

Attachments for Zone Change 733

COUNTY APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 733 - Project # 25-00219

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: N4

Proposed Zoning: R-RMH

Property Tax ID # C04827 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: LOT 26 MEADOWBROOK SUB.

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

2535 Rockwood St.

Size of Parcel (Area & Dimensions): 29,309 SF.

Present Land-Use: RESIDENTIAL

Proposed Land-Use: SAME

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

Owner(s) Justin Fields
(Record Owner)

2539 Rockwood St., Billings, MT 59101
(Address)

406-591-1518 grampyjake1@gmail.com
(Phone Number) (Email)

Agent(s): _____
(Name)

(Address)

(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: Justin Fields Date: 12/1/25
(Record Owner - Digital Signature Allowed)

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Zoning Map Amendment Support Statement

Applicant: Justin Fields

Property Address: 2535 Rockwood Street, Lockwood (County Portion of Billings, Montana)

Request: Zone change to allow placement of a mobile home on the same parcel as an existing stick-built home

Submitted To: Yellowstone County Zoning Commission

Introduction

This statement is submitted in support of a zoning map amendment for the property located at **2535 Rockwood Street** in Lockwood, a neighborhood located in Yellowstone County, owned by **Justin Fields**. The applicant seeks approval to place a mobile home on the same parcel as the existing stick-built residence. This request promotes responsible housing expansion, aligns with both the **2016 City of Billings Growth Policy** and the **2016 Lockwood Growth Policy**, satisfies all ten statutory zoning criteria under **MCA 76-2-304**, and is compatible with the existing development pattern of the neighborhood, which already includes multiple manufactured homes—including long-standing mobile homes on each property directly adjacent to the subject parcel to the east and the west and two mobile home parks within the 300 foot radius map area as identified by the City County Planning Office of Billings, MT in regard to the subject property.

Finding 1 – Consistency with the 2016 Growth Policy & Lockwood Growth Policy

A. Consistency with the 2016 City of Billings Growth Policy

The proposed zoning map amendment supports multiple Growth Guidelines:

1. **Home Base 1 & 2 – Housing Diversity and Affordability**
The Growth Policy encourages a mix of housing types and supports housing that meets varying income levels. Allowing a mobile home in addition to the primary residence directly aligns with this guideline by creating safe, affordable housing within an already serviced area.
2. **Strong Neighborhoods – Compatible Infill**
The Policy supports infill development where infrastructure already exists. This request uses existing utilities, road access, and emergency services without creating sprawl or extending service boundaries.
3. **Community Fabric – Reinvestment in Existing Neighborhoods**
Adding an additional housing option to an established parcel enhances the neighborhood's stability and supports flexible, multigenerational housing options.
4. **Essential Investments – Efficient Use of Existing Services**
The Policy prioritizes development that makes full use of existing public investments. No new infrastructure is required for the proposed use.

B. Consistency with the 2016 Lockwood Growth Policy

The Lockwood Growth Policy envisions a community supported by a range of housing options. Key elements include:

1. **A Variety of Housing Types as Core to Lockwood's Identity**
The Policy documents that **over 34% of existing Lockwood housing units are manufactured homes**, demonstrating the established and ongoing role of manufactured housing within the community.

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2. **Support for Higher Residential Densities Where Infrastructure Exists**
The subject property is located in a well-served area with existing road access, utilities, and emergency response capability. The proposal aligns with the Policy's support for modest increases in residential density without subdivision.
3. **Housing That Supports Family Stability and Community Needs**
The additional residence supports multigenerational living or long-term rental housing, consistent with Lockwood's need for flexible and affordable options.

Conclusion for Finding 1:

The proposed zoning change directly implements the goals of both Growth Policies by supporting affordable, flexible housing and making efficient use of existing resources.

Finding 2 – Compliance with MCA 76-2-304 Statutory Criteria

The proposed zone change meets all ten statutory criteria as follows:

1. **Public Health, Safety, and General Welfare**
The parcel is appropriately sized and already served by public safety, utilities, and road infrastructure. The addition of a mobile home introduces no safety or health risks.
2. **Consistency with the Growth Policy**
As shown above, the request aligns with both the Billings and Lockwood Growth Policies.
3. **Compatibility with Existing Neighborhood Character**
Lockwood is a mixed-housing community containing stick-built homes, manufactured homes, mobile homes, and mobile home communities. This request is entirely consistent with the neighborhood's established pattern.
4. **No Adverse Impacts on Adjacent Properties**
The proposal respects all setbacks and placement standards. The mobile home will not create noise, traffic, or visual impacts beyond normal residential use.
5. **Adequacy of Public Services**
Existing road access, utilities, fire protection, and emergency services are sufficient for the proposed use. No expansions or upgrades are required.
6. **Promotion of Orderly Development**
This modest increase in density supports compact, efficient development without requiring additional subdivision or sprawl.
7. **Minimization of Public Infrastructure Costs**
Because all necessary services already exist, the county incurs no additional expense.
8. **Consideration of Environmental Constraints**
The parcel is not within a floodplain, wetland, or environmentally sensitive area.
9. **Balancing Property Rights with Community Interests**
The proposal allows the applicant to make reasonable residential use of their property while remaining fully compatible with the area and Growth Policy.
10. **Contribution to Economic Stability**
Manufactured housing contributes to affordable living opportunities in Lockwood, supporting local workforce needs and housing stability.

Conclusion for Finding 2:

The request satisfies all statutory criteria and is consistent with responsible planning and public welfare.

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Finding 3 – Compatibility with Existing and Planned Development

1. **Existing Compatibility**
The immediate neighborhood already contains multiple mobile and manufactured homes. Notably, a long-standing mobile home exists **directly adjacent** to the subject property to the west and a long-standing mobile home exists **directly adjacent** to the subject property to the east.
2. **Neighborhood Housing Composition**
The surrounding streets and blocks feature a mix of site-built homes, manufactured homes, and multifamily housing. **Mobile home courts also exist within 300 feet of the subject property**, including along Old Hardin Road and along Johnson Lane.
3. **Planned Development Patterns**
Lockwood's Growth Policy anticipates continued residential growth with diverse housing options. Allowing a second residence in the form of a mobile home fits within this long-range vision.

Conclusion for Finding 3:

The zoning change reinforces the established mixed-housing character of the neighborhood and is entirely compatible with both current and anticipated future development patterns.

Final Conclusion

The proposed zoning map amendment for **2535 Rockwood Street**:

- Fully complies with the **2016 City of Billings Growth Policy** and **2016 Lockwood Growth Policy**
- Meets all statutory requirements under **MCA 76-2-304**
- Is compatible with and supported by surrounding development
- Makes efficient use of existing public infrastructure
- Provides stable, affordable housing consistent with neighborhood expectations

Approval of this request is recommended, as it advances community goals while allowing the property owner, Justin Fields, to responsibly and beneficially use his land.