

Attachment C
Applicant's Letter and Pre-application Meeting Notes

BLUE MEADOWS ACREAGE TRACT 4A-1A
ZONE CHANGE APPLICATION FROM R9600
TO RESIDENTIAL PROFESSIONAL

STATEMENT OF PROPOSAL

Classic Design Homes owns Tract 4A-1A of Blue Meadows Acreage Tract located on the west side of Shiloh Road, between Poly Drive and Rimrock Road. This property is just over one acre in size and is currently vacant.

Access to the site is directly from Shiloh Road. Surrounding uses include single family residential to the north, vacant property to the west, single family residential to the south and St John's Lutheran ministries, including assisted living facilities to the east. In this block of Shiloh Blvd, between Vickery Drive and Poly Drive, there is a median that separates the traffic lanes. Because of the median, the property can only be accessed with a right turn into the property from the southbound lane, and exit with a right turn lane, continuing southbound. Directly in front of this property is a crosswalk. Safety of pedestrians using the crosswalk is a key concern of the applicant. Further design of the site improvements will consider and not diminish safe pedestrian access.

The property owner would like to construct an office building for their business on this site. In order to do so, a zone change from R9600 to Residential Professional is requested. A proposed site plan is included with the application to demonstrate compliance with the Zone Change criteria. The development of the property will adhere to the Shiloh Corridor Overlay requirements for landscaping and lighting. This includes landscaping along Shiloh Boulevard to minimize visibility of the building and parking. Outdoor lighting will be minimal and adhere to the requirements of the Overlay District. This includes a maximum of 20 feet in height with a fully cutoff fixture. Additionally a screening fence will be placed along the north property to provide screening between properties.

RESPONSES TO APPLICATION QUESTIONS

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

The primary goals and objective of the 2008 Growth Policy are divided into eight primary elements. The goals of the Land Use Element are described below.

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

Shiloh Blvd. has seen a changing development pattern over the years. Recent improvements to the street have been coupled with commercial development along the corridor, particularly around key intersections of Shiloh and King and Shiloh and Grand. This section of Shiloh is less commercial intense, yet still has a variety of housing, offices, churches and an assisted living facility. The Residential Professional Zone District allows for uses

compatible with residential uses. Offices for construction businesses are permitted in the RP Zone District, however, storage of materials and equipment is not. The use of this site of a professional office is predictable along a Principal Arterial, such as Shiloh Blvd.

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

As Shiloh Blvd. and the west end of Billings grow and continue to develop, sensitivity to existing land uses and character of the neighborhoods is important. This zone change application allows for use of the property in a manner that is sensitive to the character of the area.

Goal 3. Growth management tools available to rural townsites.

Areas within the City limits should be evaluated and reviewed for development. This reduces sprawl into the County and places development where City services are available.

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

Development along Shiloh Blvd. will continue. The improvements to the street, existing City services and amenities make places like Shiloh Blvd logical for development. This zone change to Residential Professional allows for the continued growth in a areas already designated for such a mix of uses.

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

The addition of businesses adjacent to existing residences can often be viewed as a negative. However, this goal acknowledges the benefits of a mix of development types and uses. Office use is not permitted in R9600. The zone change to RP district would allow the construction of an office building, thus increasing businesses in 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 of the immediate area.

This property fronts Shiloh Blvd, a Principal Arterial. The existing zoning of R9600 is consistent with zoning of residential neighborhoods with residential or collector streets. The type of new residential consistent with R9600 zoning would not attract many buyers looking to that type of new residence. An office building is well suited for Shiloh Blvd, and the RP Zoning is intended to be compatible with residential uses. Buffer areas and fencing will be used to minimize impacts to residential uses to the north and south. The development of this property will adhere to the Shiloh Corridor Overlay District, which will ensure adequate landscaping, signage and minimal lighting, and will allow development to fit and create a consistent visual environment along Shiloh Blvd.

CLASSIC DESIGN HOMES
 TRACT 4A1, BLUE MEADOW ACREAGE TRACTS
 NEIGHBORHOOD ZONE CHANGE MEETING
 DECEMBER 19, 2013
 5:30 P.M. - CLASSIC DESIGN HOMES
 1605 SHILOH ROAD, BILLINGS

NAME	ADDRESS	PHONE	EMAIL
Dustin Cunningham	4019 Vickery Dr.	650-9221	hipro@msn.com
Debra P. Huel	4008 Vickery Dr.	656-6225	
James R. Huel	4008 Vickery Dr.	656-6225	
CE Bottingham	4019 Vickery Dr.	652-9221	
Mae Fogelson	1300 N. Trunstock Way	656-5255	
Dave Trast	4351 Redwood Ln	655-5623	
Thomas McHenry (Sr.)	3946 Kenner Rd	655-5788	
Steve Wilson	3208 Rusty Dr	658-9346	
Mark Hueston	1605 Shiloh Rd	591-0021	

MEETING MINUTES

PROJECT: Blue Meadow Acreage Tracts, Tract 4A1 – Zone Change			
Project No: 11049.01			
Meeting Location: 1605 Shiloh Road, Billings, MT 59102		Meeting Date: 12/19/2013, 5:30 PM	
Meeting Subject: Neighborhood Meeting on Zone Change		Prepared by: Sanderson Stewart	
Attending:	(see attached sign-in sheet)		
Date of Issue: 12/20/2013			

Minutes:

- Mac Fogelsong introduced the zone change process, discuss the zoning commission meeting, and the City Council meeting
 - Mac Fogelsong discussed proposed zone change from R9600 to Residential Professional.
 - Discussed Classic Home Designs intent to construct an office for their business on the property.
 - Neighbors had concerns regarding crosswalk that is in front of this property and how cars turning into the site will affect that.
 - A gentleman asked what time the business opened. It opens as 8:30am
 - Someone asked if the business outgrows this locations, what will become of the building?
 - Someone asked about traffic and stated that 3 duplexes would be preferred, as an office will devalue the property.
 - Others agreed and felt residential duplexes were preferred to office.
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- End of Meeting 6:05 PM.