



February 13, 2026

CITY Zone Change 1077
Project Number: PZX-26-00029

**City/County
Planning Division**

**Billings Metropolitan
Planning
Organization**

P.O. Box 1178
Billings, MT 59103
plnonline@billingsmt.gov

406.657.8247

Dear Property Owner:

This is to inform you of the following request recently submitted to the City/County Planning Department.

City Zone Change 1077 – Yellowstone Club Estates near Tommy Armor Circle - P1 to N3 - A zone change request from Parks and Open Space (P1) to Neighborhood Residential 3 (N3), on a portion of Tract 11-A-2, Amended Tract 11-A of the remainder of Tract 11, Certificate of Survey 836, S30, T01 N, R25 E, for approximately 6 acres of land. A pre-application neighborhood meeting was held on January 21, 2026, at 6:00 p.m. at the Yellowstone Country Club Ballroom. The purpose of the request is to facilitate annexation of three pieces of land totaling approximately 6 acres into the City of Billings, followed by a future subdivision to create the parcels. \ Tax ID: D04646 \ City Ward 4

The City Zoning Commission will hold its public hearing in Council Chambers, 5th Floor of City Hall at 316 N 26th St. on March 3, 2026, beginning at 4:30 pm. All interested people are invited to attend in person.

Additional information on this application is available on-line at

<https://www.billingsmt.gov/2361/Current-Zoning-Applications> or in the Planning Offices at City Hall, 316 N 26th St, 5th Floor.

Written comments may be sent to the Zoning Commission via US Mail to P.O. Box 1178, Billings, MT 59103 or via email to kellyh@billingsmt.gov or bernsb@billingsmt.gov before NOON on December 2, 2025. All emails received prior to this time will become part of the record for the zone change. Comments sent prior to this notice are also part of the public record.

The City Council has designated March 23, 2026, at 5:30 p.m. as the date and time to receive the Zoning Commission recommendation for the zone change and hold a public hearing. City Council hearing will be held in Council Chambers, 5th Floor of City Hall at 316 N 26th St.

Before taking any action on an application for a Zone Change, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a zone change other than the one advertised. The City Council shall take one of the following actions on the zone change requests: 1) approve the application; 2) deny the application; 3) refer the item back to the Zoning Commission based on new information; 4) allow withdrawal of the application; or 5) delay the application for a period not to exceed thirty (30) days.

The Zoning Commission and City Council will hear all people wishing to speak relative to the proposed Zone Change. Testimony regarding the above-mentioned items may also be submitted in writing to the Planning Division or to the Mayor and City Council, P.O. Box 1178, Billings, MT 59103.

Additional information on this item is available in the Planning and Community Services Office. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Brenda Berns, Planning Clerk, at bernsb@billingsmt.gov or (406) 247-8610.

