

**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)

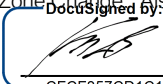
406-869-3311

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

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(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.