

Zone Change #947 – 505 & 521 S Billings Blvd

Prior to any recommendation to the City Council, the Zoning Commission shall consider the following:

1. *Is the new zoning designed in accordance with the Growth Policy?*

The proposed zone change is consistent with the following goals of the Growth Policy:

- *Predictable land use decisions that are consistent with neighborhood character and land use patterns. (Land Use Element Goal, page 6)*

The proposed zoning would allow the expansion of the existing 11 acre wrecking facility directly north of the subject property. The existing land use, 2 single family dwellings, underutilizes the 2-acre site. Re-development under the existing zoning could allow up to 12 new dwelling units, although this is unlikely given the shape of the lots, the access to a principal arterial street and the surrounding commercial development. The zoning district is compatible with the neighborhood character and land use patterns. Adjacent residential zones will be protected through the special review process for the proposed use.

- The Infill Policy encourages development of vacant and undervalued property within the city limits with emphasis on efficient use of existing city infrastructure and services.

2. *Is the new zoning designed to secure from fire and other dangers?*

The new zoning requires minimum setbacks, open and landscaped areas and building separations. The new zoning, as do all zoning districts, provides adequate building separations and density limits to provide security from fire and other dangers.

3. *Whether the new zoning will promote public health, public safety and general welfare?*

Public health and public safety will be promoted by the proposed zoning. Re-development of the vacant land in the city will promote the public health and safety as well as the general welfare by improving the appearance of the area, reducing the number of driveway opening on the arterial street and adding value to the taz increment district. The adjacent residential neighborhood will be protected through the conditions of special review approval for the proposed use.

4. *Will the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirement?*

Transportation: The proposed zoning will have little impact on the surrounding transportation systems. The City Engineering Division will work closely with the owner to ensure any impacts are minimized.

Water and Sewer: The City will provide water and sewer to the property if requested. There will be no additional impact to the system from the proposed zoning.

Schools and Parks: Schools and parks should be unaffected by the proposed zone change.

Fire and Police: The subject property is served by city public safety services. The Police Department had no concerns with the zone change and the Fire Department will be involved in any development plan and building permit(s).

5. *Will the new zoning provide adequate light and air?*
The proposed zoning provides for sufficient setbacks to allow for adequate separation between structures and adequate light and air.
6. *Will the new zoning effect motorized and non-motorized transportation?*
The new zoning will have an effect on vehicle and pedestrian traffic. Removing 2 drive approaches from S Billings Blvd will improve the safety of the multi-use trail on the east side of the street. Construction and demolition on the site may disrupt traffic patterns for short periods of time.
7. *Will the new zoning will promote compatible urban growth?*
The new zoning does promote compatibility with urban growth. The proposed zoning will allow commercial activity on an underutilized property as an infill project.
8. *Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?*
The proposed zoning does consider the character of the district and the suitability of the property for a the proposed use.
9. *Will the new zoning conserve the value of buildings?*
The property is currently developed with 2 older single family dwellings at a density of 1 dwelling unit per acre. The existing homes can remain but the proposed development plan is to demolish the dwellings if the zoning and special review are approved.
10. *Will the new zoning encourage the most appropriate use of land throughout the City of Billings?*
The proposed zoning will permit commercial and industrial uses similar to surrounding uses to the north and west. Existing residential neighborhoods to the south and east will be proptected through the application of conditions during the special review.