Sincerely,
The Staff of the City/County Planning Division

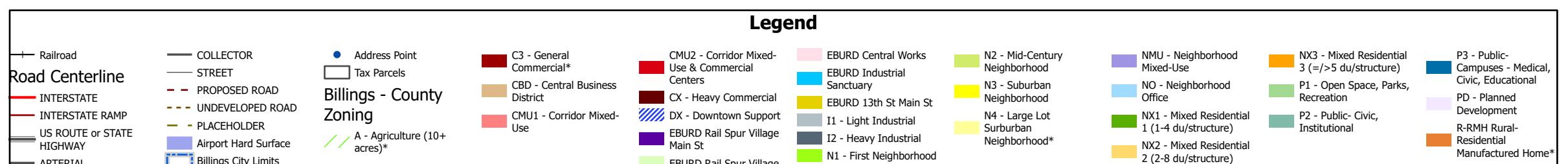
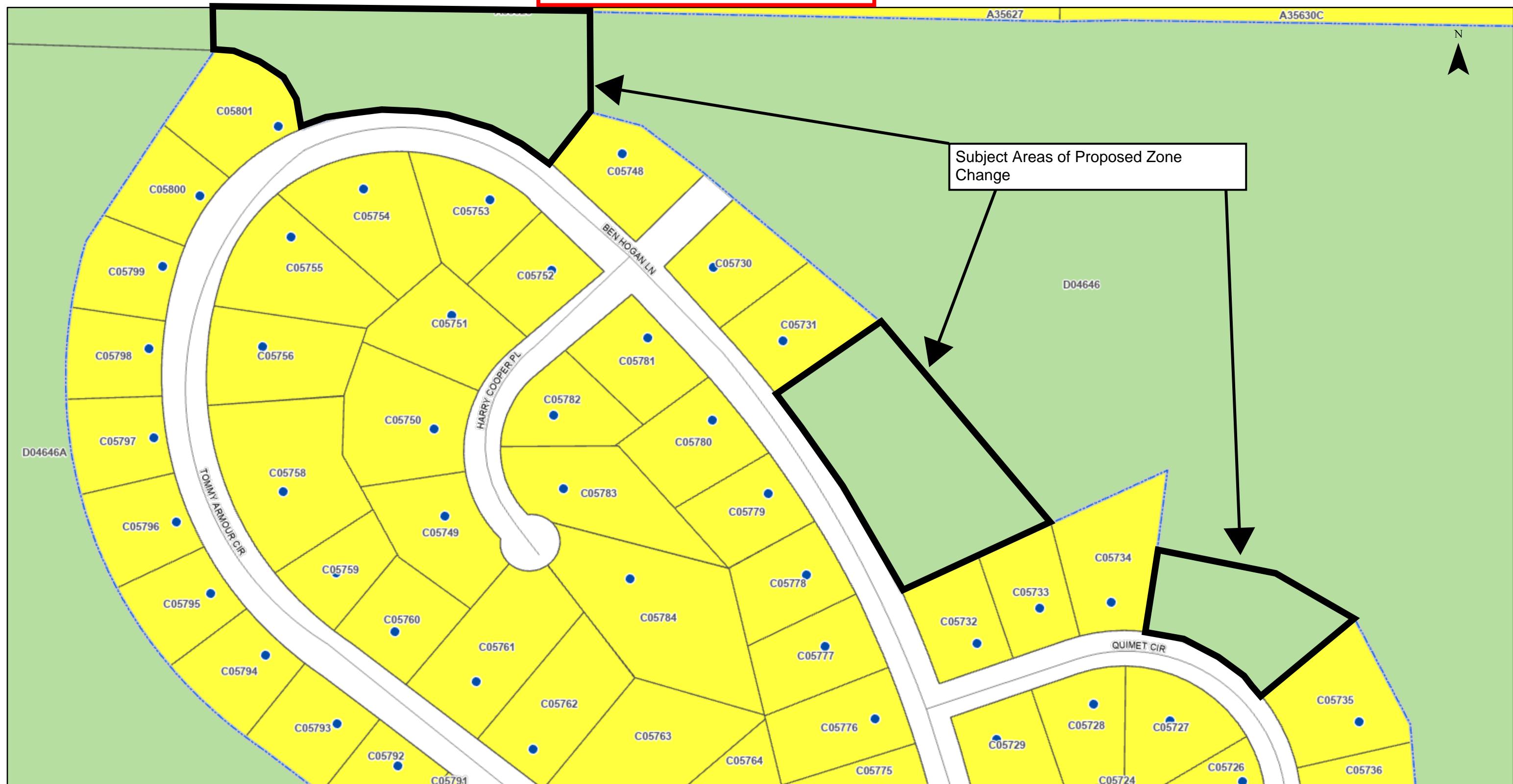
billingsmt.gov

10 Criteria to be Used for Review of Zone Changes

In making its recommendation to the city council for an amendment to the official map or text of this chapter, the city zoning commission shall consider, among other things, the following:

- (1) Whether the new zoning is designed in accordance with the growth policy;
- (2) Whether the new zoning is designed to secure from fire and other dangers;
- (3) Whether the new zoning will promote public health, public safety and general welfare;
- (4) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- (5) Whether the new zoning will provide adequate light and air;
- (6) Whether the new zoning will effect motorized and nonmotorized transportation;
- (7) Whether the new zoning will promote compatible urban growth;
- (8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
- (9) Whether the new zoning will conserve the value of buildings; and
- (10) Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

Existing Zoning



0 0.04 0.09 mi

Date: 2/10/2026 CITY OF Billings



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

Zone Change Questions

Agricultural Tract 11-A-2 of Amended Tract 11-A of the Remainder of Tract 11 of Certificate of Survey No. 836 Having a total area of approximately 84.04 acres

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

Essential Investments – The proposed project is north of Ben Hogan Lane and Quimet Circle within the Yellowstone Country Club development area. City infrastructure already exists within the rights-of-way for Ben Hogan Lane and Quimet Circle, making the proposed development consistent with the Essential Investments growth guideline by developing property near existing City infrastructure. This helps the city more efficiently expand their tax base without significantly growing their infrastructure, making it more cost-effective to maintain.

