

RESOLUTION 25- 11312

**A RESOLUTION OF THE CITY OF BILLINGS APPROVING AN
AMENDMENT TO THE OFFICIAL ZONING MAP FOR PROPERTY
LOCATED AT LOT 67A1, AMENDED PLAT OF LOTS 66A AND 67A
SUNNY COVE FRUIT FARMS, S31, T01 N, R25 E**

WHEREAS, the City of Billings City Council ("the Applicant") filed an application for a zone change on November 3, 2025, to amend the Official Zoning Map; and

WHEREAS, the property is legally described as: a portion of Lot 67A1, Amended Plat of Lots 66A and 67A Sunny Cove Fruit Farms, S31, T01 N, R25 E, approximately .38 acres of a 27.152 acre parcel of land; the property is currently zoned as Parks and Open Space (P1) ; the Applicant proposes to change the zoning to Corridor Mixed Use 1 (CMU1); Included in this request is a variance from Section 27-802.B.1(b) the PND required separation from the CMU1 adjacent to Agriculture (A) zones by a public street or alley to allow the CMU1 zone adjacent to A zone without a street or alley; and

WHEREAS, a public hearing was held on December 2, 2025, before the Zoning Commission to consider the application, with all interested parties given an opportunity to be heard; the Zoning Commission has made findings of fact and recommended approval of the zone change and variance from Section 27-802.B.1(b) the PND required separation from the CMU1 adjacent to Agriculture (A) zones by a public street or alley to allow the CMU1 zone adjacent to A zone without a street or alley, as reflected in the staff report dated December 2, 2025; and

WHEREAS, the City Council has reviewed the application, the staff report, the findings of the Zoning Commission, and held a public hearing on December 15, 2025, and considered public testimony; and

WHEREAS, the City Council has determined that the proposed Zone Change 1075 is consistent with the City Growth Policy, will promote public health, safety, and general welfare, and is suitable for the area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

1. MAP AMENDMENT APPROVAL. That the zone change application to amend the Official Zoning Map for the property legally described above is hereby APPROVED.
2. VARIANCE. A variance from Section 27-802.B.1(b) requiring separation from the CMU1 adjacent to Agriculture (A) zones by a public street or alley to allow the CMU1 zone adjacent to A zone without a street or alley is hereby APPROVED.

3. AMENDMENT. That the zoning designation for the property located on a portion of Lot 67A1, Amended Plat of Lots 66A and 67A Sunny Cove Fruit Farms, S31, T01 N, R25 E, approximately .38 acres of a 27.152 acre parcel of land is hereby changed from Parks and Open Space (P1); to Corridor Mixed Use 1 (CMU1); per Exhibit A.
4. ZONING MAP. That the Official Zoning Map of City of Billings shall be amended to reflect this change.
5. NOTICE OF HEARING. On Monday, December 15, 2025, at 5:30 o'clock p.m., or as soon thereafter as the matter could be considered on the agenda in the Council Chambers of the City Hall, Billings, Montana, the City Council heard public testimony before considering adoption of this resolution. The City Clerk published notice of the public hearing twice, with the first notice published at least five (5) business days before the hearing in a newspaper of general circulation as provided in Section 7-1-4127, MCA.
6. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED by the City Council on the 15th day of December 2025.

CITY OF BILLINGS



BY: William A. Cole
William A. Cole, Mayor

Attest:

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk

EXHIBIT A

