

Zone Change #949 – 2300 block Gleneagles 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 guidelines of the 2016 Growth Policy:

- Home Base: A mix of housing types that meet the needs of a diverse population is important.

The proposed zoning would allow this developer to offer a new housing choice in this neighborhood. This will ensure those with mobility concerns have housing choices in the neighborhood since the units are proposed as single level.

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

The proposed zoning will allow the developer to fully utilize these parcel and support the cost of extending infrastructure to these parcels.

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 parcels are vacant and new infrastructure for roads, utilities, sidewalks and utilities will need to be installed prior to building the proposed townhomes. The proposed zoning would allow the developer to market these housing units to a broad range of buyers including older residents, and those who need or desire a single level living space. The slight increase in density will help support the needed infrastructure for this development.

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.
- Water and Sewer: The City will provide water and sewer to the property. The water service will be through Billings Heights Water District. There will be no additional impacts to the system from the proposed zoning.
- Schools and Parks: Schools and parks should not be significantly affected 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 City Engineering Division will determine the required street, utility and sidewalk improvements required for the development of these lots. The costs of these improvements will be the responsibility of the developer.
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 housing choices in this growing area of Billings Heights.
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. Townhomes are compatible with the existing homes in the area.
9. *Will the new zoning conserve the value of buildings?*  
The property is currently un-developed. The value of existing buildings should not be affected by the proposed zoning and townhome development.
10. *Will the new zoning encourage the most appropriate use of land throughout the City of Billings?*  
The proposed zoning will allow a new housing choice in this part of the Lake Hills Subdivision. This is an appropriate location for the zoning to allow additional density on a principal arterial street.