Strong Neighborhoods – The proposed zoning will create the potential for infill development within the existing Yellowstone Country Club subdivisions. This will be an ideal location for the expanding residential population in northwest Billings for those that are looking to build a home in the rapidly-growing West End.

Growth Scenarios – The City of Billings Growth Policy identifies three growth scenarios for the Billings West End, public preferred, high density and low density. In the high density scenario, the land in question was not included. In the low density scenario, the land was shown as a medium-density development, and in the public preferred scenario, the land was shown as remaining as open space. Moving to N3 zoning on approximately 6 acres of the over-arching 84 acres would be a blend of the low density and public preferred scenarios.

2. Explain how the proposed project meets the 10 zone change criteria.
 - a. Is the new zoning designed in accordance with the growth policy? As mentioned previously, the proposed zoning follows the growth policy to a tee. Creating a low-density residential infill in an area already served by City infrastructure makes sense for the City as well as the taxpayers.

- b. Is the new zoning designed to secure from fire and other dangers?
The existing fire system will adequately serve the proposed zone change area, as the lots that would potentially be created will be infill lots, and will not expand the existing service area. Historically, stormwater drainage has been a concern in the area. Design completed during the subdivision process will address those concerns.
- c. Will the new zoning promote public health, public safety, and general welfare?
The subject property will be subdivided as part of this project. At most, the proposed subdivision will consist of seven (7) new residential lots, which will virtually enact no change to the fabric of the existing neighborhood and will have no impact on public health, safety, or general welfare.
- d. Will the new zoning facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements?
The areas within the proposed zone change are located along existing street frontage with City water and sewer mains lying directly adjacent to the areas of interest. No extensions or construction will be required to bring any proposed lots into the City. Parkland will be dedicated during the subsequent subdivision process with the intent of connecting and continuing to allow use of the trail system that exists on the land.
- e. Will the new zoning provide adequate light and air?
The proposed zone change will have some impact on light and air as the property will move from vacant use to residential. Any improvements to the land must adhere to the requirements for lighting laid out by the City's Zoning Code which directly addresses open areas and light.
- f. Will the new zoning affect motorized and nonmotorized transportation?
As this project proposes the conversion of approximately 4 acres of vacant land to residential, minimal trips will be generated by the development, which will in turn have virtually no impact on motorized and nonmotorized transportation.
- g. Will the new zoning promote compatible urban growth?
The proposed zoning will promote compatible urban growth as is desired by the city. It proposes an infill residential development in an area that is adjacent to existing City limits and is served by city infrastructure. The proposed zoning matches the neighboring properties and does not require the extension or installation of new public infrastructure, which is in direct alignment with the City of Billings Growth Policy.

h. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?

The area of the proposed development is surrounded by undeveloped land and residential subdivisions. There is a trail system that exists on the undeveloped land, and the intent is to maintain access to those trails while still creating the opportunity for residential development.

i. Will the new zoning conserve the value of buildings?

The proposed zoning will conserve the value of buildings in the area by maintaining the continuity of the existing neighborhood.

j. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

The proposed zoning will encourage the most appropriate use of land by infilling existing subdivisions while maintaining and promoting the integrity of parks and open space.

3. Does the new zoning fit with the existing or planned developments within the area?

The new zoning matches the existing zoning of the surrounding subdivisions.

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE

Billings Zone Change #_____ Project #_____

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the **City of Billings** Zoning Regulations.

Present Zoning P1 - Parks and Open Space

Proposed Zoning: N3 - Neighborhood Residential 3

PARCEL TAX ID# D04646 CITY ELECTION WARD 4

Legal Description of Property: Ag Tract 11-A-2 of Amended 11-A of Remainder Tract 11 of COS 836

Address or General Location (If unknown, contact City Engineering): Lying north of Ben Hogan Ln, Quimet Cir & Billy Casper Dr

Size of Parcel (Area square feet or acres): 84.04 acres

Present Land-Use: Open Space

Proposed Land-Use: Residential

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

Owner(s) Yellowstone Country Club

(Record Owner)

3200 Paul Allen Way, Billings, MT 59106

(Address)

(Phone Number)

(email)

Agent(s): Kinslee Todd, Performance Engineering

(Name)

3412 Colton Blvd, Suite 202, Billings, MT 59106

(Address)

406-384-0080

kinslee@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: Dylan Petrick

 Digitally signed by Dylan Petrick
Date: 2026.01.30 13:28:59 -07'00'

Date: 01/30/2026

(Record Owner – Digital Signature Allowed)