

Attachment C

Applicant's Letter

In what ways is your proposal consistent with the goals and policies of the adopted growth policy?

Land use element issue #6 states "There is a desire for more mixed use neighborhoods".

By changing this 4+ acre site to community commercial zoning it will allow for a more diverse mixed use zoning. It is our understanding that by the time the Bench Blvd connector project is complete, this arterial will be the second busiest street in the Billings Heights. In order for this to be a viable alternative route for accessing the heights, then there needs to be an opportunity for some of similar amenities that are currently found on Main Street. A Community Commercial site on the corner of this intersection would be one area along the Bench corridor that would be considered "a centrally located site" for potential commercial amenities for commuters along this corridor.

Economic Development Element issue #9 states "The economic development of Billings Heights is overlooked"

Changing this site to Community Commercial will open this area up to a wider variety of potential businesses. If commercial development is concentrated onto the Main St. corridor it will limit the number of potential businesses (new job opportunities), that will look at the Billings Heights as a viable location for their business.

Explain your 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.

Currently approximately 2/3 of this property is zoned RMF. We don't believe that this site, with the expected traffic counts and the noise associated with that traffic, will be a desirable location for new high density residential construction. There are currently 2 parcels on this intersection that are zoned neighborhood commercial, one being the westerly 1/3 of the described parcels. The proposed change would be one level above the existing neighborhood commercial zoning. From the limited attendance at our neighborhood meeting, the only concerns that came up pertained to residential development and the safety factor of the existing ditch that runs along the east border of the properties.

ATTN DISTANCE LIST

Tom Zurbuchen

Don VANICA

Charles Klein

CB Clearwood

Meeting started at 7:10 with 4 attendees other than 3 members of the Gainan Family.

Non-family members included:

Tom Zurbuchen from the Heights Community Development Task Force

Don Vanica from MDT

Clearance Klein immediate neighbor to the East on Yellowstone River Rd.

CB Clearwood from MDT

Questions from the attendees:

When do we foresee the houses being removed?

Response: We would keep them there until we saw a need to remove them for development, the one exception maybe the house located at 803 Bench. That house may be removed by the development of the roundabout at the intersection.

Clarence Klein expressed a concern with the potential development, under the existing zoning, developing high density housing complex. His biggest concern with that type of development was the safety issue with having a potential large number of young kids being near the ditch that runs along the East border of the property

All attendees stated they were in favor of the proposed zone change.

Meeting adjourned at 7:40.

The following day Mrs. Frank Griep called Chuck Gainan and said that they were in favor of the proposed zone change.