project.**

#### ■ Traffic & Infrastructure Improvements

- A Traffic Impact Study (TIS) was completed analyzing 7 intersections.
- The intersection at **Central Avenue & 48th Street West** was identified as the most congested.
- Yellowstone County Public Works has already contracted design improvements, including:
  - Additional left-turn lanes in all directions
  - A new traffic signal
- This project has a current completion date of the end of the year.

#### Developer Contributions (based on project traffic share):

- Broadwater Avenue & Shiloh Road
- Central Avenue & 48th Street West
- Central Avenue & Shiloh Road
- Central Avenue & South 44th Street West

Additional turn lanes along Central Avenue to serve this project as well as 44West/Clearwater Estates have been recommended by the TIS as part of this project.

#### ■ Property Values

- Multiple national studies (including research from Harvard's Joint Center for Housing Studies) show **no evidence** that well-managed multi-family housing reduces nearby single-family home values.
- Local example:
  - Forest Park Subdivision (near Colton Heights Apartments and Housing Authority of Billings apartments)
  - Shiloh Point Subdivision (near Wheatbaker Apartments west of Shiloh just north of Grand)

**Forest Park Sub.**  
Proximity to Multi-Family Apartments

Legend

Forest Park  
Subdivision

Colton Heights  
Apartments  
(72 units)

Billings  
Housing  
Authority  
Apartments  
(~42 units)

Google Earth  
Image Landsat / Copernicus



1000 ft

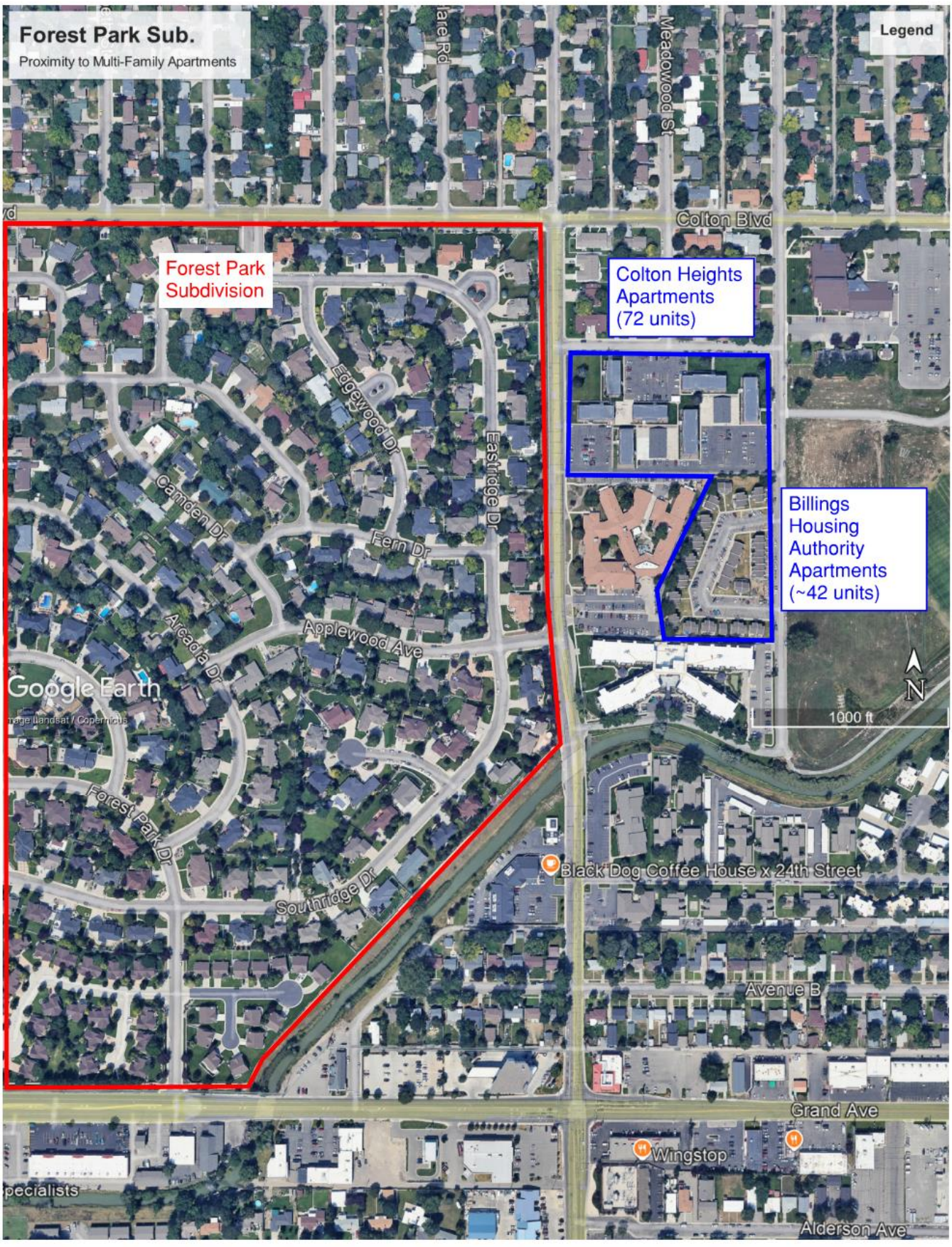
Black Dog Coffee House x 24th Street

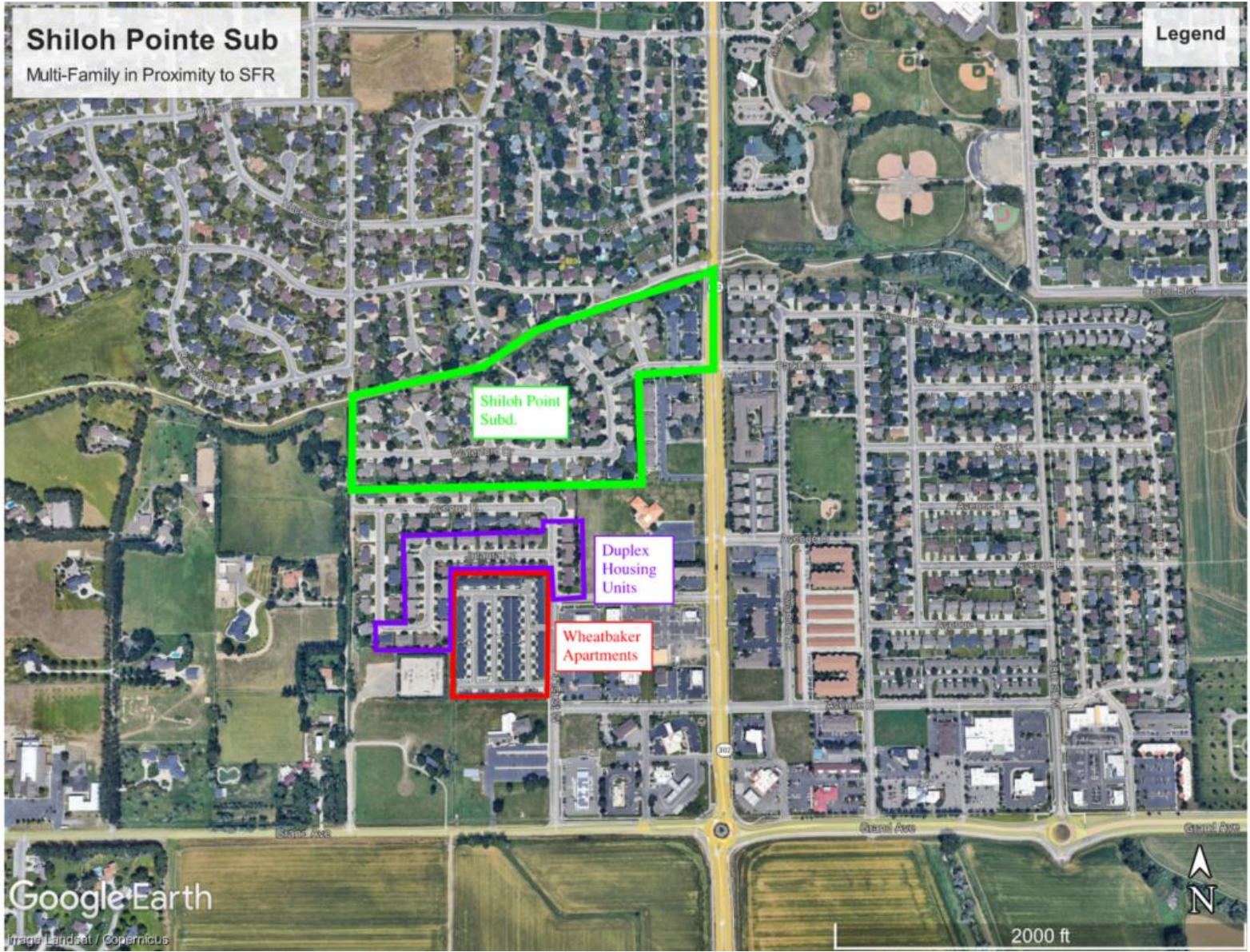
Wingstop

Specialists

Grand Ave

Alderson Ave





**Shiloh Point Sub**  
Multi-Family in Proximity to SFR

Legend

Shiloh Point Subd.

Duplex Housing Units

Wheatbaker Apartments

Google Earth  
Image Landsat / Copernicus

2000 ft



**Sec. 27-305. N2 district.**

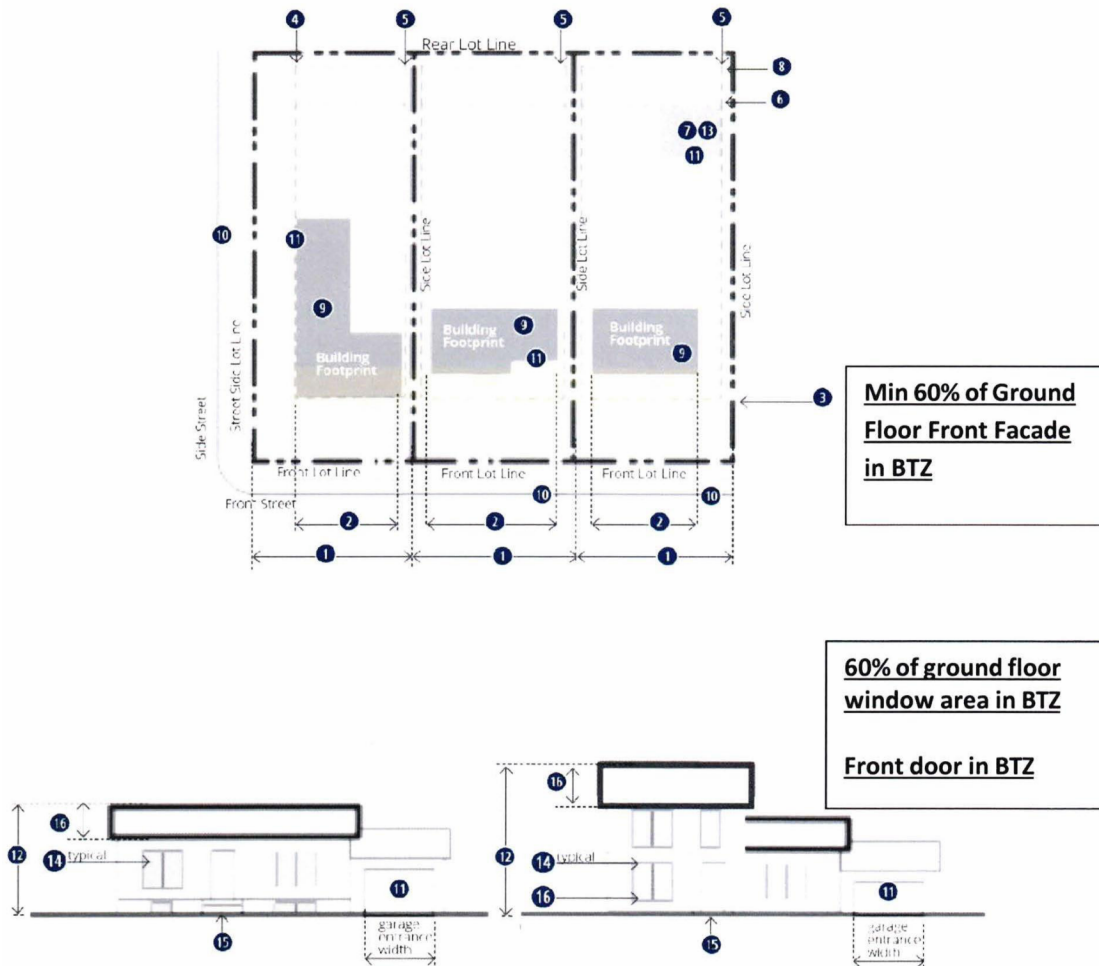
The following site and structure regulations apply to any lot in the N2 district. Refer to section 27-303 for general regulations applicable to all districts and Table 27-300.4, below, for regulations specific to this district, keyed to illustrations in Figure 27-300(2). See article 27-1800 for definitions and information on how to measure the following regulations.

**Table 27-300.4. Site and Structure Regulations.**

			REFERENCES
<b>A.</b>	<b>BUILDING SITING</b>		
1	Minimum Lot Width (feet) per principal building Maximum Lot Width (feet) per principal building	50 120	See subsection 27-305.D for 2-unit buildings. See article 27-1500 existing lots of record.  Lots on cul-de-sacs or flag lots are exempt from min lot width.
2	Maximum Front Building Width (feet)	110 per principal building	
3	Front Build-to Zone (feet) BTZ  Façade Elements Required in Front Build-to Zone	10—32; block face average allowed  1) 60% of Front Façade width 2) Front Door 3) 60% of ground floor window area	See article 27-1800 for block face averaging instructions.  See article 27-1800 for description of façade elements  Lots on cul-de-sacs or flag lots are exempt from BTZ requirements
4	Street-Side Build-to Zone (feet)	10—25	
5	Side Setback (feet) Space Between Principal Buildings on Lot (feet)	5 minimum 10 minimum	
6	Rear Setback (feet)	5 minimum	See subsection 27-305.D for side street lots.
7	Accessory Building Yard Location	Rear/Street Side Yard	Administrative Relief may be granted for side yard location See Sec. 27-1614
8	Accessory Building: Rear Setback (feet)	3 minimum, except 0 at alley	
9	Maximum Total Building Coverage (%)	40	
10	Permitted Driveway Access Location	Any	See BMCC Section 6-1200 for driveway access exceptions.
11	Attached Garage Entrance Location	Any façade; front façade limited to no more than 50% of façade within the Front BTZ	
<b>B.</b>	<b>HEIGHT</b>		
12	Principal Building: Maximum Height (stories) Maximum Height (feet)	2 stories  27	

13	Accessory Building: Maximum Height (stories)	1.5 stories, no taller than the principal building	Accessory roof pitch shall match principal building.
<b>C. WINDOWS, FRONT DOOR, ROOF</b>			
14	Minimum Window & Door Coverage: Front Façade (%)	15 per story	Measured per each full and half story. See article 27-1800 for information on measuring window and door facade coverage.
15	Front Door Location	Street Façade within the Front BTZ	See section 27-305.D for 2-unit buildings.
16	Permitted Roof Types	Pitched, flat Any other Roof Type	See article 27-1800 for definition of roof types and exception for other allowed roof types.

