

Zone Change #948 – 1690 Rimrock Road

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 guidelines of the 2016 Growth Policy:

- Essential Investments: Neighborhoods that are safe and attractive and provide essential services are much desired.

The proposed zoning would allow the existing development to include other professional offices in addition to the current medical and dental offices. This will ensure the building remains occupied and continues to provide essential services to the surrounding neighborhood.

- Strong Neighborhoods: Implementation of the Infill Policy to encourage development of underutilized properties.

The proposed zoning will allow the building owners to fill un-used tenant space by expanding the opportunity for similar and complimentary professional offices.

- Prosperity: Retaining a strong, skilled and diverse workforce and supporting existing business sustains a healthy economy.

The proposed zoning will support existing businesses and retain and diversify career opportunities at this location.

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. The existing building has 2 vacant units and recruitment of additional medically related office space users is difficult. The proposed zoning would allow the unit owners to broaden the market to other professions including financial advisors, real estate brokers, engineers, designers and lawyers. Vacant tenant space can depreciate property values and can lead to dis-investment by property owners. A well maintained business property benefits the surrounding property owners.

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. Businesses allowed in this zoning district typically operate between 8 am and 5 pm daily and do not generate more traffic than is usual for the existing development.
Water and Sewer:	The City provides water and sewer to the property. There will be no additional impacts 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 and Fire Departments had no concerns with the zone change.

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 no effect on vehicle and pedestrian traffic. The property is fully developed with adjacent sidewalks and drive approaches. These will not change.
7. *Will the new zoning will promote compatible urban growth?*
The new zoning does promote compatibility with urban growth. The proposed zoning will allow a greater variety of professional office spaces and is compatible with the existing urban growth pattern.
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 the proposed use.
9. *Will the new zoning conserve the value of buildings?*
The property is currently developed with a multi-unit office building. The value of this building will be preserved by the proposed zoning of Residential Professional (RP).
10. *Will the new zoning encourage the most appropriate use of land throughout the City of Billings?*
The proposed zoning will permit professional office spaces in an existing building already used for medical office space. The existing and proposed uses in this building at the intersection of 2 arterial streets is the most appropriate use of land.