

Attachment C

Pre-application materials – Zone Change 920 – 5506 Grand Avenue

Neighborhood Meeting for
Proposed Zone Change
DayBreak - 19.57 Acres at 5500 Grand Ave

Meeting held Thursday, March 13, 2014, at 7:00 pm at Hope Evangelical Church

Attendees:

Name	Address
TEO GARDNER	3706 COUNTRY LN 59106
Marla Ward (Janice Ward)	5416 Grand Ave
Steve Randy Hordum	1027 56 th ST W
ALEXIS MURRAY	1011 56 th ST W.
DAVID GROSSHEB.	3224 AMMERMAN PL BILLINGS 59106
Doug Kramer	5623 Grand Ave.

Neighborhood Meeting for Proposed Zone Change DayBreak - 19.57 Acres at 5500 Grand Ave

Meeting Minutes:

Dan Wells introduced this neighborhood development. Discussed neighborhood Connectivity.

Will provide turn lanes on Grand to preserve traffic flow.

Single Fam. \$265 - 350K homes w/ 6 or so twin homes

Discussed phasing, 74 homesites -- \approx 24-25 per phase.

Discussed storm drain plan. Flow direction is SW. Retention ponds store water & are sized according to city specifications. Overflow is sheet flow according to pre-development patterns.

Open for Questions

Will ditch along Grand stay open? We will pipe along frontage - \approx 20" - 24" w/ cleanouts and trash rack on inlets

Will area be on city sewer? yes & water

What is the city's ultimate Drainage Plan? City is working on Drainage improvements w/ sloughs South & West of this project.

Will open space/drainage areas be public or private? (Public ownership)

Discussed storm overflows.

Sub streets? What will they be like? There will be barricades

Streets will have C & G, boulevard strip, and 5' walks throughout

What other Developer supplied improvements?

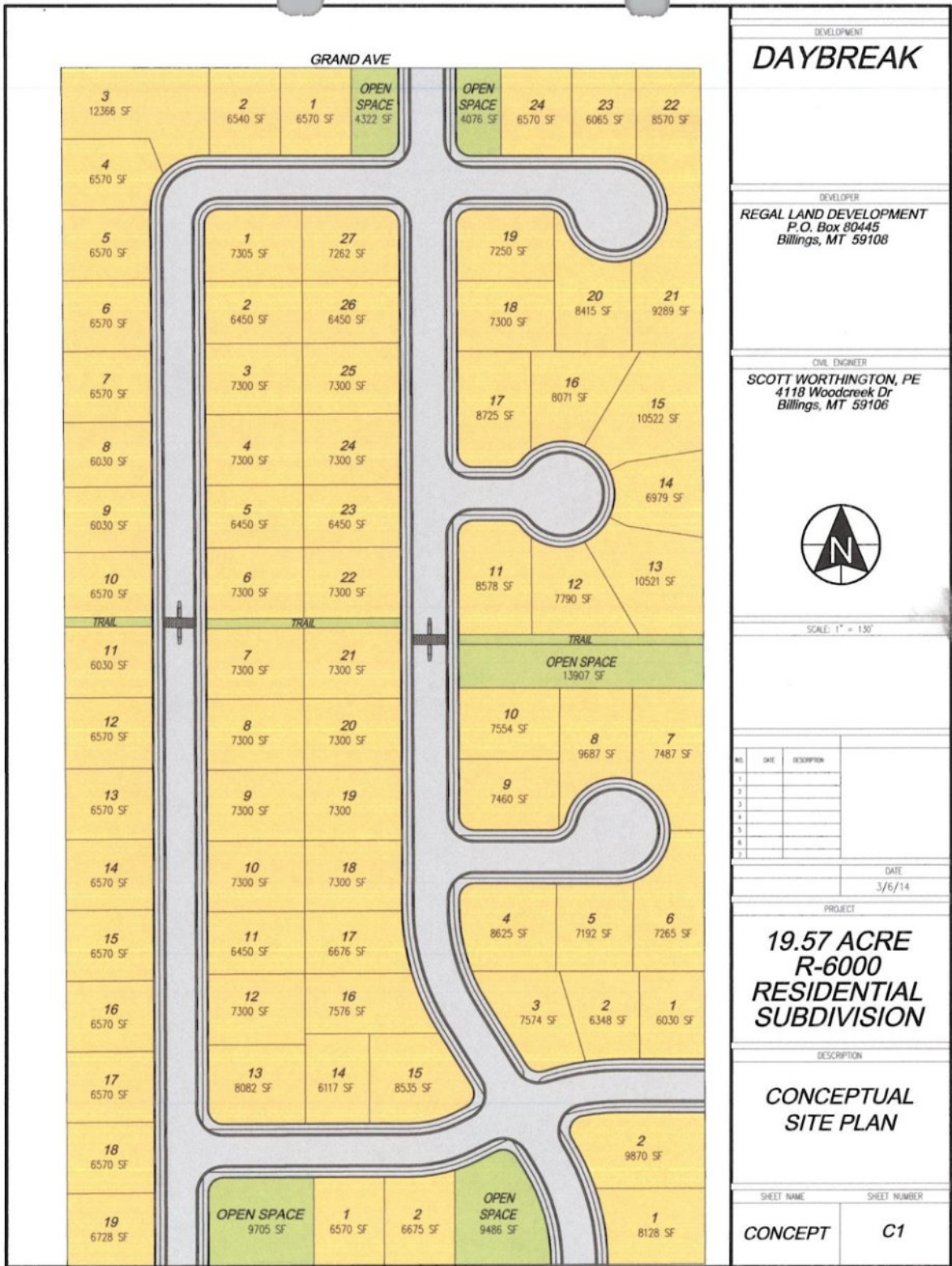
Developer will pay for park impacts, trails, & traffic impacts as determined by traffic study.

