

**Attachment C**  
Applicant's Letter and Pre-Application meeting notes

Zone Change Application for Lots 1 and 2, Block 1, Western Sky Subdivision

Accompanying Responses to Questions in Zoning Application Form

***1A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?***

***Goal 1. Predictable land use decisions that are consistent with neighborhood character and land use patterns.***

The land use of the proposed Residential-Multi-Family Restricted (R-MFR) zoning will be compatible and predictable with the existing multi-family zoning areas to the north and west. In these areas, there is previously approved R-MFR zoning. In addition, the area to the south is expected to have higher density single-family residential (R-5000 and R-7000) and the area to the east is zoned as controlled industrial, which would indicate high density residential or commercial uses are likely. To the north of this subdivision (Lenhardt Square Subdivision), an apartment complex has been completed, and there is currently another apartment complex to the west under construction (Montana Sapphire Subdivision).

***Goal 2. New developments that are sensitive to and compatible with the character of adjacent City Neighborhoods and County Townsites.***

The zoning will be consistent with the adjacent uses to the north and west and to other commercial and high density residential areas along King Avenue. The zoning was chosen to fit with this pattern in the corridor. Assuming the property is developed under the proposed zoning, the property would contain multi-family housing that would consider sensitivities to neighboring residential properties and would provide a transition from higher density residential development along King Avenue to somewhat lower density residential to the south of this area.

***Goal 3. Growth management tools available to rural townsites.***

The new zoning would address the issue of rural townsites not being able to handle increased growth. The proposed zoning uses existing Yellowstone County within the City of Billings city limits and would provide in-fill development. Furthermore, water, sanitary sewer, and storm drain service are available to the north of this property in King Avenue.

***Goal 4. Contiguous development focused in and around existing population centers separated by open space.***

The proposed zoning for this property would be within the Billings City Limits, therefore reducing urban sprawl. By utilizing adjacent water and sewer services to the north, City of Billings resources are used in a cost-effective manner.

***Goal 5. Affordable housing for all income levels dispersed throughout the City and County.***

The new R-MFR zoning would allow densities of development consistent to allow multi-family residences at affordable pricing. The R-MFR will be consistent with

the affordable type of housing already developed and approved to the north and west of the property and along the King Avenue corridor.