**SINGLE-UNIT OR TWO-UNIT HOME**



**Figure 27-300(2). N2 district diagrammatic plans and elevations.**

**D. Supplemental regulations.**

1. *Side street lots.* Side street lots are those lots located along the short end of blocks, where the front of the lot faces the side street and the depth of the lot is generally the width of most of the lots on the block. Lots with only side street frontage are allowed maximum building coverage of eighty (80) percent.
2. The following standards apply to two-unit buildings:
  - (a) *Configuration.* Allowed configurations include the following: side-by-side per below, stacked units, front and rear units, all located in the principal building; two (2) principal buildings on one lot; or a principal building with an accessory building (see article 27-1000).
    - (1) Garage entrances located on the front façade are limited to no more than fifty (50) percent of the front façade width within the build-to zone.
    - (2) Up to two (2) front door entrances are permitted on the street façade (Table 27-300.4.C).

(Ord. No. 21-5748 , § 3(Exh. A), 1-25-21; Ord. No. 22-5807 , § 3(a), 5-9-22; Ord. No. 23-5836 , § 5, 6-12-23)

**Sec. 27-306. N3 district.**

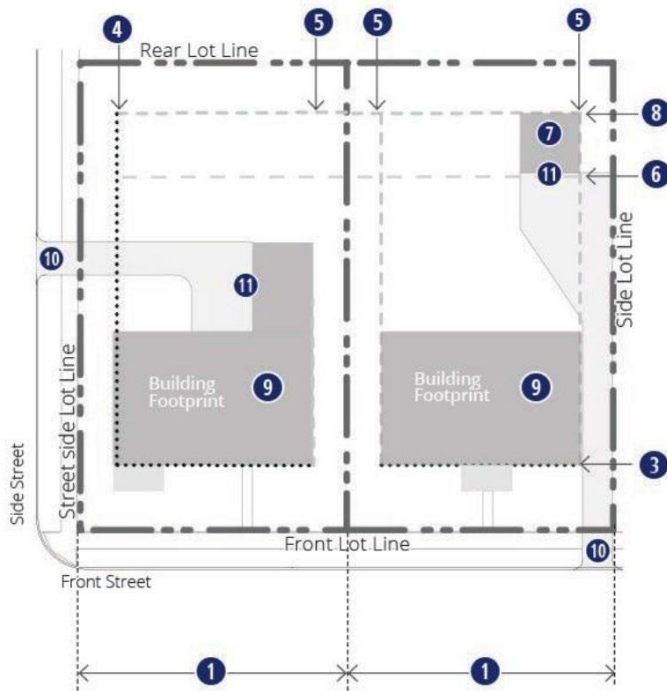
The following site and structure regulations apply to any lot in the N3 district. Refer to section 27-303 for general regulations applicable to all districts and Table 27-300.5, below, for regulations specific to this district, keyed to illustrations in Figure 27-300(3). See article 27-1800 for definitions and information on how to measure the following regulations:

**Table 27-300.5. Site and Structure Regulations.**

			REFERENCES
A.	BUILDING SITING		
1	Minimum Lot Width (feet) per principal building Minimum Lot Size (square feet) per principal building	65 none	See article 27-1500 existing lots of record. See subsection 27-306.C for exemption from minimum lot widths.
2	Maximum Building Width (feet)	None	
3	Front Setback (feet)	20 minimum	
4	Street-Side Setback (feet)	10 minimum	
5	Side Setback (feet) Space Between Principal Buildings on Lot (feet)	5 minimum 10 minimum	
6	Rear Setback (feet)	5 minimum	
7	Accessory Building Yard Location	Rear/Street Side Yard	Administrative Relief may be granted for side yard location See Sec. 27-1614
8	Accessory Building: Rear Setback (feet)	5 minimum, except 0 at alley	
9	Maximum Total Building Coverage (%)	40	
10	Permitted Driveway Access Location	Any	See BMCC article 6-1200 for driveway access standards.
11	Attached Garage Entrance Location	Any façade; front façade limited to no	

			more than 50% of façade	
<b>B.</b>	<b>HEIGHT</b>			
	Principal Building:	Maximum Height (stories) Maximum Height (feet)	3 34	See article 27-1800 for instructions for measuring height. Accessory roof pitch shall match principal building.
	Accessory Building:	Maximum Height (stories)	1.5 stories, no taller than the principal building	

**SINGLE-UNIT HOME**



**Figure 27-300(3). N3 district diagrammatic plan.**

C. *Supplemental regulations.* Lots on cul-de-sacs and flag lots are exempt from minimum lot width regulations. See also article 27-1500, Nonconformities, for existing lots of record.

(Ord. No. 21-5748 , § 3(Exh. A), 1-25-21; Ord. No. 23-5836 , § 7, 6-12-23)

**Sec. 27-307. NX1 district.**

The following site and structure regulations apply to any lot in the NX1 district. Refer to section 27-303 for general regulations applicable to all districts and Table 27-300.6, below, for regulations specific to this district,

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## Neighborhood Meeting - Barber Farms Zone Change Application

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**From** Brody Roberson <brody@performance-ec.com>

**Date** Thu 2/19/2026 11:44 AM

**Bcc** roger@mcn.net <roger@mcn.net>; richard@repucci.com <richard@repucci.com>; reschdavey@gmail.com <reschdavey@gmail.com>; carl@lccapmt.com <carl@lccapmt.com>; lindab@elcoent.com <lindab@elcoent.com>; kapietz@bresnan.net <kapietz@bresnan.net>; smsullivan810@gmail.com <smsullivan810@gmail.com>; rayhalsey48@gmail.com <rayhalsey48@gmail.com>; haulzng@yahoo.com <haulzng@yahoo.com>; damamal@gmail.com <damamal@gmail.com>; joyfuljoyful72@gmail.com <joyfuljoyful72@gmail.com>; Brynda Larsen <bryndajo@gmail.com>; rjritz@bresnan.net <rjritz@bresnan.net>; catiepstansley@gmail.com <catiepstansley@gmail.com>; emilou84037@yahoo.com <emilou84037@yahoo.com>; paulsens@gmail.com <paulsens@gmail.com>; nine4fun@bresnan.com <nine4fun@bresnan.com>; lz8691@yahoo.com <lz8691@yahoo.com>; garyj@midrivers.com <garyj@midrivers.com>; bill.duke@icloud.com <bill.duke@icloud.com>; jimlemon775@gmail.com <jimlemon775@gmail.com>; jcrvikshank@bresnan.net <jcrvikshank@bresnan.net>; panelhacker@gmail.com <panelhacker@gmail.com>; jaberve@gmail.com <jaberve@gmail.com>; michael.berve@gmail.com <michael.berve@gmail.com>; m.brushwein16@gmail.com <m.brushwein16@gmail.com>; jeffdtutt@gmail.com <jeffdtutt@gmail.com>; kehresman@gmail.com <kehresman@gmail.com>; bnhwheeler@gmail.com <bnhwheeler@gmail.com>; kjgrossman@hotmail.com <kjgrossman@hotmail.com>; wadeandamy@hotmail.com <wadeandamy@hotmail.com>; breiter55@gmail.com <breiter55@gmail.com>; nolamt76@gmail.com <nolamt76@gmail.com>; ljgrosso@yahoo.com <ljgrosso@yahoo.com>; gary.workman93@gmail.com <gary.workman93@gmail.com>; m64johnson@gmail.com <m64johnson@gmail.com>; ryanlarsendmd@gmail.com <ryanlarsendmd@gmail.com>; brewerbuilthomes@gmail.com <brewerbuilthomes@gmail.com>; Taylor Kasperick <taylor@performance-ec.com>; danielbeierwaltes1@gmail.com <danielbeierwaltes1@gmail.com>

 1 attachment (489 KB)

25-027 Barber Zone Change Mailer.pdf;

Neighbors,

I hope you are all doing well. I am writing to inform you about an upcoming neighborhood meeting regarding the second application for the proposed zone change for Barber Farms. Attached is the mailer that will be sent to all property owners within the required mailing radius and should be arriving sometime this week (if it is not already there). Everyone who received a mailer for the previous meeting should also receive one for this meeting; however, I also wanted to follow up directly with those who provided their email addresses at the first meeting. We hope you will join us at Emmanuel Baptist Church on Monday, February 23rd, at 6:00 PM in the Shiloh Room. The meeting will provide an opportunity to review the updated application, ask questions, and share comments. If you have any questions in the meantime, please feel free to contact me through email at the address provided below.

Thank you and we look forward to seeing you there!

Brody Roberson

[brody@performance-ec.com](mailto:brody@performance-ec.com)



3412 COLTON BLVD, SUITE 202  
BILLINGS, MT 59102  
406.384.0080  
PERFORMANCE-EC.COM



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## Neighborhood Meeting - Barber Farms Zone Change Application

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**From** Brody Roberson <brody@performance-ec.com>

**Date** Thu 2/19/2026 11:52 AM

**Bcc** m.bruschwein16@gmail.com <m.bruschwein16@gmail.com>; jcruikshank@bresnan.net <jcruikshank@bresnan.net>; damama01@gmail.com <damama01@gmail.com>; Abby Hebl <Abby@performance-ec.com>

 1 attachment (489 KB)

25-027 Barber Zone Change Mailer.pdf;

Neighbors,

I hope you are all doing well. I am writing to inform you about an upcoming neighborhood meeting regarding the second application for the proposed zone change for Barber Farms. Attached is the mailer that will be sent to all property owners within the required mailing radius and should be arriving sometime this week (if it is not already there). Everyone who received a mailer for the previous meeting should also receive one for this meeting; however, I also wanted to follow up directly with those who provided their email addresses at the first meeting. We hope you will join us at Emmanuel Baptist Church on Monday, February 23rd, at 6:00 PM in the Shiloh Room. The meeting will provide an opportunity to review the updated application, ask questions, and share comments. If you have any questions in the meantime, please feel free to contact me through email at the address provided below.

Thank you and we look forward to seeing you there!

Brody Roberson

[brody@performance-ec.com](mailto:brody@performance-ec.com)



## Lot 3 and Lot 4 of Barber Farm Subdivision

Being a Portion of Tract 1A of COS 2007  
Section 03, T01S, R25E, Yellowstone County, Montana

### Zone Change Neighborhood Meeting Notes

The meeting was conducted from 6:00-8:00 PM on February 23<sup>rd</sup>, 2026 at Emmanuel Baptist Church. The meeting was hosted by Taylor Kasperick of Performance Engineering (agent).

There were 34 public participants for the meeting.

The meeting began with Taylor Kasperick giving an overview of the property and the current owners of the land (the Barbers). Taylor discussed the zoning districts that are being proposed within the development as CMU1, N2, N3, NX1 and P1. While describing the zoning districts, pertinent information regarding the density allowed in either of the residential districts, height limitations within all districts as well as allowable uses within the commercial districts were provided.

Taylor discussed how this proposed zone change will be submitted in conjunction with a petition for annexation as the project area will need to be annexed into the city to allow for the proposed zoning districts. Taylor discussed how the PND process works and provided the expected timelines for application submittal and public hearings (anticipated April 7<sup>th</sup> and April 27<sup>th</sup>) for zoning commission and city council.

Proposed roadways within the development were also discussed by Taylor, stating the development would be accessed from two points along Central Avenue. These roads would align with the development to the south of this property. From these two access points, a single north/south public road will be constructed through the development, eventually connecting to Broadwater Avenue, which will be extended along the northern property boundary. After discussing a full picture view of the development, Taylor began to describe how the project was proposed in phases. Phase I of the project would include approximately the southern half of the residentially zoned districts. Phase II would include the northern half of the residentially zoned districts as well as the commercial districts located along Central Avenue.

Another topic discussed was what had changed since the first application. The border around the eastern, western and northern boundaries have been changed from NX1 and N2 to N3 with this resubmittal. This was done as it was requested by the neighbors during the original application. It should be noted that at all three of the previous meetings it was discussed that a change from N2 to N3 would not prohibit the construction of duplex housing. This change is not reflected in the current City of Billings Zoning Code, however, recent state legislation has made it clear that any residential zoning district cannot prohibit the construction of duplexes.

Additionally, it was talked through that the developer had discussed potentially purchasing only a portion of the subject property rather than the whole ~56 acres to allow for a different developer to propose something else in the future. This was conducted with the intention of allowing a separate proposal to be put forth, however the current owners of the property would not sell a portion of the subject property.

Lastly, the developer has offered and committed to planting trees above what is required of the zoning code along the common boundaries of Sundance Subdivision and Broadwater Avenue to provide an increased bufferyard between the adjacent developments and the subject property.

Following Taylor's overview, the floor was opened for participants to ask questions.

Questions from the individuals and subsequent responses are shown below:

- **Why did the project not change from duplex rentals to single-family homes?**

*As was discussed at previous meetings, this application is just to change the zoning of the existing parcel. Any residentially zoned district allows for the use of single-family housing with the objective being to sell the lots, or as duplexes with the objective being to sell or rent individual units. The developer desires to construct the latter and did not consider the alternative to constructing a residential subdivision of all single family lots as it is not what he specializes in.*

- **Has the anticipated density changed since the last submittal? How does this density compare to Sundance Subdivision? Why do you need 6 units/acre? Why couldn't you put 1-2 units/acre?**

*The anticipated density has not changed since the last submittal, still being somewhere in the 350-400 dwelling unit range with the currently anticipated number being ~360 units (or 180 duplex building). The density of the proposed development is approximately three times greater than that of Sundance Subdivision, being ~6 units/acre compared to ~2 units/acre in Sundance. In general, this density is what the developer has found to be the number to reach in order to make the rental prices more attainable. If the density decreases, the rental prices will have to go up in order to make the project financially feasible. With the selling price of the land and the price to extend city services through the property without charging astronomical prices to each tenant, the number of units must remain in the range proposed. This would work out similarly if a single-family residential subdivision was planned for the area.*

- **What is going to be done to address the increase in traffic in the area?**  
Residents from Sundance Subdivision stated they already have issues at intersections around the subdivision (i.e., 48<sup>th</sup> and Central and subdivision access points).

*At the time of the first neighborhood meeting the Traffic Impact Study (TIS) had not been finalized. Since then, the study has been received and has recommended*

turn lanes along Central Avenue for both this project and 44West/Clearwater Estates. Along with the recommended improvements, as part of the subdivision process, the developer will be required to pay contributions to certain intersections affected by the project.

It was also discussed that Yellowstone County Public Works has already contracted improvements for the intersection of 48<sup>th</sup> Street West and Central Avenue. This plan currently include left turn lanes in all directions as well as the installation of a new traffic signal.

The City doesn't currently have a road improvements project proposed for Central Avenue in their CIP, but as sections of their arterial corridors become more and more developed it tends to move that area's priority up for a major road project. It is important to note that improvements to Central Avenue will only come via a City project which would be driven by City developments. The County hasn't historically constructed major roadway improvements, particularly roadways on the border of the City limits. It was pointed out that while improvements may be necessary now, infrastructure improvement tends to lag behind development. This can be seen by Rimrock Road being the next major arterial planned for improvements with Grand Avenue falling to the next year. Both of these major arterials have needed improvements following city developments expanding west of where the proposed projects are taking place.

