

COUNTY APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # _____ - Project # _____

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

Present Zoning: A - Agriculture 10+ Acres

Proposed Zoning: N4

Property Tax ID # D00349 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: Currently Tract 1-A of COS 2007, Amended. The land is being subdivided concurrently with this zone change application. If approved the zone change will apply to Lots 1 & 2 of Barber Farm Subdivision.

Address or General Location (If unknown, contact County Public Works): _____

4511 Central Avenue and 4449 Central Avenue, Billings, MT 59106

Size of Parcel (Area & Dimensions): Lot 1: 34,852 sf (260.74' x 133.67') Lot 2: 34,852 (260.74' x 133.67')

Present Land-Use: Residential House

Proposed Land-Use: Residential House

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

Owner(s) Diana Browne

(Record Owner)

(Address)

406-399-5971

(Phone Number)

dbrowne16@aol.com

(email)

Agent(s): Taylor Kasperick (Performance Engineering)

(Name)

3412 Colton Blvd., Suite 202, Billings, MT 59102

(Address)

(406) 384-0080

(Phone Number)

taylor@performance-ec.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: Diana Browne

(Record Owner – Digital Signature Allowed)

Date: 5-2-25



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

Tract 1-A of COS 2007, Amended

Zone Change Questions

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

The proposed zone change is being applied for concurrently with a subdivision application for the subject property. With the subdivision of this tract of land, two, one acre lots will be created. The current zoning of the subject property is A – Agriculture 10+ acres. After the subdivision of the property, the two lots created that will contain the residential houses will not meet the criteria set out in the Yellowstone County Zoning code for properties zoned A – Agriculture 10+ acres.

- 2. Explain how the proposed zone change meets the 10 statutory criteria for a zone change.**

- a. Whether the new zoning is designed in accordance with the growth policy.**

The new zoning and concurrent subdivision will facilitate the sale of the large portion of land which will remain A – Agriculture 10+ acres for the time being. The proposed zoning for the two, one acre lots is consistent with other residential properties in the area.

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

There are plans under review by the City of Billings to extend 16" Ø water main in the Central Avenue right-of-way. The extension of this water main will include the installation of fire hydrants as required by the City of Billings Water and Wastewater regulations. These hydrants will be in close enough proximity to the subject property to provide fire protection.

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

The new zoning will not affect public health, public safety or general welfare. The proposed zoning will change the land currently zoned A – Agriculture 10+ acres to RR1. The lot already contains residential homes, the zone change is proposed to adhere to the requirements of the Yellowstone County Zoning Code, more specifically, the lot size requirements for A zones and RR1 zones.

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

The new zoning will facilitate the provision of water, sewerage, and parks by allowing the tract to be subdivided. Once subdivided, the large portion will have the ability to be sold and developed which will require water, sewerage and roads to be expanded and will introduce the development of parks on the land.

e. Whether the new zoning will provide adequate light and air.

The new zoning will not affect light and air quality in the area. The proposed zoning will change the land currently zoned A – Agriculture 10+ acres to RR1. The lot already contains residential homes, the zone change is proposed to ensure the properties adhere to the requirements of the Yellowstone County Zoning Code, more specifically, the lot size requirements for A zones and RR1 zones.

f. Whether the new zoning will affect motorized and nonmotorized transportation.

The new zoning will not affect motorized and nonmotorized transportation. The proposed zoning will change the land currently zoned A – Agriculture 10+ acres to RR1. The lot already contains residential homes, the zone change is proposed to adhere to the requirements of the Yellowstone County Zoning Code, more specifically, the lot size requirements for A zones and RR1 zones.

g. Whether the new zoning will promote compatible urban growth in the vicinity of cities or towns.

The new zoning will facilitate the growth of the city by allowing the tract to be subdivided. Once subdivided, the large portion will have the ability to be sold and developed in accordance with the growth policy.

h. Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses.

The proposed zoning will change the land currently zoned A – Agriculture 10+ acres to RR1. The lot already contains residential homes, the zone change is proposed to adhere to the requirements of the Yellowstone County Zoning Code, more specifically, the lot size requirements for A zones and RR1 zones. Therefore, the character of the district will not change based on this zone change.

i. Whether the new zoning will conserve the value of buildings.

The new zoning will conserve the value of buildings, as mentioned, the residential homes are already on the lot. The zone change is being proposed to better match the use of the lots.

j. Whether the new zoning will encourage the most appropriate use of land throughout Yellowstone County.

As stated previously, the land use of the subject properties will not change with the zone change. The zone change is being proposed to more appropriately match the existing land use of the subject area.

k. Whether the new zoning will, as nearly as possible, be compatible with the zoning of nearby cities and towns.

The proposed zoning is consistent with other zones in the area. The subdivision to the east of the subject property is identical to that of the proposed zoning, RR1. The subdivision to the west is zoned N4, another residential county zone.

3. Explain how the proposed zone change fits in with the existing or planned developments within the area.

As mentioned previously, the zone change is proposed to more appropriately fit the land use of the subject property. The surrounding area is made up primarily with lots zoned RR1 and N4, both of which are county residential zone districts. It also helps facilitate the development of the large tract of land that will remain agricultural for the time being. This tract will more than likely be primarily residential zones as well.