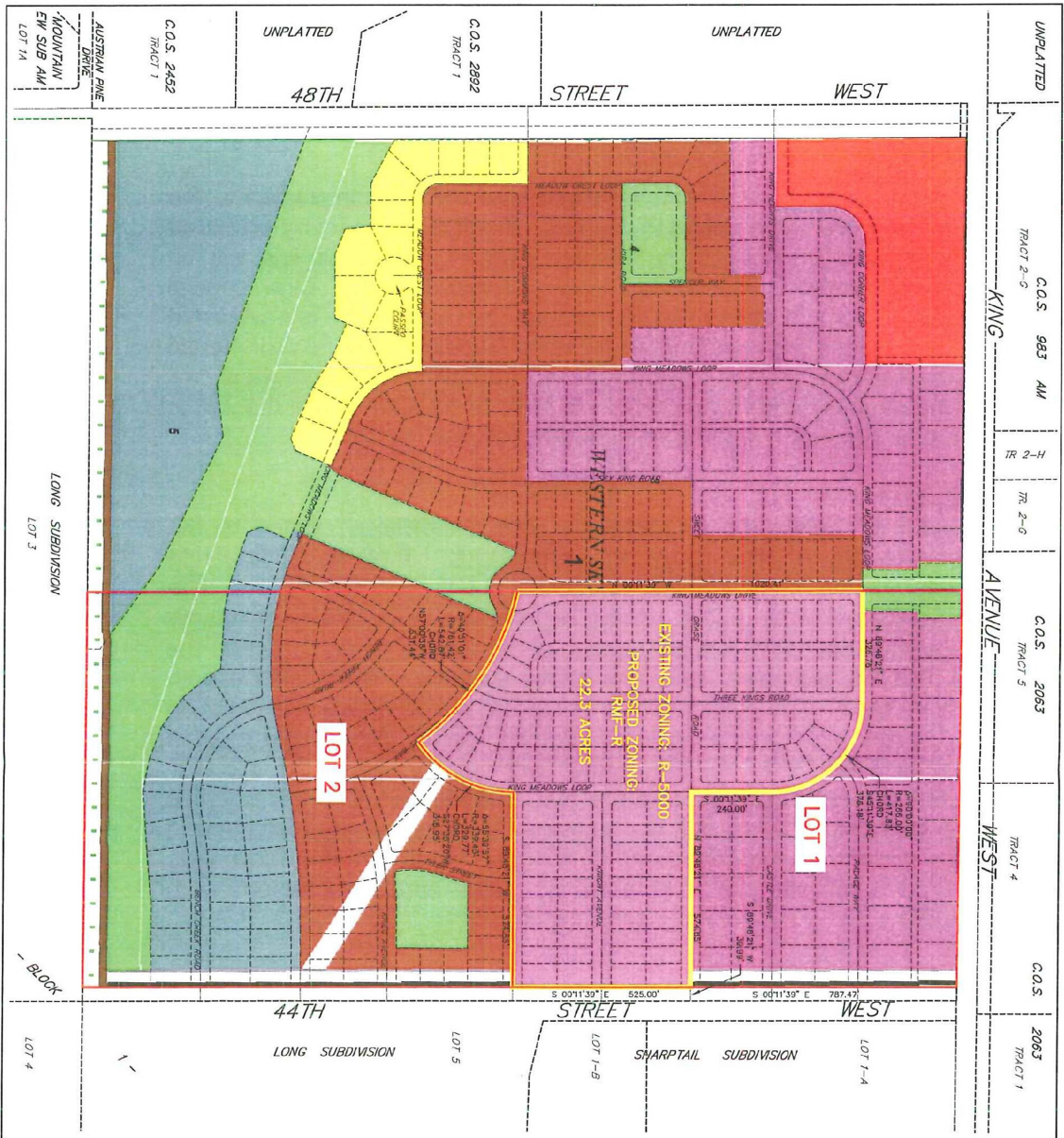
***Goal 6: More housing and business choices with each neighborhood.***

The R-MFR zoning would allow for more workforce type housing choices for workforce employees supporting commercial development in this area. The development of this property would help meet this goal in two ways, it would allow more housing options for people desiring to live in this area and would create roof-tops that could generate more commercial business in this area.

***1B. Explain the need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.***

The new zoning is needed to provide another option or choice of housing in the west King Avenue Corridor Area. The R-MFR would provide the density for affordable homes for the West Billings housing market. The density of R-MFR zoning would allow for creation of affordable housing by spreading the costs of improvements over a larger number of units.

The proposed zoning for this property would be consistent with zoning to the north and west of this property along with other zoning along the west King Avenue corridor. This proposed zoning fits with other approved land uses in this corridor. In addition, as the City of Billings expands, it is likely the areas immediately east of this site would be developed in a higher density or commercial manner.



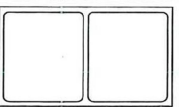
- Zone Classifications**
- Public
  - Residential 15000
  - Residential 5000
  - Residential 8000
  - Residential 7000
  - Residential 7000 Restricted
  - Residential 6000
  - Residential 6000 Restricted
  - Residential 5000
  - Residential Multi-Family
  - Residential Multi-Family Restricted
  - Residential Professional Home
  - Residential Professional
  - Neighborhood Commercial
  - Community Commercial
  - Central Business District
  - Planned Unit Development
  - Highway Commercial
  - Heavy Industrial
  - Conventional Industrial
  - Medical Corridor Permit Zoning District
  - S. 27th Street Permit Zoning District
  - Agricultural Open
  - Agricultural Suburban
  - Entirely or Light Commercial
  - Entirely or General Commercial
  - Entirely or Mixed Use
  - Entirely or Light Industrial
  - Residential Suburban (Laurie)
  - Residential Tracts (Laurie)
  - Residential 1800 (Laurie)
  - Residential Limited Multi-Family (Laurie)
  - Light Industrial (Laurie)
  - Single Corner Overlay District
  - South Slope Corner Overlay District
  - East Billing Parking District
  - Entirely or Zoning District (Laurie)
- Special Zoning Districts**
- 12
  - 14
  - 15
  - 16
  - 17
  - 18
  - 20