- **How many stories can the buildings be?**

The height restrictions for NX1 and N2 were discussed, with NX1 allowing for buildings up to 2.5 stories and N2 allowing for buildings up to 2 stories. It was also noted that the change in some areas from N2 to N3, as requested by the neighbors, does allow for up to 3 stories, but that the developer's plan is to construct single story buildings. CMU-1 was not asked about so it was not front of mind to respond to, but for record purposes CMU-1 allows up to 4-story buildings. The proposed CMU-1 district is solely proposed immediately adjacent to Central Avenue, and did not appear to be the intent of the questions posed.

- **Where will utilities for the development be coming from?**

As part of the development to the south, a 16" Ø water main was extended along Central Avenue along the entire frontage of the subject property. Additionally, an 8" Ø sewer main was stubbed out of West 44<sup>th</sup> Street South as part of the same development. This proposed project will tie onto the water and sewer from the aforementioned mains.

- **What type of commercial developments will be built along Central Avenue?**

It is unknown at this time what exactly will be built in these commercial districts, however, it was noted that because this property is requesting annexation into the city it cannot be a marijuana dispensary as it is not allowed within the city. There

were also worries about the possibilities of a bar or casino being built near their neighborhoods. It was clarified that if this type of establishment wanted to build in one of the commercial lots, not only would it have to meet a stricter setback requirement due to the proximity to residential neighborhoods, both of these uses would have to go through a Special Review process. It was also brought up how there have been preliminary discussions of a gym/fitness center potentially being built within one of these commercial zone districts.

- **Will the buildings look similar to those built by Costco?**

*The developer has indicated a willingness to vary the building facades so that the structures do not appear identical. While this concept is currently being evaluated, incorporating enforceable language into documents that run with the land (e.g., the annexation agreement, Subdivision Improvements Agreement (SIA), or similar recorded instruments) has proven challenging. At this time, we have not identified a clear mechanism or objective verbiage to require façade variation through those documents, but we remain open to working with City staff to explore feasible options and meeting the City Zoning Code as previous projects have.*

- **Will this development affect our property value?**

*We understand the concerns expressed regarding potential impacts to surrounding property values. In response, we have reviewed multiple research studies analyzing the effects of multi-family residential development in proximity to existing single-family neighborhoods. The studies consistently concluded that the introduction of multi-family housing does not result in a decrease in nearby single-family property values. In many instances, values remained stable or increased following such development. Where increases were observed, the research generally attributes them to broader market trends affecting single-family home values, rather than the presence of multi-family housing itself. Examples of single-family neighborhoods near multi-family developments were also handed out at the meeting. The exhibits showed Forest Park Subdivision in relation to Colton Heights Apartments and Billings Housing Authority Apartments. The discussion revolved around how homes within Forest Park Subdivision have at the very least kept their value, if not increased, even with the close proximity to the higher density apartments. The same points were made in relation to Shiloh Point Subdivision and its relation to both duplex housing units and Wheatbaker Apartments. Neighbors voiced that 24<sup>th</sup> Street West acts as a barrier between Forrest Park and the referenced apartment; which it was explained that Broadwater Avenue would very much act in the same manner for this development, and that the developer has committed to increasing the planting of trees along the border with Sundance Subdivision to provide an increased buffer. The increase in tree planting is proposed to be incorporated into the annexation agreement, where a minimum of 1 tree per every 40' of border is proposed.*

Generally, among the attendees of the meeting there were frustrations voiced and general discontent about the proposed development. In the attendee's opinion, the property is better suited for a single-family residential subdivision, with larger lot sizes

and less density. This is counter to the City of Billings Growth Policy, the City of Billings Zoning Code requirements for a PND, and the desires of the City of Billings to find a better density balance to help better sustain the cost to operate and maintain city infrastructure and provide a range of housing options for residents.

Email and written correspondence received regarding the application is also included for reference.

Zoning History for City ZC 1078

<b>SUBJECT PROPERTY</b>	<b>Zone Change</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
Barber Farms	1074	11/24/2025	PND-MU	N	Withdrawn
<b>SURROUNDING PROPERTY</b>	<b>Zone Change</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
2291 Avenue C	68	8/26/1974	PD to R-60	Y	Rosepark Plaza Apts 1981
3155 Avenue C	413	10/25/1983	R-96 to RMF-R	Y	Aspen Meadows 2005
1500 Golden Blvd	572	2/28/1994	A-1 to RMF	Y	Carriage Homes 1997
3737 Grand Ave	779	6/26/2006	RP to NC	Y	Multi-tenant office/retail
E.D. King Sub	782	7/10/2006	A-1 to CC	Y	Country Meadow Apts 1997
Skyview Ridge Subdivision	788	12/5/2006	A to CC, NC, RP, RMF-R, R60, R70, R70R, R96 and Public	Withdrawn	
1501 Zimmerman Trail	807	7/9/2007	R-60-R to CC & RP	Y	Ace Hardware & Offices
Skyview Ridge Subdivision	814	7/23/2007	R96 to R70R, R60, RMF-R, RP, NC, CC and Public	Yes	Zone districts updated 2021 to CMU1, NMU, NO, NX3, NX2, N2, N3 and Public 1
Cardwell Ranch PD	986	10/26/2020	Update to PD	Y	
Wild Rose Subdivision	998	9/21/2021	N4 to (MR-PND) consisting of N1, N2, N3, NX1 and P1	Y	Formerly Sweetgrass Subdivision
733 S 31 <sup>st</sup> St. W	999	10/25/2021	CMU1 to CMU2	Y	
Michelloti Sawyer	1020	10/24/2022	A to NX1 and NX3	Yes	Steward Land townhomes
ZHP 3 <sup>rd</sup> Filing Zimmerman Trail frontage	1019	1/9/2023	NO to CMU1	Withdrawn	
Zimmerman Home Place	1038	10/3/2023	NX1 to NX2 & Nx3	Y	
4524 Central Ave	1045	4/8/2024	PND-A to CMU1, NMU, NX1, NX2, N2, P1	Y	
SCFF LOT 66A1, 67A1	1070	9/22/2025	PND-A to CMU1, NX1, N1, P1	Y	

**City Zoning Commission**

**Meeting Date:** 04/07/2026

**TITLE:** City Zone Change 1079 - Long Subdivision PND - Ag to CMU2, NX3 & P1

**PRESENTED BY:** Hunter Kelly, Planner 1

**Department:** Planning & Community Services

**Presentation:** Yes

**Legal Review:** No

**Project Number:** PZX-26-00046

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**Information**

**RECOMMENDATION**

Planning staff is recommending approval of Zone Change 1079 and adoption of the findings of the 10 review criteria.

**EXECUTIVE SUMMARY**

Zone Change 1079 requests to rezone Knife River's former property from Agriculture to Corridor Mixed Use 2 (CMU2), Mixed Residential 3 (NX3), and Parks and open space (P1). The requested rezoning aligns with both the 2016 Billings Growth Policy and the 2001 West Billings Neighborhood Plan both of which encourage compatible land uses, a range of housing options, varied development densities, and more walkable neighborhoods connected to services and alternative transportation.

The plan proposes commercial development along Shiloh with medium-density residential areas extending west into the property adjacent to the West End Water Reservoir. The property is within the City's Limits of Annexation (Zone 1), with annexation occurring concurrently with the zone change. 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)**

This is a zone change request from Agriculture to Corridor Mixed Use 2 (CMU2), Mixed Residential 3 (NX3), and Parks and open space 1 (P1) on 144.46 acres. The property is legally described as Lots 1 and 2, Block 1 of Long Subd. and Lot 4A, Block 1, of Amended Plat of Lot 3 and Lot 4 of Long Subd., S15, T01 S, R25 E. The property is generally located west of Shiloh Road and north of Hesper Road.

This area of Billings has experienced a great deal of growth and development over the past decade. Housing demand has reached a high level while supply of all types of housing choices has not kept up with the demand. Development on the edge of the City of Billings (City) presents challenges, including ensuring appropriate transitions between adjacent county properties and new urban neighborhoods. While these transitions do not require homogeneity, the development plan will include buffering, connectivity that supports the planned network in the neighborhood and existing and needed ROW dedications, and recognition of shared goals across both property types. The 2016 Billings Growth Policy and the 2001 West Billings Neighborhood Plan both support the intent of the proposed Mixed Use Planned Neighborhood Development (PND-MU) zoning. The West Billings Neighborhood Plan includes goals and objectives that emphasize locating compatible land uses, providing a range of housing choices, and encouraging a variety of development densities. These objectives are consistent with the proposed zone change.

Similarly, the 2016 Billings Growth Policy supports a broad range of housing choices, encourages the development of more walkable neighborhoods with connectivity to alternative transportation options and neighborhood services, and promotes strengthening the community fabric through well-designed urban public spaces. The 2016 Billings Growth Policy identifies this area within the West Public Preferred Scenario as Mixed-Use and High Density Residential. These objectives are also supported by the proposed zoning request. Providing commercial zoning along Shiloh Road, with residential development focused toward the western edge of the property, is consistent with these policy goals and supports the provision of neighborhood services while expanding housing options within the area.

The property is located within the Limits of Annexation, Zone 1 with the annexation petition running concurrently with the zone change. Following the annexation and zoning process, the property will undergo subdivision review to evaluate traffic impacts, connectivity, and public utilities among other design requirements. Once lots are created, the development of multiple structures on each lot will require Master Site Plan approval. The Master Site Plan review will address the overall layout of the planned development, including private roadway design, building placement and design, landscaping, and public utilities.

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 CMU2, NX3, and P1 zones 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 the aforementioned zones 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 of the subject parcel is compatible with the adjacent zoning and land uses.

**APPLICATION DATA:**

APPLICANT: Mack Long, GM of Knife River Corp.

AGENT: Kolten Knatterud, IMEG Corp.

LEGAL DESCRIPTION: Lots 1 and 2, Block 1 of Long Subd. and Lot 4A, Block 1, of Amended Plat of Lot 3 and Lot 4 of Long Subd., S15, T01 S, R25 E

ADDRESS: 1202 S Shiloh Road

CURRENT ZONING: Agricultural (A)

PROPOSED ZONING: CMU2, NX3, and P1

EXISTING LAND USE: Knife River Operations/Vacant

PROPOSED LAND USE: Mixed Use

SIZE OF PARCEL(S): 144.46 acres

**CONCURRENT APPLICATIONS:**

Petition for Annexation 26-02

**SURROUNDING LAND USE & ZONING:**

NORTH Zoning: Parks and Open Space (P1)

NORTH Land Use: Conservation Area

SOUTH Zoning: Agriculture (A)

SOUTH Land Use: Future Water Reservoir

EAST Zoning: Rural Residential (RR1) - 1 acres to 2.99 acres, Public, civic, and institutional, small (P2)

EAST Land Use: Temple Estates Subdivision, Billings Christian High School 7 Montana Bible College

WEST Zoning: Agriculture (A)

WEST Land Use: Future Water Reservoir

**SUMMARY**

Before making a recommendation to the City Council, the Zoning Commission shall consider the following findings of the ten review criteria:

***1. Is the new zoning designed in accordance with the Growth Policy?***

The proposed Mixed-Use Planned Neighborhood Development (PND-MU) zoning is consistent with the 2016 Billings Growth Policy. The development supports the City's goals for housing diversity, walkable and safe neighborhoods, efficient use of infrastructure, and long-term economic vitality. The following sections summarize key Growth Policy goals.

- *Strong Neighborhoods:*
  - Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels in neighborhood areas.
  - Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction.
  - Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, connectivity, pedestrian-scale streetlights, street trees and walkable access to public spaces.
  - Neighborhoods that are safe and attractive and provide essential services are much desired.
- *Home Base*
  - A mix of housing types that meet the needs of a diverse population is important.
  - Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe. Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.
  - Homes that are safe and sound support a healthy community.
- *Essential Investments*
  - Infill development and development near existing City infrastructure may be the most cost-effective.
  - Neighborhoods that are safe and attractive and provide essential services are much desired.

The proposed zoning supports these objectives by providing a mix of residential types (single-family, duplex, and multi-family units) to meet diverse population needs. The inclusion of CMU2 commercial uses creates convenient neighborhood destinations, fostering walkability and social interaction. Subdivision design standards will incorporate complete streets and pedestrian-scale lighting, ensuring safe streetscapes. By locating development near existing city infrastructure, the project uses public services efficiently and promotes orderly growth. The

2016 Growth Policy identifies this area within the West Public Preferred Scenario as Mixed Use and High Density Residential.

The **West Billings Neighborhood Plan** goals and objectives stated the need to locate compatible uses and offer a range of housing choices and development densities. The West Billings Plan adopted a number of Goals, Policies, and Implementation Strategies. The proposed PND-MU for the property is consistent with the following adopted Policies of Planned Growth.

*Goal 1: Establish Development Patterns that Use Land More Efficiently*

- *Policy E Commercial nodes should contain business development sites of various sizes to accommodate a variety of businesses.*
- *Policy M Development in the West Billings planning area shall provide for a variety of residential types and densities.*
- *Policy R Encourage innovative land-use planning techniques to be used in building higher density and mixed-use developments as well as infill developments.*

The proposed zoning supports these policies by creating a large commercial campus that includes locating commercial uses along Shiloh Road while transitioning to medium-high density residential development toward the interior of the property creates a logical land use pattern that supports both neighborhood services and housing opportunities. This provides ample space for a variety of businesses while maintaining compatibility with surrounding uses. The mix of housing types allowed within NX3 and CMU 2 ranges from 1 to 9+ dwelling units per structure, offering a variety of residential options that align with Policy M. An adjacent county residential area, Temple Estates Subdivision, has a density of 1 dwelling unit per acre. Nearby city developments, such as Billings South Shiloh, have densities of 8 dwelling units per acre.

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

All zoning districts within the project, including CMU2, NX3, and P1, are subject to established setbacks/build-to, height restrictions, and building codes, which help maintain safe separation between structures and minimize fire and other hazards. Subdivision and Master Site Plan reviews ensure that streets and access points are designed to provide adequate emergency vehicle access throughout the development. Building design and materials will comply with the International Building Code and International Fire Code, which regulate safe egress and hydrant location.

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

The mix of residential and commercial uses encourages walkable neighborhoods, providing convenient access to parks, open spaces and services. This supports physical activity and social interaction, contributing to overall public health. As mentioned in Criteria 2, the proposed zoning complies with setbacks/build to zones, building separation requirements, and height restrictions, which help reduce fire risk and other hazards. The Master Site Plan and subdivision reviews ensure streets, sidewalks, and access points are designed for emergency vehicle access, safe circulation for all users in the neighborhood area, and utility lines with fire hydrants will meet City standards to ensure reliable emergency response.

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

- **Transportation:** The applicant will need to start the process of developing a traffic impact study (TIS) as part of the subdivision process. The TIS identifies intersections within proximity to the development to evaluate their current level of service and the development's impact on each intersection. If impacts are determined, the developer is required to contribute their proportionate share of the impact on the intersection to be used for future improvements to the intersection.
- **Water and Sewer:** The area to be annexed will connect to water and sanitary sewer mains present in Shiloh Road. As part of the annexation agreement, the City evaluates water and sewer sizing for the proposed development while anticipating future development. Adequate provision of water and sewer are addressed within the annexation agreement.
- **Schools and Parks:** The proposed zoning itself will have no impact on schools or parks, but the development will. Schools and parks will be affected by the new residential housing units. SD #2 was contacted for comments. At the time of writing this report, no comments were received. The proposed development is adjacent to the future West End Reservoir. The proposed layout aligns with residential with the boundary of the reservoir allowing future residents to take advantage of the recreation portion of the facility.
- **Fire and Police:** The subject property will be served by city public safety services. The Police and Fire Departments were both contacted for comments on the proposed zone change. The police department responded with no concerns. As of writing this report, no comments were received from the fire department. The impact on both police and fire should be minimal as they serve existing properties in the area.

