

Attachment C
Applicant's Letter

ROOKHUIZEN PROPERTY, CERTIFICATE OF SURVEY NO. 1706
NEIGHBORHOOD ZONE CHANGE MEETING
JUNE 24, 2013
5:30 P.M. – COUNTRY INN AND SUITES CONFERENCE ROOM
231 MAIN STREET, BILLINGS

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
<i>Kim Beckton</i>	<i>802 W. 1st St.</i>	<i>596-5774</i>	
<i>John Hill</i>	<i>625 Main St.</i>	<i>59-3942</i>	<i>john@hill.com</i>
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Zone Change Application

Parcel 1, COS No 1706, 727 Bench Boulevard, Billings, MT

Neighborhood Meeting Minutes

June 24, 2013 – 5:30 PM

Attendees:

Lauren Waterton, AICP – Sanderson Stewart

Ryan Rookhuizen, Property Owner

Neighborhood property owners (sign in sheet attached)

The meeting was called to order by Lauren Waterton. Lauren described the purpose of the meeting and gave a general overview of the area, including existing zoning, proposed zoning and description of the project.

Lauren noted that a zone change application changing the zoning from Neighborhood Commercial to Community Commercial will be requested. The owner has no specific use intended for the property, but would like the change the zoning to create the most flexibility for the property.

Lauren reviewed the submittal schedule for the zone change application.

Lauren opened the meeting for questions.

One adjacent owner, Kirk Hansen, questioned why another zone change was being requested when the property had previously changed from residential to neighborhood commercial.

Ryan Rookhuizen explained that he purchased the property in 2007 and was unaware the property had been rezoned. At the time of purchase, it was zoned Neighborhood Commercial.

Others at the meeting generally agreed it was sometime prior to 2007 that the property was rezoned.

Jeff Miller, an owner on Conway, expressed concern about the off-site impacts that a commercial development could have, including noise, lighting and traffic. He expressed concern that the Community Commercial zone district would permit a gas station, which would not be permitted with the existing zoning. He would strongly object to a gas station at that location. Several others concurred.

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Several people questioned the purpose of the zone change, without a specific use in mind. Ryan Rookhuizen responded that his intention is to do a quality project that will not be harmful to the neighborhood.

One owner expressed concern about a lack of a plan to accompany the rezoning. At the time of the previous rezoning, the prior owner had alluded to a plan that was never built. There was a general concern that should the Rookhuizens sell the property, a new owner may not be sensitive to the neighborhood.

Many felt without a specific plan, they could not support the zone change.

The meeting was adjourned at approximately 6:30 PM.

TRACT 1, COS No ~~2537~~ 1706
ZONE CHANGE APPLICATION FROM NEIGHBORHOOD COMMERCIAL
TO COMMUNITY COMMERCIAL

Statement of Proposal

The owner, Ryan Rookhuizen is seeking a zone change for the property. The property is located on the southeast corner of Bench Blvd and Yellowstone River Road. The site is approximately 1.4 acres.

The existing zoning is Neighborhood Commercial. The applicant is requesting a zone change to Community Commercial. While there is no specific plan for development of the property, the owner is seeking a zone change to maximize the flexibility for potential development in the future.

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?

LAND USE GOALS

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

The improvements to Bench Blvd are improving traffic flow and connectivity. However, it is also changing the character of the neighborhood. The intersection of Bench Blvd and Hilltop Rd/Yellowstone River Rd. is currently under construction and will include a roundabout. These roads are all classified as Principal Arterials on the Billings Urban Functional Classification Map. This zone change to Community Commercial would be consistent with more intensive uses that are frequently located at intersections of Principal Arterials. It would also be consistent with the zoning directly to the north of the property, which is also Community Commercial. The Billings Heights Neighborhood Plan identifies the area between Main Street and Bench Blvd as a mixed use area. This area is indeed a mix of commercial and residential uses.

Goal 2. Contiguous development focused in and around existing population centers separated by open space.

The lot currently has one residence located on the southern part of the property. The rezoning of the property would allow redevelopment to be used as infill for commercial development. This is a relatively small property for commercial use (1.4 acres or 61,000 square feet) and would lend itself to providing services for the existing population.

Goal 3: More housing and business choices with each neighborhood.

The future land use map for the Billings Heights Neighborhood Plan calls for the area between Main Street and Bench Blvd to be mixed uses. The zone change request to Community Commercial would allow uses to support the neighborhood.

ECONOMIC DEVELOPMENT GOALS

Goal 4: Business development and rejuvenation in the Heights.

The zone change will permit a currently underutilized property to be developed for commercial properties. While the owner has no specific plans for development, the zone change approval would permit him to pursue development suitable for the site as well as the neighborhood.

1B. 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 in the immediate area.

Many potential uses for the property are permitted in the Neighborhood Commercial as well as the Community Commercial zone districts. However, a change to Community Commercial would permit the greatest flexibility for potential development on this small, infill site. Given its relatively small size for a commercial site, the Community Commercial zone district provides the greatest flexibility to create a development that is compatible with the adjoining uses and functions with the newly designed Bench Blvd.