Does City have plans to widen Grand? They do have a West end plan, but timing is uncertain.

Lighting? - Covenants will require yard lights w/ photocell.

H.O.A. will maintain open spaces - irrigated grasses.

Would ~~the homesites be~~ multi-family over twin homes?
Zoning allows more than twins, but we don't anticipate.



GRAND AVE

DEVELOPMENT
DAYBREAK

DEVELOPER
REGAL LAND DEVELOPMENT
P.O. Box 80445
Billings, MT 59108

CIVIL ENGINEER
SCOTT WORTHINGTON, PE
4118 Woodcreek Dr
Billings, MT 59108



SCALE: 1" = 130'

NO.	DATE	DESCRIPTION
1		
2		
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DATE
3/6/14

PROJECT
**19.57 ACRE
R-6000
RESIDENTIAL
SUBDIVISION**

DESCRIPTION
**CONCEPTUAL
SITE PLAN**

SHEET NAME SHEET NUMBER
CONCEPT C1

Responses for Zone Change Application

1. Answer:

- a. This proposed Zone Change is consistent with the goals and policies of the adopted Growth Policy in the following ways:

Land Use Element – Our proposal is consistent with the current neighborhood character in this area. The requested zoning is consistent with the nearby neighborhoods of Grand Peaks to the north, Trails West to the west, and Cottonwood to the northwest. R-6000 zoning was suggested and is supported by Zoning Coordinator, Nicole Cromwell. This neighborhood will also add to the area's available housing, increasing options for home buyers.

Economic Development – The construction of this development will provide good jobs to local workers. Since the homes built will provide good options for 1st and 2nd time home buyers, they will be attracting an educated and skilled workers. This development will also add to local tax base, which strengthens the local economy.

Aesthetics Element – We are building an attractive neighborhood that will give people a sense of pride to be a part of.

Natural Resources Element – Instead of a weed filled field, this development will have landscaped home sites that will reduce weed populations and the potential for grassfires.

Open Space and Recreation Element – This development will provide an east / west trail crossing through it that will encourage recreation, accessibility, and non-motorized neighborhood connectivity. There will also be storm drain detention pond areas that will have irrigated and maintained grass, which provide open spaces also usable for recreation.

Transportation Element – This development complies with the "Functional Classification Map" by providing a north / south collector road. This collector road can accommodate a future bike lane. All roads will have sidewalks on both sides of the street to encourage pedestrian traffic.

Public Facilities and Services Element – This development and the houses within it will be constructed to current standards which will assure the quality of improvements. The neighborhood is also in very close proximity to public fire and police service.

Cultural and Historic Resources Element – There are no cultural or historic resources on this development site that would be at risk of being lost.

Community Health Element - The neighborhood is in very close proximity to drinking water, sanitary sewer, and emergency services. The trails, sidewalks, and local roads that can accommodate bicycle traffic will encourage a healthy lifestyle for the neighborhood residents.

b. To achieve the density that we are seeking, we need city services. The city requires annexation to access the city water and sewer; therefore, we are seeking this zone change. As mentioned, the requested zoning is consistent with Grand Peak to the north, Trails West to the west, and Cottonwood to the northwest.

2. Answer:
 - a. Previously submitted
3. Neighborhood Meeting Synopsis:
 - a. We held a neighborhood meeting in the Hope Church immediately to the west of us. Several neighbors attended, and a list of those attendees is attached. The majority of the questions centered around how the development was going to impact them, in terms of traffic, irrigation ditches, and storm water management. The developer gave a half hour presentation that covered the design process and the construction timeline.
4. Attached
5. Attached
6. Attached
7. City Process
8. In Process