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

The proposed zoning is designed to maintain adequate light, air, and openness for all residents and adjacent properties. Each zoning district, CMU2, NX3, and P1, has established setbacks/build-to, height limits, and will regulate building placement and separation. These standards prevent overcrowding, ensure sunlight reaches streets and open spaces, and allow airflow throughout the development.

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

Shiloh Road is a principal arterial street. Most of the development along Shiloh Road is commercial development. Streets will be designed in accordance with City standards, ensuring safe access for cars, buses, pedestrians and emergency vehicles. Subdivision and Master Site Plan reviews will evaluate traffic circulation, intersections, and connections to the surrounding street network to minimize congestion and maintain smooth vehicular flow. As part of the subdivision process the future development will be required to complete a traffic impact study. If the traffic impact study identifies an impact on an existing intersection the developer will be responsible for their proportionate share of contributions towards intersection improvements.

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

The proposed zoning is designed to encourage compatible urban growth by providing a mix of residential and commercial uses that integrate with surrounding neighborhoods. The combination of CMU2 and NX3 zoning allows a range of housing types from single-family and duplex units to multifamily units in mixed-use buildings, providing housing variety. The project will utilize existing streets, utilities, and city services efficiently, ensuring that growth occurs in an orderly manner without overextending public resources.

***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 proposed uses. This area is experiencing rapid urban growth, with increasing demand for a variety of housing types, including townhomes, apartments, single family and attached homes, as well as local neighborhood and commercial services. The proposed CMU2 zoning along Shiloh Road provides an appropriate location for commercial uses, concentrating activity along a major corridor while minimizing impacts on adjacent developed areas by its location on an arterial street. The Multi-Family Residential (NX3) offers a range of housing choices and densities that transition smoothly from lower-density county properties to the south and east to higher-density city developments to the northwest.

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

The proposed zoning includes development standards designed to promote compatible development and protect the value of existing and future buildings in the surrounding area. Requirements such as setbacks, build-to zones, building orientation, and height limitations help ensure that new structures are appropriately scaled and positioned in relation to neighboring properties. These standards guide how buildings address streets and adjacent development, reducing potential impacts such as excessive building mass, loss of light, or privacy concerns that could negatively affect nearby properties. In addition, the mixed-use zoning framework encourages a coordinated pattern of development that integrates high density residential, mixed-use, and commercial uses. Locating commercial uses along Shiloh Road while transitioning to medium-high density residential development toward the interior of the property creates a logical land use pattern that supports both the commercial corridor, provides transition and housing opportunities. This type of planned development can enhance accessibility to services, improve walkability, and support economic activity, all of which contribute to maintaining and potentially enhancing property values over time. The zoning district's design standards and structured development pattern provide predictability for property owners and investors, helping to ensure that future development occurs in a manner consistent with the character and planning goals of the area. By promoting compatible land uses, thoughtful building placement, and quality site design, the proposed zoning supports the long-term stability and value of buildings within the surrounding neighborhood.

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

The proposed PND-MU with CMU2, NX3, and P1 zoning will encourage the most appropriate use of this land. The property is within the City's Limits of Annexation and is planned for urban development. Utilizing this land for a mix of residential and commercial uses leverages existing streets, utilities, and city services. As mentioned in prior criteria, the development provides a range of housing types and mixed-use/commercial use. This balance ensures the land supports multiple community needs while maintaining compatibility with surrounding properties.

**FISCAL EFFECTS**

Approval or denial of the proposed zone change will not have a financial impact on the Planning Division budget.

**STAKEHOLDERS**

The applicant held a pre-application meeting on February 17, 2026 at 6pm at Hilton Homewood Suites, 3420 Ember Lane, Billings, MT. Four individuals attended the meeting, not including the applicants. The required notification area for all new PND zone changes is one-quarter mile from the property boundary. In this case, more than 42 individual

property owners and interested parties were notified of the pending zoning application.

During the meeting, the applicant explained the intent to annex and rezone the property, then sell to another owner for future development. One individual was concerned about how the proposed commercial zoning would affect the existing well and septic systems. The applicant clarified the zone change and annexation actions would require any future development to hook up to City water and wastewater systems. There are no other comments or objections from the audience. Additional details are provided in the attached neighborhood meeting minutes.

At the time this report was prepared, no comments had been received from residents.

## **ALTERNATIVES**

The Zoning Commission may:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1079; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1079; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request.

The applicant has not requested a delay or withdrawal of the application as of the writing of this report.

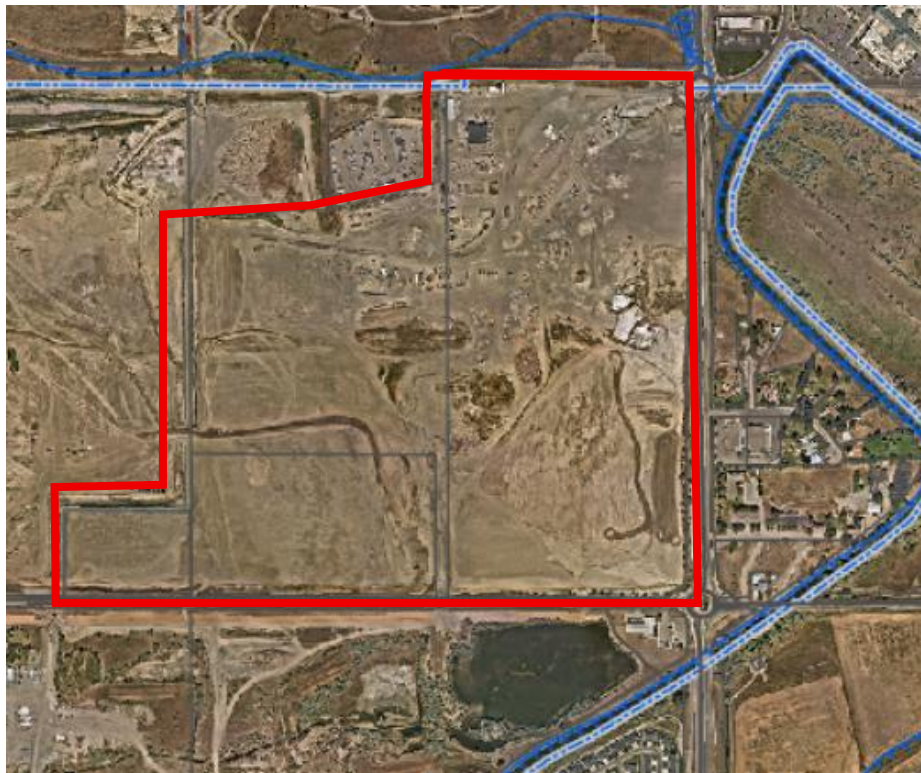
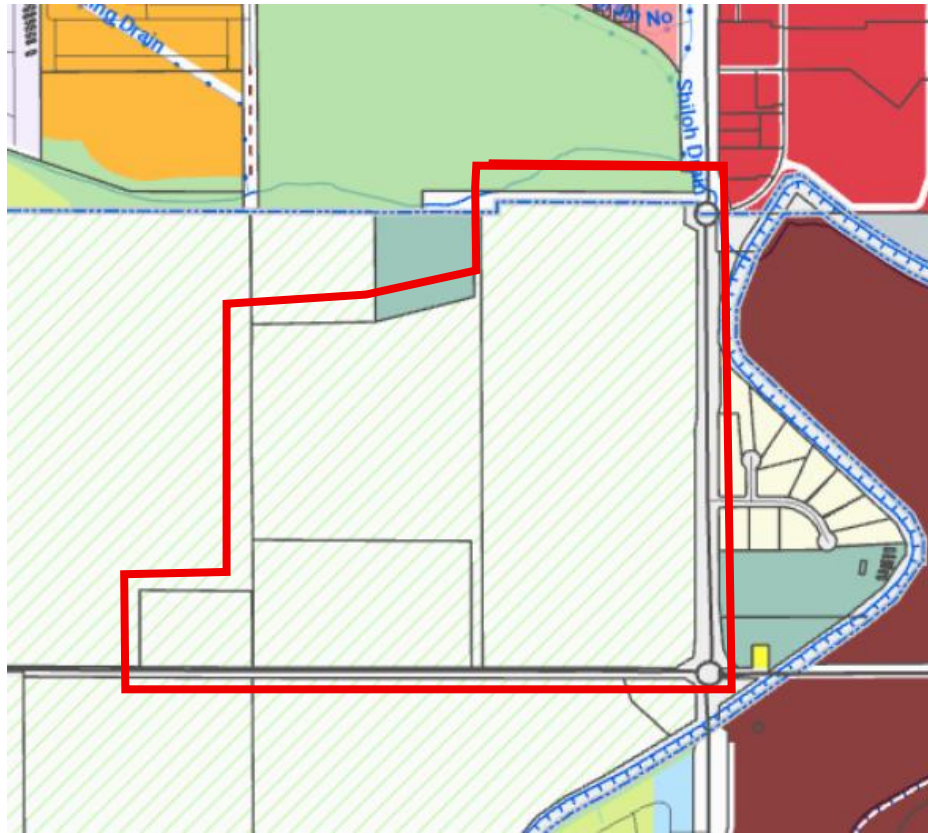
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### **Attachments**

Zoning Map & Site Photos  
Application & Applicant Letter  
Neighborhood Meetings Information  
Zoning Site Plan  
Zoning History

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# Zoning Map & Site Photos

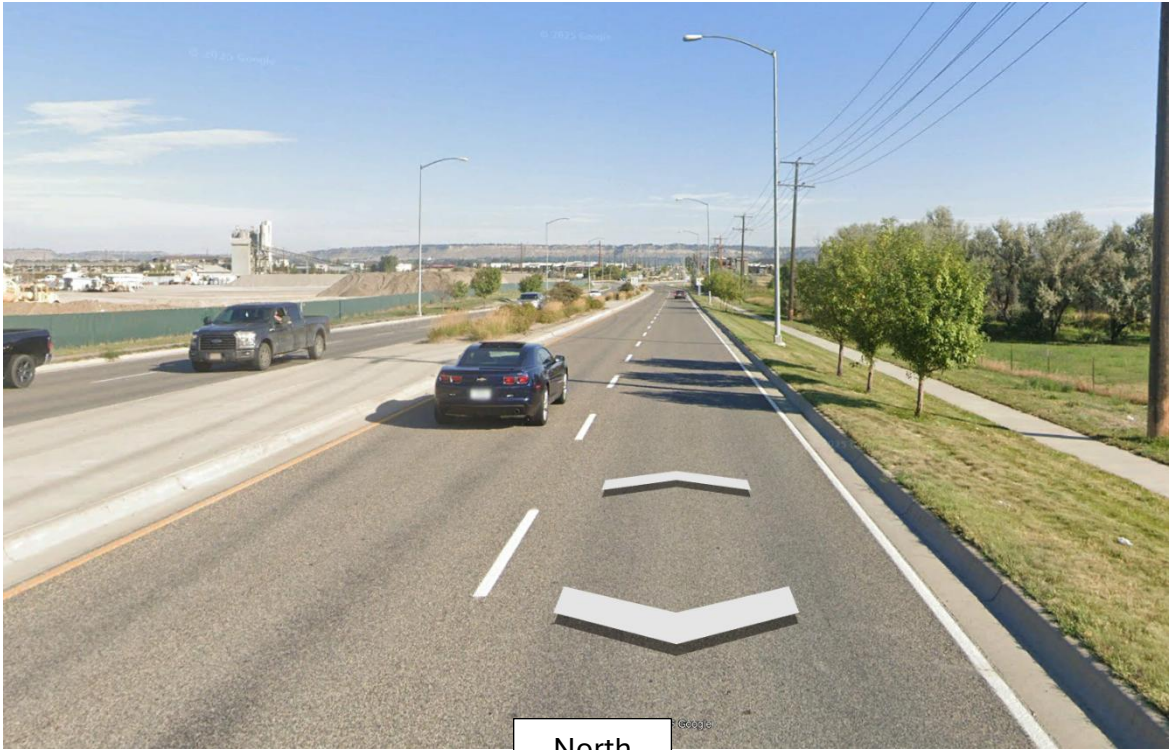


# Zoning Map & Site Photos



South

# Zoning Map & Site Photos



North



East

**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:** Zone A - Agriculture 10+ Acres (County Only)

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

Lot 1 - CMU2; Lot 2 - 26.58 ACRES OF CMU2, 1.05 ACRES OF NX3; Lot 4A - 18.57 ACRES OF CMU2, 15.41 ACRES OF NX3, 3.03 ACRES OF P1

3. **Legal Description of Property:**

LOT 1, BLOCK 1, LONG SUBDIVISION 76.046 ACRES LESS 0.57 ACRES FOR SHILOH ROAD; LOT 2, BLOCK 1, LONG SUBDIVISION \*\*MULTI-DISTRICT\*\* 286,433.06 SF IN B; 917,129.74 SF IN O23 (20);

LOT 4A, BLOCK 1, LONG SUBDIVISION ACRES 40.22, AMD (20)

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

No

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

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

please attach to on line application - Please see attached.

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

1) The pre-application neighborhood meeting was held on the 17th, day of Feb., 2026.

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

**Owner (s):**

Mack Long, GM of Knife River Corp. Billings Telephone: (406) 651-2500

Address:

4014 Hesper Road Billings, MT 59106 Email: mack.long@kniferiver.com

**Agent (s):**

Kolten Knatterud, IMEG Corp. Telephone: (406)-248-9000

Address: 550 N 31st Street, Suite 111, Billings, MT 59101 Email: kolten.l.knatterud@imegcorp.com

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

City Pre-app statement 2024-2025

**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 Zone A - Agriculture 10+ Acres (County Only)

Proposed Zoning: Lot 1 - CMU2; Lot 2 - 26.58 ACRES OF CMU2, 1.05 ACRES OF NX3; Lot 4A - 18.57 ACRES OF CMU2, 15.41 ACRES OF NX3, 3.03 ACRES OF P1

PARCEL TAX ID# C11980; C11981; C11983 CITY ELECTION WARD Out of city limits.

Legal Description of Property: LOT 1, BLOCK 1, LONG SUBDIVISION 76.046 ACRES LESS 0.57 ACRES FOR SHILOH ROAD; LOT 2, BLOCK 1, LONG SUBDIVISION \*\*MULTI-DISTRICT\*\* 286,433.06 SF IN 8; 917,129.74 SF IN Q23 (20); LOT 4A, BLOCK 1, LONG SUBDIVISION ACRES 40.22, AMD (20)

Address or General Location (If unknown, contact City Engineering): Shiloh Road and Hesper Road

Size of Parcel (Area square feet or acres): Total 144.46

Present Land-Use: Zone A - Agriculture 10+ Acres (County Only)

Proposed Land-Use: Lot 1 - CMU2; Lot 2 - 26.58 ACRES OF CMU2, 1.05 ACRES OF NX3; Lot 4A - 18.57 ACRES OF CMU2, 15.41 ACRES OF NX3, 3.03 ACRES OF P1

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

Owner(s) Mack Long, GM of Knife River Corp. Billings

(Record Owner)

4014 Hesper Road Billings, MT 59106

(Address)

(406) 651-2500

(Phone Number)

mack.long@kniferiver.com

(email)

Agent(s): Kolten Knatterud, IMEG Corp.

