

RESOLUTION 26- _____

A RESOLUTION OF THE CITY OF BILLINGS APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT PARCEL 1A OF CERTIFICATE OF SURVEY 1007, S03, T01 S, R25 E

WHEREAS, Diane Lynn Browne, Donna Marie Barber-Schneider, Karin Ellen Barber ("the Applicant") filed an application for a zone change on March 2, 2026, to amend the Official Zoning Map; and

WHEREAS, the property is legally described as:, PARCEL 1A, C.O.S. 2007 in S03, T01 S, R25 E to be known as Lot 3 of Barber Farm Subdivision; the property is currently zoned as Agriculture (A); the Applicant proposes to change the zoning to Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use 1 (NX1), Mid Century Residential (N2), Suburban Neighborhood and Parks and open space 1 (P1); and

WHEREAS, a public hearing was held on April 7, 2026, before the Zoning Commission to consider the application, with all interested parties given an opportunity to be heard; the Zoning Commission has made findings of fact and recommended approval of the zone change, as reflected in the staff report dated April 7, 2026; and

WHEREAS, the City Council has reviewed the application, the staff report, the findings of the Zoning Commission, and held a public hearing on April 27, 2026, and considered public testimony; and

WHEREAS, the City Council has determined that the proposed Zone Change 1078 is consistent with the City Growth Policy, will promote public health, safety, and general welfare, and is suitable for the area.

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

1. MAP AMENDMENT APPROVAL. That the zone change application to amend the Official Zoning Map for the property legally described above is hereby APPROVED.
2. AMENDMENT. That the zoning designation for the property located at PARCEL 1A, C.O.S. 2007 S03, T01 S, R25 E, to be known as Lot 3 of Barber Farm Subdivision is hereby changed from Agriculture (A) to Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use 1 (NX1), Mid Century Residential (N2), Suburban Neighborhood and Parks and open space 1 (P1). Per Exhibit A.
3. ZONING MAP. That the Official Zoning Map of City of Billings shall be amended to reflect this change.

4. NOTICE OF HEARING. On Monday, April 27, 2026, at 5:30 o'clock p.m., or as soon thereafter as the matter could be considered on the agenda in the Council Chambers of the City Hall, Billings, Montana, the City Council heard public testimony before considering adoption of this resolution. The City Clerk published notice of the public hearing twice, at least six (6) days separating each publication in a newspaper of general paid circulation with a periodicals mailing permit. The final publication was made no less than 5 days prior to the hearing as provided in Section 7-11-4127, MCA

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

PASSED AND ADOPTED by the City Council on the 27th day of April 2026.

CITY OF BILLINGS

BY: _____

Mike Nelson, Mayor

Attest:

BY: _____

Denise R. Bohlman, City Clerk

EXHIBIT A

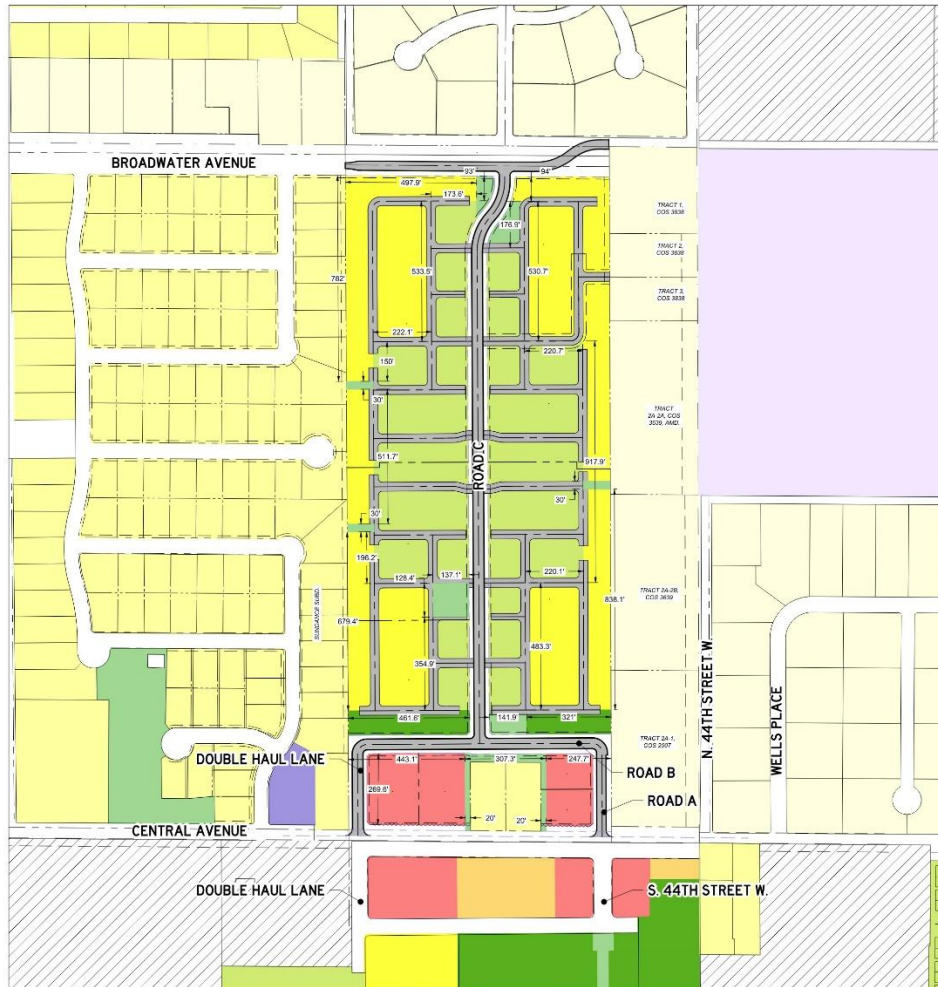
PROPOSED PLANNED NEIGHBORHOOD DEVELOPMENT FOR LOT 3 AND LOT 4 OF BARBER FARM SUBDIVISION LOCATED SW 1/4 OF SECTION 3, T 01 S, R 25 E, P.M.M. YELLOWSTONE COUNTY, MT



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.



ZONING LEGEND

	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)



3/17/2026 11:03:32 AM

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Exhibit B