FILE NO.	2009
DATE	5/27/12
PROJECT	KING MEADOWS SUBDIVISION TRACTS 1 & 2, WESTERN SKY SUBDIVISION BILLINGS, MONTANA
DATE	5/27/12
BY	
CHECKED BY	
DATE	

KING MEADOWS SUBDIVISION  
TRACTS 1 & 2, WESTERN SKY SUBDIVISION  
BILLINGS, MONTANA

ZONING EXHIBIT



**SANDERSON STEWART**

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WESTERN SKY SUBDIVISION, LOTS 1 AND 2  
NEIGHBORHOOD MEETING  
MAY 24, 2012  
6:00 P.M.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NUMBER</u>
Travis McLean	848-Mc	245-2774
Jim Kelbers	4401 Hwy 3, 59106	1090-7935
David Krieg	3115 Sycamore Lane	656-5329
Barbara Krieg	3115 Sycamore Ln	656-5329
Blaine Poppler	5403 King Ave W	671-0399
Gene Culver	3208 Rugby	698-9346
Mike Stock	1135 Bluffs E	591-4540
Myles Egaw	2690 Soutteridge	855-0008

## Meeting Minutes

### Zone Change Application for Lots 1 and 2, Block 1, Western Sky Subdivision

May 24, 2012 – 6:00 PM

- The meeting was called to order at 6:00 PM by Will Ralph
- Will described the purpose of the meeting and gave a general overview of the area, including existing zoning and the location.
- Will discussed the process of the zone change and the associated schedule.
- Will discussed some of the land uses in the area
- Will opened the meeting up to questions
- Gareld Kreig noted that he was concerned about a small string of R-5000 lots between the proposed RMF-R zoning and the RMF-R zoning to the west of the lots on his property. Will noted this was a good observation. There was some discussion about possibly including those lots in the zone change, but it was never finalized.
- Jan Rehberg asked several questions regarding the developer's responsibility for utility extensions in King Avenue and possible participation for a traffic signal at the 44<sup>th</sup> Avenue West/King Avenue intersection. Will noted that the developer would likely be required to either extend the utilities in King Avenue adjacent to his first phase development or provide a cash-in-lieu payment. Will also noted that there is no mechanism in place for contribution to the signal at the subject intersection because it is under MDT jurisdiction. Will recommended that all parties try to come together and reach a cost sharing agreement for the future signal.
- Jan Rehberg asked if unit restrictions would be placed on the property because of water availability. Will responded that he didn't know for sure if that would be the case. Jan noted she thought restrictions should be placed on property in the area so that it doesn't adversely affect her property.
- Jan also asked if the new reservoir was on the CIP. Will responded he wasn't sure if it was on the CIP. Myles Egan said he thought there were currently land negotiations under way between the City and multiple parties for land to build the new reservoir.
- Gene Culver asked if 44<sup>th</sup> Street West would be a public street. Will indicated it would. Gene also asked approximately how many roof-tops might be allowed in the area based on water restrictions. Will mentioned he thought it might be around 2500, but it was very dependent on a number of different factors.

- Jan Rehberg asked if a roundabout or a signal would be placed at the 44<sup>th</sup> Street West/King Avenue intersection. Will said he wasn't sure what would ultimately be placed at the intersection, but that MDT has indicated that a roundabout would at least be considered since it was in a "roundabout corridor"
- Blaine Poppler asked about the utility requirements in King Avenue and about the City contribution. Will noted that typically the City pays for about 90% of the costs, not including engineering. Blaine asked Will if he was comfortable with that statement, and Will indicated he was.
- Jan Rehberg noted she was sent a meeting notice. Will told her they were sent to the addresses provided by City planning and department of revenue. After the meeting adjourned, Will told Jan he would try to include Allen and Lorraine on any future mailings

The meeting was adjourned at approximately 6:45 PM.