(Name)

550 N 31st Street, Suite 111, Billings, MT 59101

(Address)


(406)-248-9000

(Phone Number)

kolten.l.knatterud@imegcorp.com

(Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature:  VP/IGM Date: 2-23-2026  
(Record Owner – Digital Signature Allowed)

## Billings Zone Change Application Narrative

Knife River Rezone – CMU2, NX3, and P1

### Project Summary

This application requests zoning designation of CMU2 (Commercial Mixed Use 2) and NX3 (Mixed-Use Residential) for property currently owned by Knife River. The proposed zoning establishes commercial mixed-use frontage along Shiloh Road and transitions to mixed residential development within the interior portions of the site.

CMU2 zoning is proposed along the Shiloh corridor and planned collector routes to support commercial and mixed-use activity consistent with corridor development patterns. NX3 zoning is proposed for interior areas and allows up to five dwelling units per structure, providing moderate-density residential opportunities compatible with surrounding growth trends.

Development of the property will comply with Planned Neighborhood Development (PND) standards, including a minimum two percent (2%) P1 Open Space requirement. All future development will be subject to applicable City of Billings development standards, transportation requirements, infrastructure provisions, and full subdivision review at the time of site development.

### 10 Statutory Zone Change Criteria

#### 1. Whether the new zoning is designed in accordance with the Growth Policy.

The proposed CMU2 and NX3 zoning districts are consistent with the City of Billings Growth Policy. The site is located along the Shiloh corridor, an area identified for continued commercial and mixed-use growth. The proposed zoning supports orderly urban development, mixed housing opportunities, and efficient use of infrastructure.

#### 2. Whether the new zoning is designed to secure from fire and other dangers.

The zoning districts require compliance with City development standards related to fire access, roadway design, hydrant placement, and building separation. Municipal infrastructure and urban design standards reduce risks associated with rural development patterns.

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

The proposed zoning promotes public health and safety through application of City building codes, infrastructure standards, stormwater management requirements, and land use regulations. Structured zoning ensures compatible development and coordinated service provision.

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

The site is located along Shiloh Road where municipal utilities and transportation infrastructure are present. Future development will include internal collector connections and will be reviewed during subdivision to ensure adequate provision of transportation, water, sewer, storm drainage, parks, and other public services.

**5. Whether the new zoning will provide adequate light and air.**

Both CMU2 and NX3 zoning districts contain standards regulating setbacks, building height, density, and lot coverage. The required minimum two percent (2%) P1 Open Space further ensures access to light and air for future development.

**6. Whether the new zoning will affect motorized and nonmotorized transportation.**

The proposed zoning supports coordinated transportation planning along a developing commercial corridor. Subdivision review will evaluate traffic circulation, pedestrian connectivity, and access management in accordance with City standards.

**7. Whether the new zoning will promote compatible urban growth.**

The zoning request reflects existing development trends along the Shiloh corridor and provides a logical transition from commercial frontage to interior residential uses. The proposal supports orderly and compatible urban expansion.

**8. Whether the new zoning considers the character of the district and the suitability of the property for particular uses.**

The character of the surrounding area includes expanding commercial and mixed-use development. CMU2 zoning is appropriate along the corridor frontage, while NX3 provides a compatible residential transition within the site.

**9. Whether the new zoning will conserve the value of buildings.**

Application of established zoning standards, coordinated infrastructure planning, and compliance with PND requirements promotes predictability in development, which supports long-term property value stability in the surrounding area.

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

The proposed zoning allows commercial activity along a major corridor and moderate-density residential development internally, including required P1 Open Space, representing an appropriate and efficient use of land consistent with City planning objectives.



February 10, 2026

RE: Pre-application Neighborhood Meeting - City of Billings Zone Change Request on Lot 1, 2, and 4A of Long Subdivision

To Whom it May Concern,

The purpose of this notification is to inform you of a Pre-Application Neighborhood Meeting on Tuesday, February 17<sup>th</sup> at 6:00 p.m. The meeting will be held in the Homewood Suites Hotel Conference Room. Homewood Suites is located at 3420 Ember Lane, Billings, MT 59102.

The intent of this meeting is to discuss any concerns, hear comments, and answer questions regarding the proposed rezoning Lots 1, 2, and 4A of Long Subdivision. The subject properties are legally described as LONG SUBD, S15, T01 S, R25 E, BLOCK 1, Lot 1, LESS .57 AC FOR SHILOH RD. (9) (Doc. 1755400), LONG SUBD, S15, T01 S, R25 E, BLOCK 1, Lot 4A, ACRES 40.22, AMD (20) (Doc. 3898445), and LONG SUBD, S15, T01 S, R25 E, BLOCK 1, Lot 2, **\*\*MULTI-DISTRICT\*\*** 286,433.06 SF IN 8; 917,129.74 SF IN O23 (20) (Doc. 1755400), Yellowstone County, Montana. The properties total 144.46 acres in size. The current Billings Zoning is A – Agriculture 10+ Acres (County Only). The proposed Billings Zoning would be 103.21 acres of CMU2 – Corridor Mixed-Use – Commercial Centers, 17.12 acres of NX3 – Mixed Residential 3 (>=5 DU/Structure), and 3.04 acres of P1 – Open Space, Parks, Recreation.

We look forward to hearing from you at the meeting. If you are unable to attend, please feel free to send your questions and/or comments to the applicant's agent, IMEG Corp, Amber Ruff at [amber.l.ruff@imegcorp.com](mailto:amber.l.ruff@imegcorp.com) or mail them to the address found at the bottom of this page.

Sincerely,

**IMEG Consultants Corp.**

A handwritten signature in blue ink that reads "Amber L. Ruff".

Amber Ruff, P.E.  
Civil Project Engineer  
[amber.l.ruff@imegcorp.com](mailto:amber.l.ruff@imegcorp.com)

**Attachment:**

- Proposed Zoning Map

ALR/hsc

G:\2025\25006791.00\Design\Civil\PLANNING\Pre-Application Neighborhood Meeting\20260205 Knife River Letter for Preapplication Meeting Notice.docx



ATTENDANCE RECORD

IMEG #: 25006791.00

Project: Knife River Hesper & Shiloh Rezone

Meeting Description: Re-Zone Neighborhood Meeting

Date: 2/17/2026

Time: 6:00pm

Place: Homewood Suites by Hilton (3420 Ember Ln, Billings, MT 59102)

ATTENDEE NAME

PHONE #

E-MAIL

ATTENDEE NAME	PHONE #	E-MAIL
Roy E. Merriman	406-677-5875	remmer1967@gmail.com
Mack Long	406-208-0707	mack@longgroup.us
Slobhan Coop.	406- <del>642</del> -1548	
Brian Nickel	406-208-0750	Brian.Nickel@kniferiver.com
Shawn Tharson		
Amber Lott		



## MEETING MINUTES

### Knife River Annexation & Rezoning Neighborhood Meeting

IMEG #25006791.00

February 17, 2026

**MEETING DATE:** February 16, 2026  
**LOCATION:** Homewood Suites, 3420 Ember Lane, Billings, MT 59102  
**PRESENT:** Amber Ruff, Shawn Thorson, Mack Long, Siobhan Coop, Brian Nickel, Roy Merriman

#### ITEMS DISCUSSED:

##### Project Overview

Amber Ruff, representing IMEG, presented an overview of the proposed annexation and future zoning for property currently owned by Knife River.

##### Key Proposal Elements

- **Phased Annexation**
  - Lot 1 → Lot 2 → Lot 4A
- Property currently in Yellowstone County
- Proposed annexation into the City of Billings

##### Proposed Zoning

- **CMU2 (Commercial Mixed Use 2)**
  - Primarily along Shiloh frontage and collector corridors
- **NX3 (Mixed-Use Residential)**
  - Allows up to five dwelling units per structure
  - Intended for interior/back portions

##### Planning Requirements

- Minimum 2% open space/green space
- Planned neighborhood compliance requirements
- Internal collector road connecting:
  - Hesper access
  - Shiloh Crossing roundabout area

---

##### Development Intent

- Knife River does not intend to develop the property
  - Land is expected to be sold to a future developer
  - Future rezoning or subdivision adjustments may occur
-

## Infrastructure Discussion

### Utilities

- City water, sewer, and storm infrastructure currently exists along Shiloh
- Utilities along Hesper are limited but planned for future extension westward

### Annexation Implications

- Annexation required for city service connections
- 

## Public Comments & Discussion

### County Island Concerns

Roy Merriman discussed:

- Existing wells and septic systems in nearby county properties
- Long-term uncertainty about remaining outside city limits
- Hard water conditions in local wells
- Concerns about future replacement of septic or wells if utilities are nearby

### Infrastructure Policy Context

Shawn Thorson noted:

- In some jurisdictions, replacement of septic systems may be restricted where municipal utilities are available
  - Annexation and utility connection requirements may increase over time
  - Requirements vary depending on city vs. county jurisdiction
- 

## Timeline Discussion

- Annexation and zoning applications submitted separately
  - Estimated rezoning process: ~3–4 months
  - Public signage and hearings expected after submission
  - Estimated process window discussed: Spring–Summer timeline
- 

## Public Process

Attendees were informed that:

- Additional opportunities for public comment will occur at:
    - Zoning Commission hearings
    - City Council meetings
  - Neighborhood meeting notes will be included in formal application materials
- 

## Neighborhood Character Discussion

Discussion included:

- Increasing development intensity along Shiloh
  - Traffic and noise changes due to corridor expansion
  - Existing rural character valued by nearby residents
  - Irrigation ditch and open space areas expected to remain
- 



### Key Takeaways

- Project is currently at annexation and initial zoning stage
  - Final site design will occur during subdivision review
  - Additional public engagement opportunities will occur
  - No formal opposition expressed during this meeting
  - Attendees primarily sought informational clarity
- 

### Action Items

- Applicant to finalize annexation and zoning submittals
  - Submit neighborhood meeting notes with application
  - Continue public notification per city requirements
- 

### Meeting Conclusion

Meeting concluded after informational discussion and questions.  
No formal objections were recorded.

The foregoing constitutes our understanding of the matters discussed during the meeting. Participants are requested to advise author in writing of any corrections or additions within ten (10) days of receiving this document.

Prepared by: Siobhan Coop

\\files\active\Projects\2025\25006791.00\Design\Civil\PLANNING\Pre-Application Neighborhood Meeting\20260217 Neighborhood Meeting Minutes.docx

cc: All Present





SUBJECT PROPERTY  
LOT 4A, BLOCK 1, LONG SUBDIVISION  
ACRES 40.22, AMD (20)  
PROPOSED ZONING: ZONE "CMU2, NX3, P1"

SUBJECT PROPERTY  
LOT 1, BLOCK 1, LONG  
SUBDIVISION  
76.61 ACRES LESS 0.57  
ACRES FOR SHILOH ROAD  
PROPOSED ZONING: ZONE  
"CMU2"

LOT 4A - 40.22 ACRES  
18.57 ACRES OF CMU2  
15.41 ACRES OF NX3  
3.03 ACRES OF P1

LOT 1 - 76.61 ACRES  
OF CMU2

LOT 2 - 27.63 ACRES  
26.58 ACRES OF CMU2  
1.05 ACRES OF NX3

SUBJECT PROPERTY  
LOT 2, BLOCK 1, LONG SUBDIVISION  
\*\*MULTI-DISTRICT\*\* 286,433.06 SF IN 8;  
917,129.74 SF IN 023 (20)  
PROPOSED ZONING: ZONE "CMU2, NX3"

LEGEND	
	SUBJECT PROPERTY LINE
	SURROUNDING PROPERTY LINE
	CURRENT BILLINGS CITY LIMITS
	PROPOSED BILLINGS CITY LIMITS
	PROPOSED INTERNAL COLLECTOR ROAD
	ZONE A - AGRICULTURE 10+ ACRES (COUNTY ONLY)
	ZONE CMU1 - CORRIDOR MIXED-USE
	ZONE CMU2 - CORRIDOR MIXED-USE - COMMERCIAL CENTERS
	ZONE CX - HEAVY COMMERCIAL
	ZONE I1 - LIGHT INDUSTRIAL
	ZONE N2 - MID-CENTURY NEIGHBORHOOD
	ZONE N3 - SUBURBAN NEIGHBORHOOD
	ZONE NO - NEIGHBORHOOD OFFICE
	ZONE NX1 - MIXED RESIDENTIAL 1 (1-4 UNITS)
	ZONE NX3 - MIXED RESIDENTIAL 3 (>= 5 DU/STRUCTURE)
	ZONE P1 - OPEN SPACE, PARKS, RECREATION
	ZONE P2 - PUBLIC-CIVIC & INSTITUTIONAL
	ZONE PUD - PLANNED DEVELOPMENT
	ZONE RMH - RESIDENTIAL MOBILE HOME
	ZONE RR1 - RURAL RESIDENTIAL 1 ACRE - 2.99 ACRES (COUNTY ONLY)

REVISIONS	DESCRIPTION	DATE
No.		



