

**ORDINANCE 21-5776**

**AN ORDINANCE OF THE CITY OF BILLINGS,  
PROVIDING THE ZONE CLASSIFICATION ON TRACT 2C,  
2-G-1, AND 2-H-1 OF CERTIFICATE OF SURVEY 983,  
GENERALLY LOCATED NORTH AND WEST OF THE  
INTERSECTION OF KING AVE. WEST AND S. 48<sup>TH</sup> ST  
WEST, BE AMENDED**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:**

**Section 1. RECITALS.** *Title 76, Chapter 2, Part 3, MCA, and Sections 27-302 and 27-1502, BMCC, provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.*

**Section 2. DESCRIPTION.** **Tract 2C, 2-G-1, and 2-H-1 of Certificate of Survey 983** is presently zoned **Agriculture (A)** and is shown on the official zoning map within these zones.

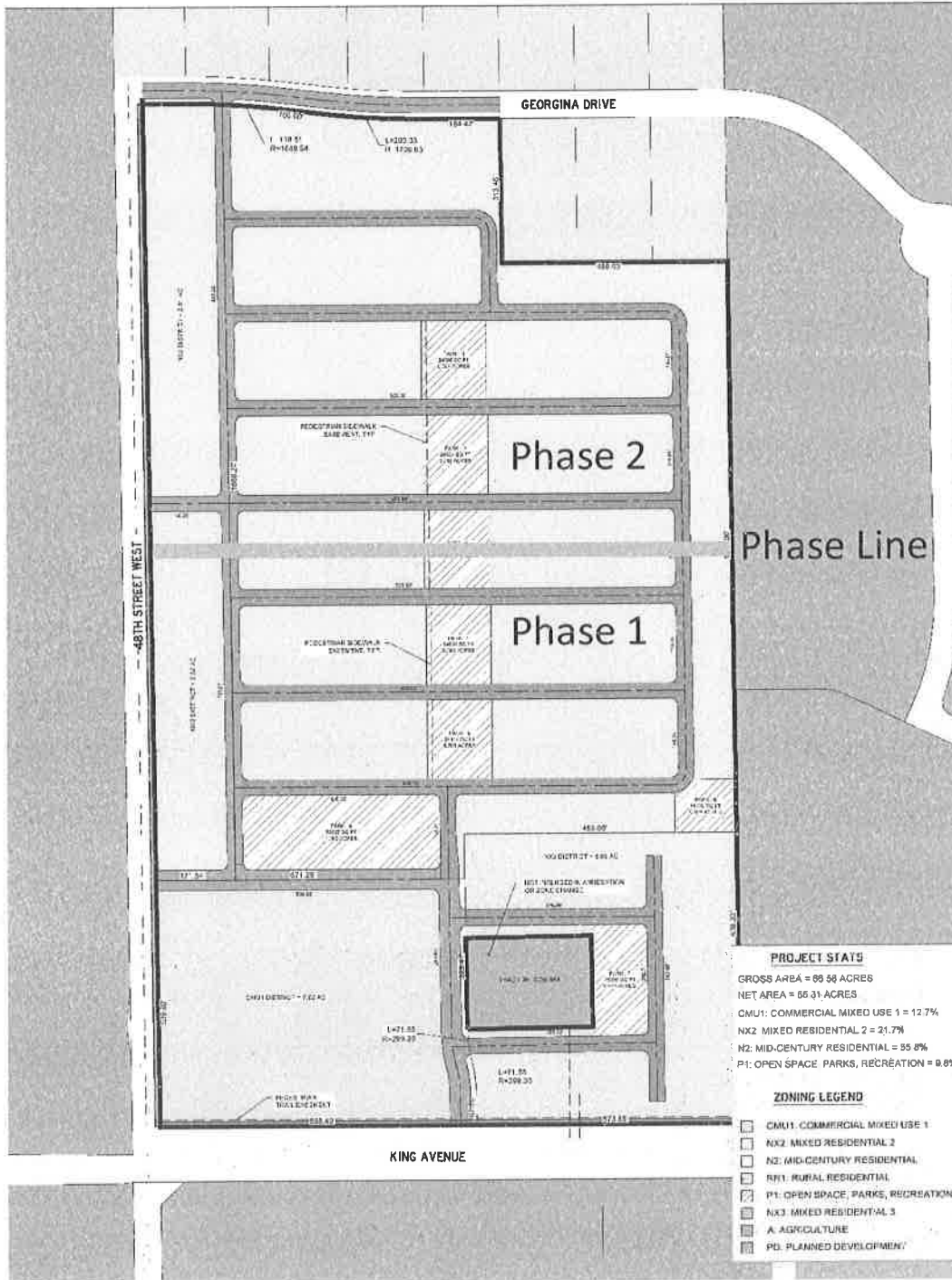
**Section 3. PLANNED NEIGHBORHOOD DEVELOPMENT.** The owners have proposed to master plan a new mixed use Planned Neighborhood Development (PND) to be annexed in phases to the City of Billings. The development and review of the PND is in accordance with BMCC 27-800. Phase 1 of the annexation and PND includes Tracts 2C, 2-G-1 and 2-H-1 of C/S 983 (this ordinance). Phase 2 of the PND consists of Tract 14 of C/S 983. The zoning master plan includes zoning for Tract 14 that will be adopted by separate ordinance at the time Phase 2 is annexed. The Resolution of Annexation for Phase 1 references Phase 2 as a future development. This ordinance also references Tract 14 of C/S 983 as Phase 2 of the zoning master plan for the PND.

**Section 4. ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for **Tract 2C, 2-G-1, and 2-H-1 of Certificate of Survey 983**, is hereby changed from **Agriculture (A)** to **Corridor Mixed Use 1 (CMU1), Mixed Residential 2 (NX2), Mid-Century Neighborhood Residential (N2), and Public 1 (P1)**, as shown on the attached Planned Neighborhood Development exhibit – Phase 1, and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Corridor Mixed Use 1 (CMU1), Mixed Residential 2 (NX2), Mid-Century Neighborhood Residential (N2), and Public 1 (P1)**, as set out in the Billings, Montana City Code.

# Zone Change 997 – Exhibit

PROPOSED PD/ZONING MAP FOR THE  
**RIDGELINE DEVELOPMENT**  
 BEING LOCATED ON TRACTS 2-G-1, 2-H-1, 2C, & 14 OF COS 983 IN S10, T01S, R25E

PREPARED FOR : TKJ DEVELOPMENTS, LLC  
 PREPARED BY : PERFORMANCE ENGINEERING, LLC



**Section 5. EFFECTIVE DATE.** This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

**Section 6. REPEALER.** All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

**Section 7. SEVERABILITY.** If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 23<sup>rd</sup> Day of August, 2021.

PASSED, ADOPTED and APPROVED on second reading this 13<sup>th</sup> day of September, 2021.

CITY OF BILLINGS

BY: William A. Cole

William A. Cole, Mayor

Attest:

BY: Denise R. Bohman

Denise R. Bohman, City Clerk

Zone Change 997, Ridgeline Development Subdivision

