

Attachments for Zone Change 734

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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: P3 - Educational Campus

Property Tax ID # D00472 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: Section 9, Township 01 S, Range 25 E, Portion of Tracts 2 and 3 of Certificate of Survey 699

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

481 S 56th St W, Billings, MT 59106

Size of Parcel (Area & Dimensions): Dimensions shown on zoning exhibit.

Present Land-Use: Agricultural

Proposed Land-Use: Educational Campus

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

Owner(s) RVU Ranch, LLC

(Record Owner)

8401 S. Chambers Road; Englewood, Colorado, 80112

(Address)

720-874-2468

(Phone Number)

dforstein@rvu.edu

(email)

Agent(s): Taylor Kasperick

(Name)

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

(Address)

(406) 384 - 0080 taylor@performance-ec.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: Dr. David Forstein Date: 12/30/2025

DocuSigned by:

Dr. David Forstein

(Record Owner - Digital Signature Allowed)



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

Tracts 2 & 3 of C.O.S. 699

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 current zoning of the subject property is A – Agriculture 10+ acres. The rezoning of the 6.6-acre parcel to P3 Educational Campus District for use as a large-animal veterinary teaching facility is consistent with the Yellowstone County Growth Policy and the Zoning Code. It meets the criteria for zoning under the Growth policy by promoting public health and welfare, enabling institutional use, and preserving compatibility with surrounding land uses. The proposed zone change will allow for Rocky Vista University (RVU) to expand its educational services for the new Veterinary College to offer large animal teaching abilities and clinical specialties for large animals. This not only allows for increased teaching opportunity to students, but also helps develop young professionals in a field of work in desperate need for new providers.

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 proposed zoning is in accordance with the growth policy, as it places appropriate institutional use in a location that remains compatible with surrounding agricultural land uses. Rezoning from Agricultural to P3 Educational Campus follows the growth policy's objective for responsible long-term land use planning. Additionally, the proposed zone change and facility development capitalizes on existing infrastructure in the form of an equestrian facility and horse arena, and brings the existing facility into zoning compliance as other higher educational institutions currently use the facility for teaching.

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

The proposed development will ensure the property is secure from fire and other dangers by requiring the facility to meet all applicable fire and building codes. This site is also located outside of any floodplain.

c. Will promote public health, public safety and general welfare.

The proposed zoning will promote public welfare by supporting the development of an educational facility that will support the veterinary

Attachments for Zone Change 734

community and improve access to large-animal veterinary services. The further expansion and development of Rocky Vista University will continue to educate new doctors and veterinarians, thus leading to higher public health, safety, and general welfare.

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

The proposed development currently and will continue to rely on private on-site water and wastewater systems designed to meet state and county standards. The proposed use is compatible with existing infrastructure and will place minimal demand on county resources.

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

The new zoning will not affect light and air quality. The zone change is proposed to ensure the property adheres to the requirements of the Yellowstone County Zoning Code. Any additional site lighting will be required to meet the County Zoning Code which includes provisions for lighting. Additionally, the planned development provides an abundance of open areas, for both animals and humans decreasing any impact to air.

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

The proposed zoning will have minimal impact on motorized and nonmotorized transportation. The site is already being used for equine training, generating regular vehicle trips. Converting the site to a veterinary teaching facility will not substantially increase the number of trips to the property. Vehicle access will meet Yellowstone County standards.

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

The proposed development would support compatible growth in the area by drawing in students and faculty from areas outside of Billings. By doing so, additional residents in Yellowstone County and Billings will drive demand for additional housing, commercial services, and amenities. As a low-intensity institutional use, it complements existing adjacent agricultural and rural properties, preserves open space, and promotes orderly development without contributing to urban sprawl.

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

The proposed zoning fits well with the character of the district and is suited by the proposed use, as the area is predominantly rural and agricultural, making it appropriate for a large-animal teaching facility. The proposed zoning from Agricultural (10+ Acres) to P3 (Educational Campus) allows these activities to be better suited with its intended use as an educational institution.

Attachments for Zone Change 734

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

The proposed zoning will conserve the value of buildings in the surrounding area, as rezoning to P3 will support educational use and compatibility with the surrounding area. The proposed zoning will also minimize urban sprawl, thus maintaining or increasing the property value of the surrounding area.

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

The proposed development encourages appropriate use of land in Yellowstone County by placing a large-animal educational facility within an area that is already largely agricultural. The existing infrastructure and rural setting make it an ideal location for this land use type, and enables the planned facility to be in close proximity to RVU's existing Osteopathic Medicine and Veterinary Medicine Colleges located just east of the property near Shiloh Road and Rocky Vista Way

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

The proposed zoning aligns well with the existing and planned developments in the area, as the property is located in a predominately rural part of Yellowstone County where livestock use is common, making a large-animal veterinary facility a natural fit. The project is planned to preserve and use the existing equine facility on the property rather than introducing an incompatible use. Additionally, the educational use supported by the P3 zoning aligns with the county's long-term planning goals by promoting organized, low-intensity development that complements the surrounding land uses.