

Applicant letter
Zone Change #940 – Silver Creek Subdivision

SILVER CREEK ESTATES
ZONE CHANGE REQUEST
SUPPLEMENTAL INFORMATION
September 29, 2015

- Growth Policy Discussion:
 - The Growth Policy identifies the issue of non-compatible development in neighborhoods. This issue is addressed in detail in the following analysis of the differences between the R-9600 and R-7000 zoning districts.
 - The Growth Policy identifies the issue of urban sprawl. Encouraging a compatible mixture of uses in a compact urban design is the most obvious method of managing urban sprawl.
 - The Growth Policy addresses the issue of Affordable Housing. The developer submits that the creation of new homes and patio homes at urban densities increase the supply of homes. If supply increases and demand remains constant the price of existing homes will fall making the acquisition of homes by moderate to low income persons possible.
 - The Growth Policy has an objective to utilize City and County infrastructure and services in a manner that is efficient and cost effective. The developer submits that by creating additional density in areas that are already served by public infrastructure and services, as this development is, is the most efficient use of the public infrastructure and resources.
 - The Growth Policy has stated goals and objectives to provide adequate open space and recreational opportunities to residential neighborhoods. The Developer, with Silver Creek Estates, provided the land area or cash dedication required by the City of Billings and Montana Law for the parent subdivision.
 - The Growth Policy has stated goals and objectives to enhance multi-modal transportation systems. The developer with Silver Creek Estates has contributed to enhancing the traffic control systems impacted by their subdivision and has installed sidewalks adjacent to 46th Street as part of the subdivision.

- Proposed Zoning Discussion:
 - With the exception of Lot-8 Block 5 which abuts the High Ditch Company easement for the Cove Ditch, the applicant is the owner of all adjacent parcels of property. As such, any adverse effects of the zone change, if any, would first be upon their own development. That said, the developer does not believe that there are any adverse impacts of the proposed zone change. In fact, the developer sees the R-7000 development potential as advantageous to the R-9600 neighborhood by providing a mixture of merchantable dwelling types.
 - R-9600 v. R-7000. The only differences between these two zoning districts beyond the minimum lot size requirement is that the R-7000 allows for the creation of two-family homes provided that the minimum lot size is increased to 9600 square feet as an allowed use.

- Resulting Difference in Development Discussion
 - In a subdivision with 123 platted developable lots, many with patio type home components at R-9600 density, the net increase in residential units involved in this proposed amendment is fourteen (14) single family dwelling units.

- Response to Items Identified at the Neighborhood Meeting:

- Where the meeting was not attended by neighbors or interested parties, there are not issues that need to be addressed. The developer will respond to any issues or concerns that may arise during the public review/hearing process as prescribed in the zoning regulations.
- Resulting Land Use benefits:
 - Provides a mixture of housing types.
 - Encourages development that is completely compatible with the surrounding development and existing zoning in the neighborhood.
 - Allows developer to target more segments of the residential real estate market.
 - Accomplishes many of the goals, objectives and policy statements of the Growth Policy.
 - As of the date of the filing of the application for public review, the developer has not received any objections to the proposed amendment. This is evidenced by the lack of attendance at our required neighborhood meeting conducted on September 28, 2015.

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

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