

Zone Change #950 – 4240 Central Avenue

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 single family and two family dwellings in either a unit ownership development or in a traditional subdivision.

- Strong Neighborhoods: Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, good will and social interaction

The proposed zoning will allow a progression of development in this area and will connect to neighborhood services, public gathering spaces and open space.

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

The property is currently outside the city limits but is within the limits of annexation. The proposed zoning of the property is a more efficient use of property for the extension of city services, and supports a variety of housing choices.

- Strong Neighborhoods: Public safety and emergency service response are critical to the well-being of Billings' residents and businesses

The proposed zoning and annexation is directly adjacent to the existing city limits where city public safety services are already provided. This incremental expansion will allow these services to be extended with limited impact to its current capacity.

- Home Base: Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe

The proposed zoning and development will allow the opportunity to provide affordable housing choices in a high-demand area of West Billings.

- Mobility and Access: Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses and visitors

The proposed zoning and development are within ¼-mile of the Shiloh Road Corridor that provides a continuous and connect bike trail, access to public transit as well as transportation by private vehicle in and around the city of Billings.

- Prosperity: Predictable, reasonable City taxes and assessments are important to Billings' taxpayers

The proposed zoning and development will provide an incremental expansion of the city, at a more efficient density. This will encourage and stabilize the cost of services in this area and will allow the city to set predictable and reasonable rates for taxes and assessments city-wide.

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 parcel is outside the city limits and used for irrigated farmland. New infrastructure for roads, utilities and sidewalks will need to be installed prior to building the proposed dwellings. The proposed zoning would allow the developer to market these housing units to a broad range of buyers.

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

Transportation:	The proposed zoning and subsequent development will require a traffic study prior to development. The study will identify the required improvements to the surrounding transportation systems.
Water and Sewer:	The City will provide water and sewer to the property. The developer will be responsible for the installation of these improvements. There will be no additional impacts to the system from the proposed zoning.
Schools and Parks:	Schools and parks may be significantly affected by the proposed zone change. Eighty to ninety additional dwelling units will add students to schools depending on the market for these new homes. Recent new school facilities should be able to absorb these new students. There are no public parks within the general area of the subject property with the exception of the neighborhood park dedicated for the Shiloh Estates Subdivision. The Shiloh Estates Park is essentially undeveloped except for 3 trail connections between the dead-end of Wells Place and Shiloh Road bikeway. Emmanuel Baptist Church to the south maintains a baseball field and a playground. The closest semi-developed city park is Centennial Park more than 1 mile from the subject property.
Fire and Police:	The subject property will be 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 an impact 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 based on a traffic study prepared when a development plan has been finalized. At the maximum proposed development of 90 dwelling units, this could add up to 900+ new vehicle trips to the surrounding streets. Safe pedestrian access to and from the development will need to be developed. It is likely most pedestrian access out of the development will occur to the south along Bell Avenue and to the north along Central Avenue. While there is no sidewalk from Shiloh Road along the frontage of the first property to the west, there is sidewalk in place along Central Avenue in front of Legends West directly west of the subject property and so sidewalk will be constructed along Central on the frontage of the subject property as well. 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 West Billings.

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. The proposed zoning is identical to the zoning in the adjacent city subdivision and the homes will likely be similar in style.

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 development.

10. *Will the new zoning encourage the most appropriate use of land throughout the City of Billings?*

The proposed zoning will allow a more efficient density of development so extension of city services will be effective. The arterial street frontage will allow ready vehicle access to and from the new development without impacting adjacent land uses.