

Applicant letter and pre-application meeting notes
Zone Change 938 – Grand Peaks Subdivision

Lot 1, Block 5 & Lot 5, Block 2, Grand Peaks Subdivision
ZONE CHANGE APPLICATION FROM R-9600 to R-7000

Statement of Proposal

The owner, Grand Peaks, LLC is seeking a zone change for the property. The property is generally located east of 54th Street West and North of the Existing homes in Grand Peaks Subdivision.

The existing zoning is R-9600. The applicant is requesting a zone change to R-7000. The applicant is seeking the zone change in order to develop the property with a similar lot size and density as the existing Grand Peaks neighborhood to the south.

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 proposed zone change will provide a zoning that is the same as the existing neighborhood to the south and west. The zoning will also be consistent with the undeveloped property to the East. The applicant's intent is to provide a housing type consistent with the neighborhood to the south. Those lots range from approximately 8000 s.f. to 10,000 s.f.

Goal 2. More housing and business choices within each neighborhood.

The proposed R-7000 zone will allow for both single family homes as well as townhome duplex units.

Goal 3: Preserve neighborhood character and quality of life.

The proposed zoning will allow for the Grand Peaks subdivision to be built out in a manner that is consistent with the existing developed portions of the project. The neighborhood has become an attractive desirable area of town and the zone change will allow that development trend and character to continue into the final phases of the project.

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 with the existing zoning and land uses of the immediate area.

The current housing market demand in the project area is for somewhat smaller lots than a few years ago. Home buyers are not as concerned with having a large yard, and the associated costs. The smaller lots allowed under the proposed zone change allows for a more affordable home, while still providing the expected amenities. The additional density also provides a bonus to the city in the

form of additional tax and SDF revenues, for the same gross acreage of development. The trend nationally is for quality homes on smaller lots, and that trend is apparent in the Billings market, thus necessitating the requested zone change.

The zoning request will make the property consistent with the neighborhoods to the east, west and south. The property immediately to the north is still in the county, and zoned Ag-suburban.



MEETING MINUTES

PROJECT: Grand Peaks Zone Change			
Project No: 06024.???			
Meeting Location: King of Glory church – 4125 Grand Avenue		Meeting Date: 6/24/15 6:00 PM	
Meeting Subject: Neighborhood meeting		Prepared by: Dennis Randall	
Attending:	See attached sign-in		
Date of Issue: 6/25/15			

Minutes:

Jeff Junkert and Dennis Randall moderated the meeting;

- o Jeff gave a summary of the project history, including zoning history, purchase / ownership history, and build-out history
- o Dennis gave a summary of the Zoning process, including the tentative meeting dates for the Zoning commission and City Council
- o Dennis gave a summary of the difference between the existing zoning, R-9600 and the requested R-7000 zoning.
- o Jeff reviewed his intent regarding the future planning of the undeveloped portion of Grand Peaks, including timing and the housing type and density that he anticipates.

- Questions from the homeowners were general in nature, regarding the development in the area, timing of street improvements, timing of the new school development, ect.
- No specific concerns with the proposed Zone change were expressed by the homeowners in attendance.

Meeting was adjourned at approximately 6:40

ZONE CHANGE MEETING
ATTENDANCE SIGN-IN SHEET

Date: June 24, 2015

Time

Project: Grand Peaks Zone Change

Project No

Meeting Location: King of Glory Lutheran Church

Name:
(Please Print)

Property Address:

Phone Number

Email

Edna Jensen

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534-8895

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JEFF JUNKENT

Applicant

Dennis Randall

Agent