

Attachment D

Pre-application Meeting notes and applicant letter

Pre-Application Neighborhood Meeting

Date: December 18, 2014

Time: 6 PM

Address: 805 Alderson Ave, Billings, MT 59101

	Name	Address
1	Steve Gardner	742 Grand.
2	SARAH JAMES	846 ALDERSON
3	Bill Cole	3860 Ave B Suite C West 59102 bcole@colefirm.com
4	Christine Sopko	746 Alderson Rent
5	Max Griffin	1010 Central Ave
6	Chandler Griffin	1010 Central Ave
7	David Mitchell	1010 Central Ave
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Synopsis of the Pre-application Neighborhood Meeting

Held December 18, 2014 at 6 PM

Topics discussed at the meeting:

1. Introduced new owners of the property
2. Informed attendees of new tenant for church building
3. Talked about north section of property being changed to community commercial
4. Shared updates that are being made to church, landscaping, and relocating the lot line
5. Discussed spring running through property, storm drainage, and clean bill of health for the soil
6. Talked about options for Fred Pierce and his easement
7. Talked about other businesses on Grand Ave, other community commercial properties nearby
8. Talked about history of church, the parcel, and the neighborhood
9. Explained what the long term goals were for the north section

Zone Change Request Application Answers

Subject property: 808 Grand Ave

Current Zoning: R-7000 - Requested Zone: Community Commercial

1. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?
 - a. Answer:
 - i. Land Use Element Issue #1 states *"Neighborhoods are experiencing pressures from new development and land use changes"*. Our focus is to preserve the neighborhood and residential side of the subject property, which touches Alderson Ave. The southern 145 feet of the subject property will remain R-7000, to best utilize the existing structure potential. We want to conform to the consistency of Grand Ave, which the majority of parcels on Grand Ave are Community Commercial. Our goal and direction is in line with that of the City Council in making Grand Ave an economic strength of the City of Billings.
 - ii. Economic Development Element Issue #3 states *"Entryways to our communities should be attractive and not present physical barriers discouraging economic development"*. The current state of subject property is not appealing. 8th Street is a highly populated gateway to residential dwellings. We want to increase the value of that populous entryway. Modifying the north-half of subject property with community commercial zoning will allow our development group to update, improve, and create an attractive entrance and corner to the local residents.
 - iii. Aesthetic Element Issue #1 states *"There are areas in the City and County that are unattractive and present a poor image of the community"*. As previously stated, our development group has success in revitalizing corners in the City of Billings. Our development group updated and enhanced the corner of Central and Moore Lane. The Central and Moore Lane project won the 2013 Bright and Beautiful award for improving surrounding areas of Billings, awarded by Mayor Thomas Hanel.
 - b. Under the current zoning, R-7000, the subject property is limited to very little use. Putting duplexes on the property wouldn't increase the value of the neighborhood, improve the major entryway to the residential blocks, or bring any progress or improvement to Grand Ave. With a zone change, the southwest corner of 8th and Grand Ave would attract a lot of attention from local and national businesses. That attention will bring in money to enhance the local and visual appearance of that intersection. Residents and businesses would all benefit from the upgrade. As well, the city would receive additional income for taxes, businesses income, employee salaries, etc.
2. Photographs may be submitted and are often helpful. They should be of a size adequate to show the nature of the property.
 - a. See Appendix A for recent photographs of the subject property.