

Attachment C Applicant's Letter

May 6, 2013

Planning & Community Services Division
4th Floor, Parmly Library
510 North Broadway
Billings, MT

To Whom it May Concern:

We are submitting this Zone Change Application for Amended Plat of Lots 1 & 2 Block 1 Western Sky Subdivision (Tax ID # C15618 & C 15619). The following paragraphs are in response to the questions found within the City Zone Change Application.

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

The rezoning of this property supports the Growth Policy in the following ways:

- a. Land use Element Goal #2 requests that new developments that are sensitive to and compatible with the character of adjacent City neighborhoods. The development completed in the north-east area of the subdivision, and the adjacent development to the north, are consistent with a RMF-R style development. The owner intends to see this Multi-family development throughout the remainder of the requested zone change.
- b. Land Use Element Goal #5 expresses the city's desire for more affordable housing for all income levels dispersed throughout the City and County. The rezoning of the remaining R-70 to RMFR, with its appropriate public space, will open up doors to allow more affordable housing to be constructed in this area. The north-eastern portion of the subdivision has already been shown to be an accommodating and attractive option for lower income families and individuals. This zone change would help further this opportunity.

- c. Open Space and Recreation Element Goal #1 asks that rational consideration of neighborhoods for park expenditures be made. The owners of these lots have had conversations with the parks district and have agreed to develop the parks themselves. This would keep the new public zoning from having to be budgeted against maintaining the other city parks.
2. 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.

The existing zoning of the Amended Plat of Lots 1 & 2 Block 1 Western Sky Subdivision is based on a previous master plan. This master plan has since been revisited. The new plans do not fit into this original zoning map. There will be more public land dedicated than is required, 5 acres total, and it will be centralized to maximize the benefit for the new community. As previously stated, the development to the northwest, across King Avenue, consists of the same zoning and this development will be consistent with this neighboring community.

Additional information and materials specified within the Application forms are included in those forms and/or attached to this letter. We thank you very much for your continued support on this request, and for your consideration of our re-zoning application. Please feel free to contact me at (406) 294-2294 if you have any questions.

Sincerely,



Marshall Phil

Summary of Pre-Application Meeting

As required by the City of Billings rezoning policy, a pre-application meeting was held on Monday, March 25, 2013 in the model unit at 4305 Laguna Beach Unit 4. Will Ballew of Blueline Engineering was present to field any questions from the attendees.

Three individuals attended the meeting and the conversation was conflict free. Questions about how the property owners planned to extend sanitary sewer to service the lots, was the primary topic of conversation. The attendees were not concerned with the implications of a potential zone change. They were concerned about how they could utilize the extension of public utilities after the lots were developed.

The meeting was focused primarily on lot development, and how the surrounding owners could tie-in or take advantage of development being adjacent to their lots.

Pre-Application Neighborhood Meeting Sign-In Sheet

Property Owner	Address	Phone Number
Dorell & Barbara Krueg	3115 Sycamore Lane, Bjo	6565329
Harbour Towne LP	P.O. Box 19, Mott MT 59057	406-690-6394 Jane