

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: RR-3

Proposed Zoning: N2, Mid-Century Neighborhood Residential

Property Tax ID # D06596 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: S30, T01 N, R27 E, C.O.S. 540

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

2602 ROCKWOOD ST, BILLINGS, MT 59101

Size of Parcel (Area & Dimensions): 9.48

Present Land-Use: rural residential with a single family home

Proposed Land-Use: to develop the property for single- and two-family homes

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

Owner(s) Dianne K & Arron E King

(Record Owner)

238 Johnson Lane, Billings, MT 59101

(Address)

(Phone Number)

(email)

Agent(s): WWC Engineering - Greg Reid

(Name)

220 S. 24th Street W, Ste 201, Billings, MT 59102

(Address)

406-894-2210

greid@wwcengineering.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: Dianne K King Arron E King

(Record Owner's Digital Signature Allowed)

Date: 6-3-25

Owner Under Contract: Copper Forge Ventures, LLC – Lance Story

Phone Number: 406-561-7911

Email Address: lance.story23@gmail.com

A handwritten signature in black ink, appearing to read "Lance Story", written over a horizontal line.

Signature

YELLOWSTONE COUNTY

Pre-Application Statement of Owner(s) or Agent(s)

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

1. Present Zoning: RR-3
2. Written description of the Zone Change Plan including square footage or acres of proposed new zoning:
N2 - Mid-Century Neighborhood Residential
3. Subject Property Map: please attach to this form
4. Legal Description of Property: COS 540; Section 30, T01N, R27E
5. Roster of persons who attended the pre-application neighborhood meeting: please attach to this form
6. A copy of the meeting notice. please attach to this form
7. A brief synopsis of the meeting results. please attach to this form
8. The undersigned affirm the following:
 - a) The pre-application neighborhood meeting was held on the 21, day of May, 2025.
 - b) The zone change application is based on materials presented at the meeting.

Owner (s): Dianne K & Arron E King Telephone: _____

Address: 238 Johnson Lane, Billings, MT 59101 Email: _____

Agent (s): WWC Engineering - Greg Reid Telephone: 406-894-2210

Address: 220 S. 24th Street W, Ste 201 Email: aredland@wwcengineering.com
Billings, MT 59102

(1) Whether the new zoning is designed in accordance with the growth policy;

The 2016 Lockwood Growth Policy envisions the community as a self-sustaining area with a defined town center, a vibrant business and industrial corridor, and sufficient housing to support a local workforce. The proposed zoning change from RR-3 to N2 aligns with this vision by allowing the development of additional housing options, thereby supporting residential growth and community sustainability.

(2) Whether the new zoning is designed to secure from fire and other dangers;

The proposed zone change will not increase fire or other safety risks in the area. The property is currently served by existing fire hydrants located at the intersections of Greenwood Avenue with Rockwood Street and Silverton Street. As required by Yellowstone County Subdivision Regulations and the Lockwood Water and Sewer District's standards, additional fire hydrants will be installed during subdivision, ensuring adequate fire protection for future residents.

(3) Whether the new zoning will promote public health, public safety and general welfare;

The proposed zoning from RR-3 to N2 will promote the general welfare by supporting continued residential development in an area already served by essential infrastructure. Water and sewer mains are located adjacent to the property and can be extended to serve future lots. Stormwater management plans will be required at the time of subdivision, ensuring compliance with Montana Department of Environmental Quality (MDEQ) standards and maintaining environmental and public health safeguards.

(4) Whether the new zoning will facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements;

This zoning change has the potential to improve transportation connectivity by extending dead-end streets and adding sidewalks. The Lockwood Water and Sewer District will provide water and sewer service, with infrastructure extensions eliminating existing dead-end mains and improving system flow. While an increase in population may impact local schools and parks, such impacts will depend on the demographics of future residents and will be assessed during the subdivision process.

(5) Whether the new zoning will provide adequate light and air;

The N2 zoning district allows for single- and two-family homes and requires that developments include open space for stormwater retention. These open spaces will contribute to the maintenance of light and air circulation within the neighborhood, even with increased housing density.

(6) Whether the new zoning will effect motorized and nonmotorized transportation;

The proposed zoning will enhance both motorized and nonmotorized transportation networks. The development will require two points of access, prompting improvements or extensions to adjacent roads to meet county standards. Additionally, as the property lies within the Lockwood Pedestrian Safety District, sidewalks will be required for any new subdivisions, thereby promoting pedestrian safety and accessibility.

(7) Whether the new zoning will promote compatible urban growth in the vicinity of cities and towns;

The proposed change supports compact and compatible urban growth in Lockwood by allowing further subdivision into single- and two-family residential lots. Immediate access to water and sewer infrastructure enables efficient development that aligns with the surrounding urban fabric and contributes to the orderly expansion of the community.

(8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;

The subject property is surrounded by various residential zoning districts, including RMH, N4, and N3. Rezoning to N2 provides a logical transition between these zones and reflects the area's evolving residential character. The property is well-suited for residential development, and the proposed change offers appropriate land use consistent with the surrounding neighborhood.

(9) Whether the new zoning will conserve the value of buildings;

The proposed zoning change is expected to maintain or enhance property values in the area by introducing compatible housing types. Although the development will differ from some existing homes, the addition of well-planned single- and two-family residences will contribute positively to the neighborhood's character and support continued investment in the area.

(10) Whether the new zoning will encourage the most appropriate use of land throughout Yellowstone County;

With increasing demand for residential housing across Yellowstone County, rezoning the subject property to N2 supports an appropriate and efficient use of land. The new zoning provides a thoughtful transition between existing residential zones and promotes a balanced mix of housing types, helping to meet current and future housing needs in the Lockwood area.

(11) Whether the new zoning, as nearly as possible, be compatible with the zoning of nearby cities and towns;

The proposed zoning is compatible with nearby development patterns and supports the broader goals of regional urban planning. By leveraging existing infrastructure and aligning with the demand for workforce housing, the N2 zoning designation fosters logical growth and development. As Lockwood continues to evolve, this property may also support future commercial uses that benefit from its strategic location and improved accessibility.