**KNIFE RIVER SHILOH & HESPER ANNEXATION**  
BILLINGS, MONTANA  
**PROPOSED ZONING MAP**

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IMEG Project No:  
25006791.00

File Name:  
25006791.00 - Annexation Exhibits.dwg

Drawing Number:

Field Book No: N/A

Drawn By: MJH

Check'd By: ALR

Approved By: KLK

Date: 02/24/2026

**EX-3**

Sheet 3 of 4

**Zoning History for City ZC 1077 – 4500 Block of King Ave W**

<b>SUBJECT PROPERTY</b>	<b>Zone Change</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
Lots 1 and 2, Block 1 of Long Subd. and Lot 4A, Block 1, of Amended Plat of Lot 3 and Lot 4 of Long Subd., S15, T01 S, R25 E	<b>ZC 1077</b>	4/27/26	A to CMU 2 and NX3		
<b>SURROUNDING PROPERTY</b>	<b>Zone Change</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
4245, 4249, & 4253 King Ave W	City ZC 1030	7/24/2023	A to NX2	Y	
Vista West	City ZC 894	5/12/2012	A-1 to RMF-R	Withdrawn	
Vista West	City ZC 1004	2/25/2021	A to N2, NX2/NX3 and P1	Withdrawn	
Vista West	City ZC 1021	2/12/2023	A to PND N1, NX2/NX3 & P1	Y	
Western Sky Sub (west half of Western Meadows)	City ZC 957	Sept 11, 2017	CC, RMF-R, R-50, R-70, R-96 & Public to PD	Y	Underlying zones CC, NC RMF & RMH
Western Sky Sub	City ZC 977	July 13, 2020	Adjust Zone District Boundaries in PD	Y	
Western Sky Sub	City ZC 975	Jan 27, 2020	Underlying zoning amendment for PD	Y	
Ridgeline Development	City ZC 997	9/13/2021	A-1 to MU-PND – NX2, N2, CMU1, P1	Y	First PND zone change
Lenhardt Square	City ZC 991	6/14/2021	Update to PD agreement	Y	Increased density and normalized height measurements
St. Vincent Healthcare Shiloh Rd & King Ave W	City ZC 722	May 24, 2004	A-1 to PD underlying zone of ELI	Y	PD for healthcare & ancillary commercial uses
St. Vincent Healthcare Shiloh Rd & King Ave W	City ZC 870	Jan 24, 2011	PD Amendment	Y	Adjustment to allow flexibility
St. Vincent Healthcare Shiloh Rd & King Ave W	City ZC 1033	Aug 28, 2023	PD Amendment	Y	Update to CMU2 and NX2 for underlying zones
Montana Sapphire Sub	City ZC 673	July 9, 2001	A-1 to Entryway Light Industrial (ELI)	Y	New industrial park – updated to CMU1/CMU2 and NX3
Montana Sapphire Sub	City ZC 903	Sept 24, 2012	ELI to HC	Y	Affinity of Billings (NX3) Fuel Fitness Divide Bar & Grill (CMU1)
Montana Sapphire Sub Long Beach Apartments	City ZC 878	Aug 22, 2011	ELI to HC	Y	New apartments (NX3)
3815 Hesper Road	City ZC 907	March 25, 2013	A-1 to CI	Y	New FedEx Ground Terminal (I1)

## City Zoning Commission

**Meeting Date:** 04/07/2026

**TITLE:** City Zoning Commission, Zone Change 1080 PND - from AG, NMU, RR1 to CMU1, NX1, N1, P1

**PRESENTED BY:** David Green

**Department:** Planning & Community Services

**Presentation:** Yes

**Legal Review:** No

**Project Number:** PZX-26-00042

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### Information

#### RECOMMENDATION

Planning staff is recommending approval of Zone Change 1080 and adoption of the findings of the 10 review criteria.

#### EXECUTIVE SUMMARY

This request involves a PND-MU zone change and annexation of approximately 53 acres located west of Shiloh Road near Zoo Drive. The proposal would rezone the property from County designations (A, RR1) and NMU to a mix of CMU1, NX1, N1, and P1, creating a mixed-use development with commercial frontage along Shiloh Road, transitioning to higher-density residential and then lower-density residential adjacent to existing county properties.

The proposal aligns with the 2016 Growth Policy and the West Billings Neighborhood Plan by supporting mixed-use development, a range of housing types, connectivity, and appropriate land use transitions.

The site is within the City's annexation area, with annexation and zoning proceeding concurrently. Future subdivision and master site plan reviews will address infrastructure, layout, and design. Existing nearby City services position the property for coordinated urban development. This PND will allow commercial uses to front the project and keep the housing away from Shiloh Road, a major arterial road.

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

This is a zone change request from Agriculture (A), Rural Residential 1 (RR1), and Neighborhood Mixed Use (NMU) to Corridor Mixed Use 1 (CMU1), Mixed Residential 1 (NX1), First Neighborhood (N1) and Parks and open space 1 (P1) on approximately 53 acres. The property is legally described as Tract D of Amended Tract 1-A-2 of COS 1100, Tract 2-B of Amended Plat of Tract 2, COS 1100, and Tract 2-A-1 of Amended Tract 2-A of Amended Tract 2, COS 1100, S22, T01 S, R25 E. The property is generally located west of Shiloh Road and north of Summer Lane. This is a zone change request using the Planned Neighborhood Development Mixed Use (PND-MU) zone change process for a proposed annexation. PND-MU will include approximately 34 acres of CMU1 on the Shiloh Road frontage, 9 acres of NX1, 6 acres of N1, and 2 acres of P1. These acreage amounts reflect approximate gross acres.

This area of Billings has experienced a great deal of growth and development recently with retail and some housing to the north. Housing demand has reached a high level while supply of all types of housing choices has not kept up with the demand. Development on the edge of the City of Billings presents challenges, including ensuring appropriate transitions between adjacent county properties and new urban neighborhoods. While these transitions do not require homogeneity, the development plan will include buffering, connectivity that supports the planned network in the neighborhood plus existing and needed ROW dedications, and recognition of shared goals across property types.

The proposed PND-MU zoning is consistent with the goals and policies of both the 2016 Billings Growth Policy and the 2001 West Billings Neighborhood Plan. The West Billings Neighborhood Plan emphasizes the importance of compatible land use patterns and a range of housing types and densities, which are supported by the proposed zone change. It also promotes a gradual transition from existing residential development to the west toward higher-intensity uses, including multifamily, mixed-use, and commercial development along the Shiloh Road corridor. Similarly, the 2016 Billings Growth Policy encourages a diverse mix of housing options, the development of walkable neighborhoods with strong connectivity to transportation networks and services, and the creation of cohesive community spaces through thoughtful urban design. The proposed zoning aligns with these objectives by incorporating commercial uses along Shiloh Road, transitioning to higher-density residential uses internally, and providing lower-density development adjacent to existing County residential areas.

The subject property is located within the City's Limits of Annexation (Zone 1), with the annexation petition proceeding concurrently with the proposed zone change. Following annexation and zoning, the property will be subject to subdivision review, which will evaluate traffic impacts, connectivity, public utilities, and other applicable design requirements. Subsequent development involving multiple structures on individual lots will require Master Site Plan approval. This review will address the overall layout of the development, including private and public roadway design,

building placement and design, landscaping, and utility infrastructure. Although the property is located near the edge of the City, municipal services are available in the Shiloh Road area and can be extended to serve the site upon annexation. This availability of infrastructure supports coordinated and orderly development consistent with City standards.

**APPLICATION DATA:**

APPLICANT: Larson Family Properties LLC

AGENT: John Halverson, Sanbell Engineering

LEGAL DESCRIPTION: Tract D of Amended Tract 1-A-2 of COS 1100, Tract 2-B of Amended Plat of Tract 2, COS 1100, and Tract 2-A-1 of Amended Tract 2-A of Amended Tract 2, COS 1100, S22, T01 S, R25 E

ADDRESS: N/A

CURRENT ZONING: Agricultural (Ag) Neighborhood Mixed-Use (NMU) Rural Residential 1 (RR1)

PROPOSED ZONING: Corridor Mixed Use 1 (CMU1) Mixed Residential 1 (NX1) First Neighborhood Residential (N1) and Parks and Open Space 1 (P1).

EXISTING LAND USE: Agriculture/Vacant

PROPOSED LAND USE: Mixed Use

SIZE OF PARCEL(S): 53 acres

**SURROUNDING LAND USE & ZONING:**

NORTH Zoning: N2 - Mid-Century Neighborhood, NO - Neighborhood Office, P1 - Parks and Open Space (City)

NORTH Land Use: Residential

SOUTH Zoning: P2 - Public, Civic and Institutions

SOUTH Land Use: Zoo Montana

EAST Zoning: CX - Heavy Commercial

EAST Land Use: Costco Retailer

WEST Zoning: A - Agriculture

WEST Land Use: City of Billings future water detention facility

**SUMMARY**

Before making a recommendation to the City Council, the Zoning Commission shall consider the following findings of the ten review criteria:

**1) Is the new zoning designed in accordance with the Growth Policy?**

The proposed Mixed-Use Planned Neighborhood Development (MU-PND) zoning is consistent with the 2016 Billings Growth Policy. The development supports the City's goals for housing diversity, walkable and safe neighborhoods, efficient use of infrastructure, and long-term economic vitality. The following sections summarize key Growth Policy goals.

*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.
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, connectivity, pedestrian-scale streetlights, street trees and walkable access to public spaces.
- Neighborhoods that are safe and attractive and provide essential services are much desired.

*Home Base:*

- A mix of housing types that meet the needs of a diverse population is important.
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe.
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.

*Essential Investments:*

- Infill development and development near existing city infrastructure may be the most cost-effective.
- Neighborhoods that are safe and attractive and provide essential services are much desired.
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve environmental quality far into the future (i.e., energy efficient) are desirable.

The proposed zoning supports these objectives by providing a mix of residential types (single-family, duplex, and multi-family units) to meet diverse population needs. The inclusion of CMU1 commercial uses creates convenient neighborhood destinations, fostering walkability and social interaction. Subdivision design standards will incorporate complete streets and pedestrian-scale lighting, ensuring safe streetscapes. By locating development near existing city

infrastructure, the project uses public services efficiently and promotes orderly growth. Commercial and residential integration also contributes to long-term economic activity.

**The West Billings Neighborhood Plan** goals and objectives stated the need to locate compatible uses and offer a range of housing choices and development densities. The West Billings Plan adopted a number of Goals, Policies, and Implementation Strategies. The proposed MU-PND for the property is consistent with the following adopted Policies of Planned Growth.

*Goal 1: Establish Development Patterns that Use Land More Efficiently*

- Policy E Commercial nodes should contain business development sites of various sizes to accommodate a variety of businesses.
- Policy M Development in the West Billings planning area shall provide for a variety of residential types and densities.
- Policy R Encourage innovative land-use planning techniques to be used in building higher density and mixed-use developments as well as infill developments.

The proposed zoning supports these policies by creating a commercial node that includes approximately 34.88 acres of CMU1 along the Shiloh Road frontage. This area will be, in the future, subdivided into smaller lots. This provides space for a variety of businesses while maintaining compatibility with surrounding uses. The mix of housing types allowed within NX1 and CMU1 ranges from 1 to 9+ dwelling units per structure, offering a variety of residential options that align with Policy M. N1 zoning allows for higher density of single-family and duplexes. This zoning is near the existing County residential housing that exists just outside this proposed area in the south-west corner.

## **2) Is the new zoning designed to secure from fire and other dangers?**

All proposed zoning district included within the Mixed Use PND are subject to established setbacks, build-to areas, height restrictions, and building codes, which help maintain safe separation between structures and minimize fire and other hazards. Subdivision and Master Site Plan reviews ensure that streets, access points, and fire hydrants are designed and installed to provide adequate emergency response throughout the development. Building design and materials will comply with the International Building Code and International Fire Code, which regulate safe egress and hydrant location.

## **3) Whether the new zoning will promote public health, public safety and general welfare?**

The mix of residential and commercial uses encourages walkable neighborhoods, providing convenient access to parks, open spaces and services. This supports physical activity and social interaction, contributing to overall public health. As mentioned in Criteria 2, the proposed zoning complies with setbacks/build to zones, building separation requirements, and height restrictions, which help reduce fire risk and other hazards. Master Site Plan and subdivision reviews ensure streets, sidewalks, and access points are designed for emergency vehicle access, safe circulation for all users in the neighborhood area, and utility lines with fire hydrants will meet City standards to ensure reliable emergency response. The future subdivision will require a traffic impact study to analyze the impact of the proposed development on intersections. If the future development is determined to have an impact on area intersections the developer will be required to make a proportionate share contribution associated with the impacts.

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

**Transportation:** The applicant has started the process of developing a traffic impact study (TIS) as part of the subdivision process. The TIS identifies intersections within proximity to the development to evaluate their current level of service and the development's impact on each intersection. If impacts are determined, the developer is required to contribute their proportionate contribution. This contribution is then used to improve intersections in the area.

**Water and Sewer:** This property has water and sewer lines along the Shiloh Road frontage with stubs into the property. As part of the annexation agreement, the City evaluates water and sewer sizing for the proposed development while anticipating future development. Adequate provision of water and sewer are addressed within the agreement.

**Schools and Parks:** The proposed zoning itself will have no impact on schools or parks, but the development will. Schools and parks will be affected by the new residential housing units. SD #2 will be contacted for comments with the subdivision review as lot design is finalized.

**Fire and Police:** The subject property will be served by city public safety services. The Police and Fire Departments were both contacted for comments on the proposed zone change. The police department currently has a route in the area and do not have concerns. The fire department have no comments at this time as this is a zone change and does not show structures or streets.

## **5) Will the new zoning provide adequate light and air?**

The proposed zoning is designed to maintain adequate light, air, and openness for all residents and adjacent properties. Each zoning district, CMU1, NX1, N1, and P1, has established setbacks/build-to, height limits, and will regulate building placement and separation. These standards prevent overcrowding, ensure sunlight reaches streets and open spaces, and

allow airflow throughout the development.

**6) Will the new zoning affect motorized and non-motorized transportation?**

Shiloh Road is a principal arterial street. The average daily traffic on Shiloh Road/Zoo roundabout is 11,900 trips per day, (2025 data). Shiloh Road has had improvements made to it as well as Zoo Drive, with the new Costco retailer moving onto Zoo Drive. Shiloh Road and Zoo Drive are both State of Montana owned roads. All internal to the development streets will be designed in accordance with City standards, ensuring safe access for cars, buses, pedestrians and emergency vehicles. Subdivision and Master Site Plan reviews will evaluate traffic circulation, intersections, and connections to the surrounding street network to minimize congestion and maintain smooth vehicular flow. The future subdivision will require a traffic impact study to analyze the impact of the proposed development on intersections. If the future development is determined to have an impact on area intersections the developer will be required to make a proportionate share contribution associated with the impacts.

**7) Will the new zoning promote compatible urban growth?**

The proposed zoning is designed to encourage compatible urban growth by providing a mix of residential and commercial uses that integrate with surrounding neighborhoods. The combination of N1, NX1, and CMU1 zoning allows a range of housing types, from single-family and duplex units to multi-family units in mixed-use buildings providing a variety of housing. The commercial nodes are strategically located along Shiloh Road to concentrate activity and reduce impacts on adjacent residential areas. The project will utilize existing streets, utilities, and city services efficiently, ensuring that growth occurs in an orderly manner without overextending public resources.

**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 proposed uses. This area is experiencing rapid urban and commercial growth, with increasing demand for a variety of housing types, including townhomes, apartments, single family and attached homes, as well as local neighborhood and commercial services. The proposed CMU1 zoning along Shiloh Road provides an appropriate location for neighborhood serving commercial uses, concentrating activity along a major corridor while minimizing impacts on adjacent residential areas by its location on an arterial street. The mix of residential zones (NX1 and N1) offers a range of housing choices and densities that transition smoothly from lower-density county subdivisions to the south-west to higher-density city developments to the north.

**9) Will the new zoning conserve the value of buildings?**

The proposed zoning utilizes setbacks, build-to zones, building orientation, and height restrictions to minimize impacts on adjacent properties and maintain the overall character of the surrounding area, while transitioning to a city development. The development to the north is zoned Mid Century Neighborhood (N2) and Neighborhood Mixed Use (NMU) and is developed with duplexes. The proposed development utilizes CMU1 adjacent to Shiloh, transition to NX1 and then to N1 moving further away from Shiloh. The proposed zoning is compatible with uses in the area and will conserve the value of the buildings.

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

The proposed Mixed Used PND with N1, NX1, CMU1 and Public 1 zoning will encourage the most appropriate use of this land. The property is within the City's Limits of Annexation and is planned for urban / commercial development. Utilizing this land for a mix of residential and commercial uses leverages existing streets, utilities, and city services. As mentioned in prior criteria, the development provides a range of housing types and neighborhood-serving commercial spaces. This balance ensures the land supports multiple community needs while maintaining compatibility with surrounding properties.

