

RESOLUTION 26- _____

A RESOLUTION OF THE CITY OF BILLINGS APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT 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

WHEREAS, Larson Family Properties, LLC ("the Applicant") filed an application for a zone change on February 23, 2026, to amend the Official Zoning Map; and

WHEREAS, 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 currently zoned as Agriculture (A), Rural-Residential 1 acre to 2.9 acres (RR1), and Neighborhood Mixed-Use (NMU); the Applicant proposes to change the zoning to Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use 1 (NX1), First Neighborhood Residential (N1) 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 1080 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 : 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; is hereby changed from Agriculture (A), RR1-Rural-Residential 1 acre to 2.9 acres, and NMU-Neighborhood Mixed-Use; to Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use 1 (NX1), First

Neighborhood Residential (N1) 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

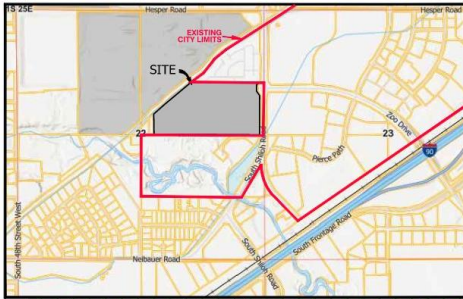


EXHIBIT A ZONE CHANGE EXHIBIT

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