**FISCAL EFFECTS**

Approval or denial of the proposed zone change will not have a financial impact on the Planning Division budget.

**STAKEHOLDERS**

The applicant conducted a pre-application neighborhood meeting on February 23rd, 2026, at 6:00 p.m. at Sanbell offices located at 1300 North Transtech Way. Six surrounding property owners attended the meeting, excluding the applicant. In accordance with PND requirements, notification was provided to all property owners and interested parties within a one-quarter mile radius of the subject property, totaling 44 recipients.

Discussion at the meeting generally focused on the anticipated number of dwelling units, potential traffic impacts, and access to Shiloh Road. Attendees expressed concerns regarding traffic conditions, including the current state of the Shiloh Road overpass crossing the Interstate. In response, the applicant's agent indicated that a Traffic Impact Study (TIS) is under contract and will evaluate project-related impacts and identify any required mitigation measures, including proportionate share contributions. Questions were also raised regarding the proposed realignment of Summer Lane into the subdivision. The agent explained that the adjustment is intended to increase separation from the Zoo

entrance and Pierce Parkway. Retaining the existing alignment would likely require conversion to a right-in/right-out configuration to reduce potential traffic conflicts. Additional discussion included future development plans for the property. The applicant indicated that the intent is to subdivide the property and sell individual lots to developers, who would then be responsible for final construction and site development. A summary of the neighborhood meeting is included in the application materials.

At the time of writing this report, staff has not received any correspondence from surrounding property owners or others in the area.

### ALTERNATIVES

The Zoning Commission may:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1078; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1078; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request.

As of the writing of this staff report, the applicant has not requested a delay or withdrawal of the application.

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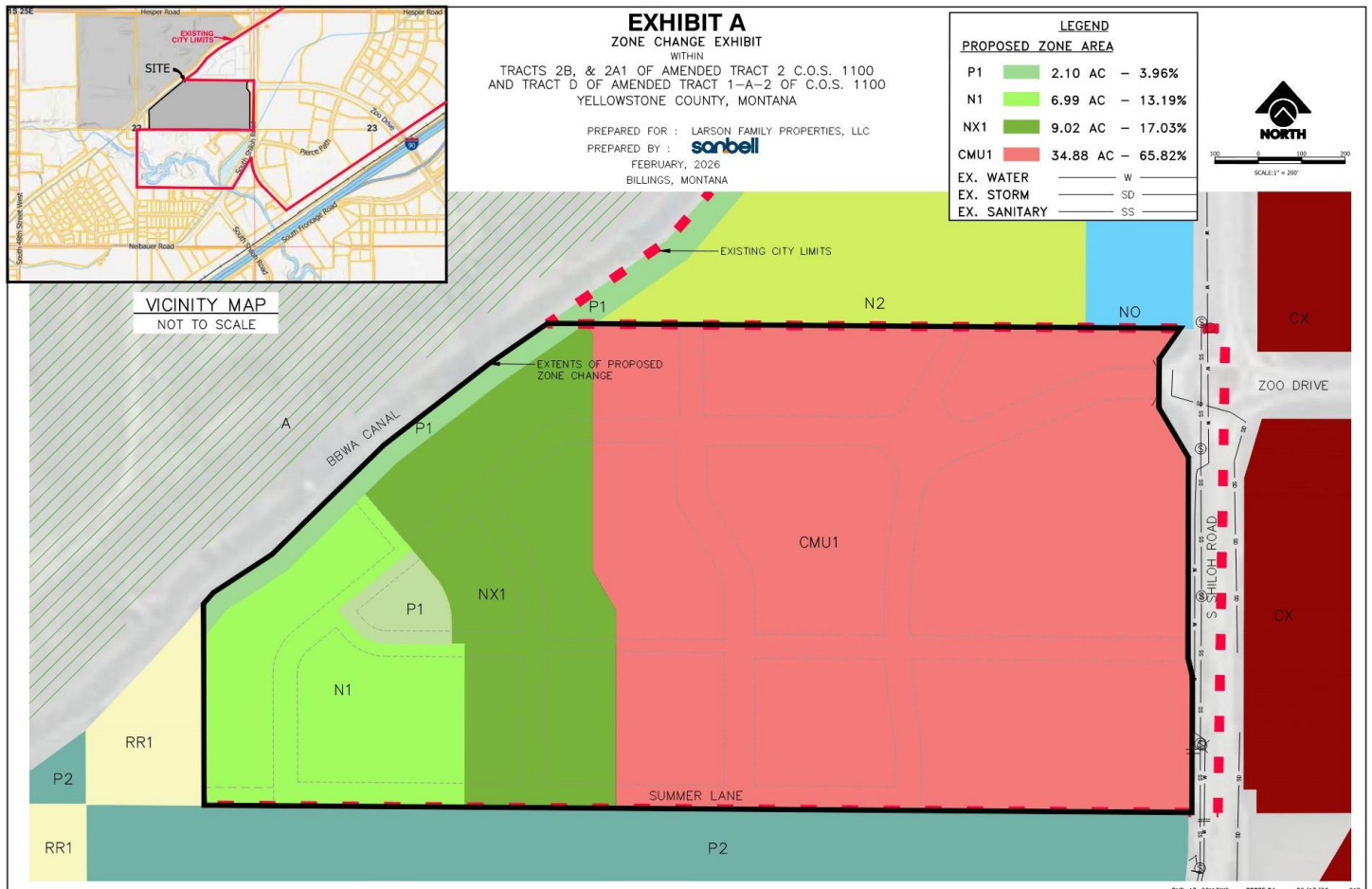
### Attachments

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

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Current Zoning



Proposed Zoning



North West View



West View



East View to Costco

**CITY ZONE CHANGE APPLICATION FORM**

**CITY ZONE CHANGE** Billings Zone Change # \_\_\_\_\_ Project # \_\_\_\_\_

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

Present Zoning A Agriculture, RR1 Rural Residential 1, NMU Neighborhood Mixed Use

Proposed Zoning: N1, NX1, P1, CMU1

PARCEL TAX ID# D00797A, D007990, D00799A CITY ELECTION WARD 5 (when annexed)

Legal Description of Property: TRACTS 2B, & 2A1 OF AMENDED TRACT 2 C.O.S. 1100 AND TRACT D OF AMENDED TRACT 1-A-2 OF C.O.S. 1100

Address or General Location (If unknown, contact City Engineering): Zoo Drive and Shiloh Rd.

Size of Parcel (Area square feet or acres): 53.003 acres

Present Land-Use: Agriculture

Proposed Land-Use: Residential and Commercial

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

Owner(s) Larson Family Properties LLC

(Record Owner)

PO BOX 80647 BILLINGS, MT 59108-0647

(Address)

(406) 855-8555

kevin.james.larson@gmail.com

(Phone Number)

(email)

Agent(s): John Halverson

(Name)

1300 N Transtech Way, Billings, MT 59102

(Address)

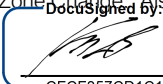
406-869-3311

jhalverson@sanbell.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:  Date: 2/25/2026

CFCF357CD1C144D

(Record Owner – Digital Signature Allowed)

## Certificate of Survey No. 1100, Tracts 2A1, 2B, and D

Zone Change Request from Agriculture, RR1 Rural Residential 1, and NMU Neighborhood Mixed-Use, to P1 Open Space, Parks, Recreation, N1 First Neighborhood, NX1 Mixed Residential, and CMU1 Corridor Mixed-Use.

### Statement of Proposal

Larson Family Properties LLC is seeking to Annex and Rezone Tracts 2A1, 2B, and D of COS 1100.

The intent of the requested zoning will allow for the future development of single family residential, duplex, fourplex and townhome uses in the westerly portion of the subject properties and multi-family residential, mixed use and commercial uses in the easterly portion of the subject properties nearer to and fronting Shiloh Road. The proposed zoning meets the standards of the Planned Neighborhood Development (PND) requirements of the zoning code by providing the requisite mix of zones.

The proposed Residential PND will allow for a gradual transition between the existing residential development to the west and proposed multifamily, mixed-use and commercial uses proposed along the Shilow ROW consistent with the 2001 West Billings Neighborhood Plan.

### Responses to Questions in Zoning Application

**a. In what ways is your proposal consistent with the statutory criteria, guidelines and policies of the adopted Growth Policy?**

The Growth Policy states:

In the next 20 years, Billings will manage its growth by encouraging development within and adjacent to the existing City limits, but preference will be given to areas where City infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from development. The City will prosper with strong neighborhoods with their own unique character that are clean, safe and provide a choice of housing and transportation options.

The requested zoning is in compliance with the following growth guidelines:

### Essential Investments (Relating Public and Private Expenditures to Public Values)

- ***The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plan.***

Yes. Streets and pedestrian rights of way within the PND are designed for low speeds to calm traffic and provide safe environments for all users while still providing enough room for emergency vehicles to safely navigate.

- ***Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.***

Yes. This PND will provide pedestrian connections to adjacent development to the north, Summer Lane to the south, and along South Shiloh Road. There will also be an opportunity to continue a trail along the Billings Bench Water Association (BBWA) Canal within the area zoned P1, which will serve to connect this development to a P1-zoned area in the development to the north, as well as to provide active transportation connections to planned recreational facilities in the West Billings Water Treatment Plant.

- ***Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community***

Yes. This PND will provide a park centrally located within the N1 and NX1 portions of the site in addition to the trail area dedication described above. Taken together, these two P1-zoned areas account for 3.96% of the subject property's gross area, well in excess of the 2% required in the PND regulations. Any additional park dedication required during the subdivision process will ultimately depend upon the amount of residential use developed within the CMU1-zoned area of the site and will likely be handled through cash-in-lieu contributions.

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

Yes. The proposed PND is within the City of Billings' "zone 1 petition area" of the current limits of annexation map. The application area abuts parcels to the north that have already been connected to city services. Areas of similar intensity of development sit directly across Shiloh Road from the proposed PND along the Zoo Drive corridor. When annexed, extension of City and municipal infrastructure to this property will be more cost effective than less-dense development, on a per-capita basis.

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

Yes. The design of this PND, in compliance with relevant PND and zoning regulations will promote a high level of public safety. This includes streets, parking and recreational areas which are easily observable from residences within the development. This property will not impact public health, safety and welfare any differently than the other neighborhood developments which are developed in accordance with the City's zoning requirements.

### **Place Making (Enhance, Maintain, Preserve, and Improve Existing Public Places)**

- ***The history and heritage of Billings are cornerstones of our community***

Yes. Billings has always adapted to the changes in economic drivers and been welcoming of projects that allow the community to continue to grow and prosper in a systematic and planned way. This zone change will follow in that light by supporting a variety of housing types within close proximity to job centers.

- ***Enhancing public buildings and spaces to be more efficient in their uses of energy, money, and space is important to having a vibrant and livable City***

Yes. The PND's public park will serve as a shared community gathering and recreation space for the entire neighborhood and provide a connection to the future West Billings Water Treatment Plant to the northwest of the site. The compact nature of this development will ensure that the public space is a well-used and vibrant community asset.

### **Community Fabric (Attractive, Aesthetically Pleasing, Uniquely Billings)**

- ***Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods***

Yes. This PND will be developed in accordance with the City's code regulating street section to include planted boulevards. This will ensure that vehicular traffic is calmed and can navigate the development at slow, safe speeds for all street users. Street-front landscaping will be provided in accordance with the zoning code's landscape section, providing street trees and other water-efficient landscaping.

- ***Planning and construction of interconnected sidewalks and trails are important to the livability of Billings***

This property will feature sidewalks on all streets, including pedestrian connections to adjacent development and the surrounding pedestrian network.

### **Strong Neighborhoods (Livable, Safe, Social and Resilient Neighborhoods)**

- ***Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels***

The mixture of zones and housing types within this PND exceeds the percentages required by the city's PND regulations. Most of the site, 65% gross, is proposed as CMU1 which, because of recent legislative changes, can host multifamily residential uses including structures with four or more units or development similar to what is allowed in the NX1, NX2 or NX3 zones. NX1 is the second-most prevalent zone district in the PND with 17% of the site's gross area. This zone can host structures ranging from single family residential through duplexes, townhomes and fourplexes. The remainder, 13% gross, of land within the

proposed PND is N1 first neighborhood, which can host single family or duplex homes on lots which can range widely in area. The diversity of housing in the proposed PND will allow residents of varying income levels to call this neighborhood home.

- ***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***

By locating a greater density of residences in proximity to commercial use, continuing the trail along the BBWA Canal, and establishing pedestrian facilities along South Shiloh Road, this project will promote active transportation trips.

- ***Public safety and emergency service response are critical to the well-being of Billings' residents and businesses***

The property considered under this zone change will use named streets within its bounds to better address locations within and obtain an enhanced level of public safety. Future rights of way dedicated during a subsequent subdivision process will adhere to maximum block lengths specified in the subdivision regulations which will improve emergency response times when compared to developments with longer blocks and lower network connectivity.

#### **Prosperity (Promoting Equal Opportunity and Economic Advancement)**

- ***Predictable, reasonable City taxes and assessments are important to Billings' taxpayers***

The densities that will result from this proposed zone change will promote efficient use of city services and high tax revenues per acre.

- ***Community investments that attract and retain a strong, skilled and diverse workforce also attracts businesses***

This development, and its proximity to commercial and employment destinations nearby will attract a diverse demographic of residents. The property's proximity to the commercial center on Zoo Drive and in the Transtech subdivision will also reduce those residents' transportation costs. The density that will result from the proposed zone change will also provide tax revenues that will support the high-quality services that a quality work force demands.

The annexation and development of COS 1100, Tracts 2A1, 2B, and D will help Billings manage its growth by encouraging development within and adjacent to the existing City limits, giving preference to areas where City and municipal infrastructure exists and helping to maintain fiscal responsibility for the City. This development will allow the City to increase tax revenue and the City will prosper by further developing a variety of neighborhoods with their own unique character that are governed by City regulations and provide a greater degree of choice in housing options and additional housing inventory.

The West Billings Plan states:

- ***More compact development patterns are desirable because they make full use of urban services, offer cost-effective infrastructure, and hold down costs to the taxpayer***

Yes. This proposed PND will develop in a compact manner and will host residential densities that will support cost-effective provision of municipal services.

- ***Plan for a mix of land uses that reduces automobile usage by locating stores, housing, schools, and recreation within a very short drive (or walking distance) from each other in compact neighborhoods with pedestrian-oriented streets***

Yes. The proposed PND is in very close proximity to job and commercial centers and planned recreational facilities on the Shiloh and Zoo Drive corridors. Streets within the proposed PND will be designed in accordance with all relevant City regulations to include pedestrian facilities and planted boulevards.

- ***PG1.M.5 Enable the approval of development project that incorporate innovative mixed-use land planning concepts that provide for community aesthetics, compatible land uses, a mix of housing opportunities, open space, and other community amenities by revising zoning and subdivision regulations***

Yes. In accordance with the City of Billings' PND regulations, the proposed PND includes a mixture of housing opportunities including zones that allow single-detached homes, duplexes, townhomes, multiplexes, apartment buildings, vertical mixed use and commercial uses. The proposed PND also includes area zoned P1 public space for a centrally located within the residentially-zoned portion of the site.

The 10 Zone Change Criteria:

- ***Whether the new zoning is designed in accordance with the Growth Policy***

Yes, tracts 2A1, 2B, and D of COS 1100 are being developed in compliance with the Growth Policy statements and guidelines on previous pages. This application is adjacent to parcels where municipal services exist and its proposed land uses are compatible with existing surrounding uses and complies with all requirements of the zoning code.

- ***Whether the new zoning is designed to secure from fire and other dangers***

Yes, The subject parcels will be serviced by City fire and police services and will be designed in accordance with City of Billings rules and regulations thus assuring protection from common dangers.

- ***Whether the new zoning will promote public health, public safety and general welfare***

Yes, all development on tracts 2A1, 2B, and D of COS will be designed under the new City Zoning code which will regulate density and land use transitions. All uses will be subject to City of Billings building codes, and the utility and surface infrastructure will be constructed in accordance with City of Billings rules and regulations assuring compliance to this criterion.

- ***Whether the new zoning will facilitate the adequate provision of transportation, water sewerage, schools, parks and other public requirements***

Yes, the proposed PND will provide streets designed in compliance with relevant City of Billings regulations for adequate transportation provision. Water, sewer and storm facilities will also be developed in accordance with all relevant regulations. The residential densities proposed in this PND will create a neighborhood that costs less for schools to serve, as it will require less distance for buses to travel for student pick up and drop off. Areas zoned P1 within the PND are nearly double the required area, and also provide connection to future recreational facilities at the West Billings Water Treatment Plant, thus providing ample recreational opportunity for area residents.

- ***Whether the new zoning will provide adequate light and air***

Yes. Tracts 2A1, 2B, and D of COS 1100 are being developed in accordance with City of Billings rules and regulations and therefore meets this requirement.

- ***Whether the new zoning will affect motorized and nonmotorized transportation***

Because the proposed zone change/ PND is adjacent to one of the fastest growing and largest commercial and job centers in the state, it is reasonable to predict that a significant portion of the trips generated by the residential uses planned for this site will be captured by walking, bicycling, or public transit use, thus reducing the impact of this development on the surrounding roadway network.

When this development progresses through the approvals process to master site plan review, a Traffic Impact Study will be completed, and the developer will be responsible for any improvements the study deems necessary because of the trips generated by this development.

The zone change will continue to support and address growth needs and have additional connections to the local street network while concentrating housing within the established City of Billings projected growth areas.

- ***Whether the new zoning will promote compatible urban growth***

Yes, the proposed PND site abuts Shiloh Road, a principal arterial, designated as a controlled access highway facility, and is one of the most heavily trafficked and quickly developing corridors in the state of Montana. The Shiloh Road corridor hosts a broad range of uses and intensities of development both existing and planned. The PND is designed to

provide a transition from the heavy commercial hub on Zoo Drive and in the Transtech Center, to the lower-intensity, county residential uses to the west.

- ***Whether the new zoning considers the character of the district and the peculiar suitability of the property for the particular use***

Yes. The property is located directly to the south of an existing residential development and to the west, across Shiloh Road, from a regional commercial center. The mixed-use zoning for this property aligns with the character of the surrounding area and offers a transition from heavy commercial CX to mid-century neighborhood N2.

The subject parcels are undeveloped, and currently under agricultural use. The commercial center east of the proposed PND hosts a variety of high intensity uses as compared to those uses to the west of the subject parcels.

- ***Whether the new zoning will conserve the value of buildings***

Yes. The commercial amenities likely to develop in this PND will provide walkable destinations for the residents of the neighborhood to the north.

There is no evidence to suggest that the development of smaller homes or multi-family residential uses has any negative effect on the value of adjacent, existing single-detached residential uses.

The residential uses included in this PND will likely have a positive effect on the commercial properties to the east and the residential properties to the north of the subject parcels.

- ***Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings***

Yes. The City of Billings continues to need projects that provide a variety of housing types. It is appropriate to continue to promote efficient development of land in close proximity to the City Limits boundaries. This zone change helps support an appropriate level of development which will serve the City both now and in the future.

**CITY ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)**

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. Present Zoning: A Agriculture, RR1 Rural Residential 1, NMU Neighborhood Mixed Use

2. Written description of the Zone Change Plan including existing and proposed new zoning:  
Zone Change Request from A, RR1 and NMU to N1, NX1, CMU1 and P1

3. Legal Description of Property:

TRACTS 2B, & 2A1 OF AMENDED TRACT 2 C.O.S. 1100 AND TRACT D OF AMENDED TRACT 1-A-2 OF C.O.S. 1100

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

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

6. A brief synopsis of the meeting results including any written minutes or audio recording.  
please attach to on line application Exhibit B

7. The undersigned affirm the following:

- 1) The pre-application neighborhood meeting was held on the 23rd, day of Februa 2026.
- 2) The zone change application is based on materials presented at the meeting.

Owner (s):

Larson Family Properties LLC Telephone: (406) 855-8555

Address:

PO Box 80647 Email: kevin.james.larson@gmail.com

Agent (s):

John Halverson Telephone: 406-869-3311

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

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



Exhibit B

# MEETING MINUTES

Project Name: Larson Zone Change COS 1100 Tracts 2A1, 2B, and D

Project Number: 02025\_04

Date: Feb 23, 2026 Time: 6:00 PM Location: 1300 N Transtech Way

Meeting Subject: Zone Change Pre-application Neighborhood Meeting Prepared John Halverson  
By: \_\_\_\_\_

Attendees: Ken Foreman, Colleen Foreman, Chad Boyle, Kristen Harper, Kevin Larson, Brenda Ambuehl, Marty Ambuehl, Brian Alexander, John Halverson

Sign-in Sheet Attached

Date of Issue: Feb 24, 2026

## MINUTES:

Mr. Halverson opened the meeting at 6:00 PM with an introduction of himself, the applicant and the location of the property.

Mr. Larson introduced himself and gave a brief history of their family's ownership of the subject property.

Mr. Halverson gave a presentation on the zone change approval process, the zones included in the application, and the character of buildings allowed in those zones.

An attendee asked whether the applicants would be selling the land or developing it themselves.

Mr. Larson responded that they intend to sell the property to developers.

An attendee asked about the future of Summer Lane.

Mr. Alexander answered that, were Summer Lane to remain at its current location through development of the subject parcels, its access to Shiloh Rd. would be limited to right in-right out. He noted that vacation of Summer Lane's access to Shiloh will improve future access for the zoo and Pierce Parkway.

An attendee stated that they would be open to vacation of the Summer Lane access easement. They stated that accessing Shiloh since Costco opened has been very difficult, and that there has been an increase in the frequency of crashes on that segment of Shiloh and that their mailboxes are located such that accessing them is dangerous for residents of Summer Lane and stated a desire to relocate them.

Another attendee stated that the existing roundabout at Shiloh and Zoo Drive is too small. She stated several traffic concerns including zoo event traffic, Neigbauer truck traffic, structural deterioration of the shiloh overpass, and hazardous conditions for pedestrians and bicycle users of the Canyon Creek

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Another attendee stated that the existing roundabout at Shiloh and Zoo Drive is too small. She stated several traffic concerns including zoo event traffic, Neigbauer truck traffic, structural deterioration of the shiloh overpass, and hazardous conditions for pedestrian and bicycle users of the Canyon Creek bridge.

Mr. Halverson stated that a Traffic Impact Study (TIS) would determine the amount of traffic improvements the applicant would be required to pay for as a part of the subdivision process.

Mr. Larson described a previous effort to persuade MDT to share the cost of a roundabout at Shiloh and Pierce Parkway which was unsuccessful.

An attendee stated their difficulty accessing Shiloh from Autumn Lane.

Another attendee asked about the portion of the site to be zone P1 along the BBWA ditch and stated a concern that it may invite property crime.

Mr. Larson stated that the land was part of a future trail network. He also said that he had received offers from fast-food developers for purchase of some portion of the subject property but that he had rejected those offers to ensure a high quality of development.

An attendee asked if the current agricultural use would end soon.

Mr. Alexander stated that no construction would occur until at least some time after preliminary plat approval in several months' time.

Mr. Larson stated that farming of the subject parcels would likely end this summer.

Several attendees expressed appreciation of the opportunity to meet and learn about the development.

Mr. Halverson described several legislative changes that will do away with the requirement to hold such meetings.

The meeting closed at 6:43 PM.



February 13, 2026

Reference: Notice of Pre-Application Neighborhood Meeting for Zone Change  
at C.O.S. No. 1100 Tracts 2A1, 2B, and D

Dear Neighbors,

You are receiving this letter because the City of Billings requires a pre-application neighborhood meeting for any zone change request on property located within or intending to be annexed to the City. By City Code, the surrounding property owners within 1,320 feet (quarter mile) are notified of this meeting so you can ask questions of the materials described in this letter. This is not your last opportunity to comment on this proposal, as future public hearings by the Zoning Commission and City Council will be scheduled.

The request for this property involves two tracts of land, as noted in the enclosed exhibit, changing their zoning from A - Agriculture, RR1 - Rural Residential 1, and NMU - Neighborhood Mixed-Use to a combination of N1-First Neighborhood, NX1-Mixed Residential 1 (1-4 dwelling units per structure), CMU1-Corridor Mixed Use 1 and P1-Open Space, Parks, Recreation.

The Neighborhood Pre-Application Meeting will be held on **Monday, February 23, 2026, at 6:00 PM**. This meeting will be held in-person at **1300 N Transtech Way, Billings, MT 59102**. If you plan on attending, please email John Halverson at [jhalverson@sanbell.com](mailto:jhalverson@sanbell.com) so that we can verify accommodations.

Please plan on attending this Neighborhood Pre-Application meeting if you have comments or questions regarding the proposed Annexation and Planned Neighborhood Development Zone Change. If you have immediate questions or cannot attend the meeting, please contact me at (406) 869-3311 or via my email at [jhalverson@sanbell.com](mailto:jhalverson@sanbell.com)

Respectfully,

A handwritten signature in blue ink, appearing to read "John Halverson", written over a blue circular stamp.

John Halverson, LEED AP, Planner

JDH/vp

Enc.

c: Karen Husman, Zoning Coordinator /Code Enforcement Supervisor, City of  
Billings



VICINITY MAP  
NOT TO SCALE

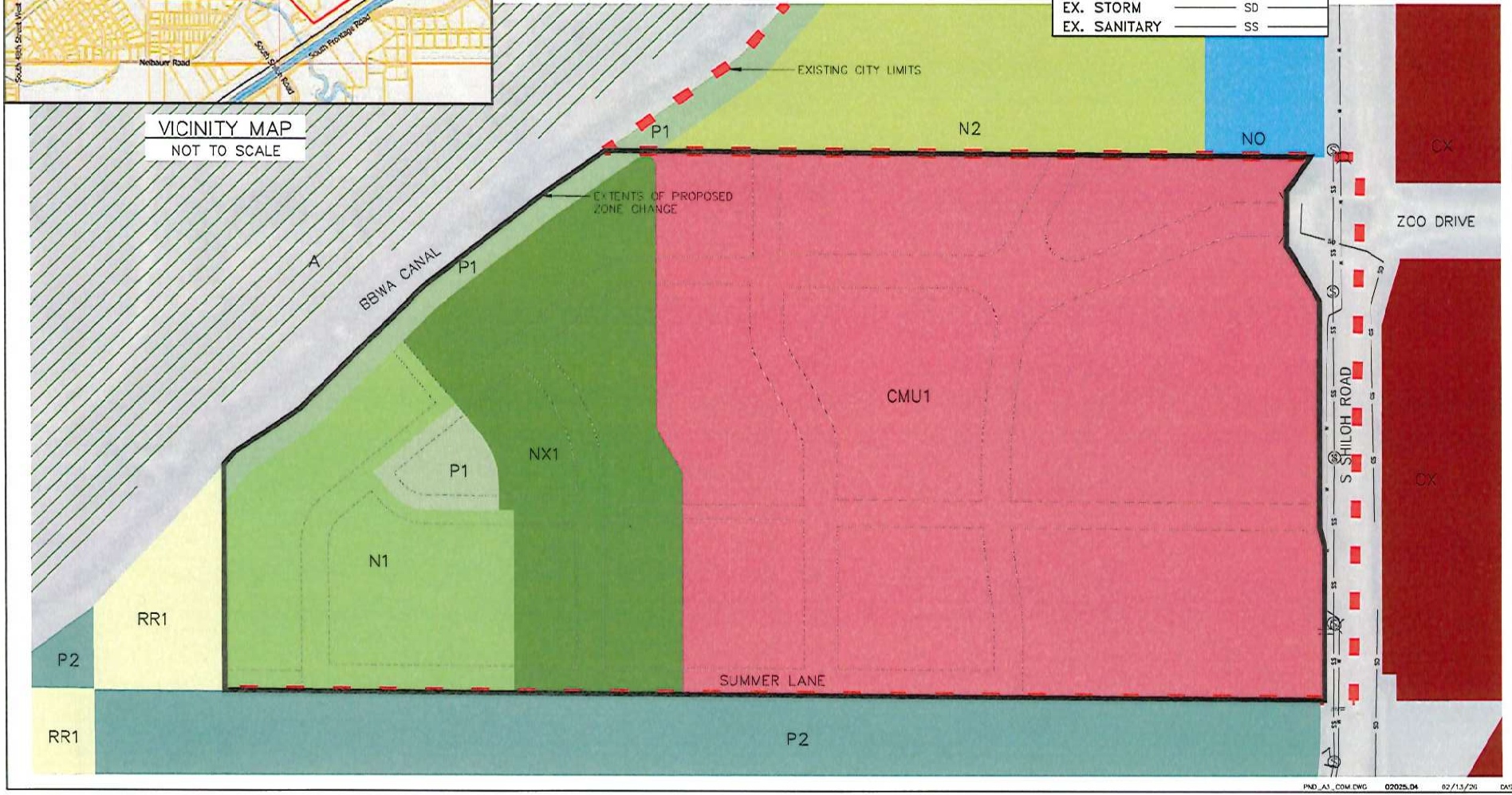
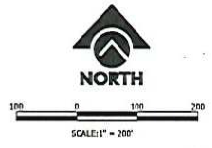
### EXHIBIT A

#### ZONE CHANGE EXHIBIT

WITHIN  
TRACTS 2B, & 2A1 OF AMENDED TRACT 2 C.O.S. 1100  
AND TRACT D OF AMENDED TRACT 1-A-2 OF C.O.S. 1100  
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : LARSON FAMILY PROPERTIES, LLC  
PREPARED BY : **sanbell**  
FEBRUARY, 2026  
BILLINGS, MONTANA

LEGEND	
PROPOSED ZONE AREA	
P1	2.10 AC - 3.96%
N1	6.99 AC - 13.19%
NX1	9.02 AC - 17.03%
CMU1	34.88 AC - 65.82%
EX. WATER	W
EX. STORM	SD
EX. SANITARY	SS



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Zoning History for City ZC 1080

<b>SUBJECT PROPERTY</b>	<b>Zone Change</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
Larson Family Properties LLC	1080	Pending 4/27/2026	Ag, RR1 and NMU to CMU1, NX1, N1 and P1		
<b>SURROUNDING PROPERTY</b>	<b>Zone Change</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
Barber Farms	1074	11/26/2025	Ag to CMU1, NX1, N2 and P1	Withdrawn	
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 <sup>rd</sup> 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 <sup>st</sup> 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 1080

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