

## Applicant letter and pre-application meeting notes Zone Change #949 – 2300 block Gleneagles Blvd

Answer the following questions:

A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

The 2008 Growth Policy encourages the support of in-fill development and development of existing platted lots in subdivisions. The lots proposed are in-fill lots that have been platted since 1957. The Growth Policy also asks for housing that is fit for the elderly and special needs. 11 lots are designed to be single level housing that would be a good solution for each demographic. On page 38 of the Heights adopted growth plan is a map showcasing the zoning areas. The majority of Lake Hills was originally going to be R-6000 zoning. Most of this has been eliminated and has created a need for townhome housing. I have been a proud member of the Heights since 1992 and look forward to improving this area of Billings.

B. Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.

The need for the intended zone change is going to be the construction of high end town homes to create housing consistent with the neighborhood. Each lot will consist of two townhomes. An example of the goal of this project are the townhomes that exist at the beginning of Gleneagles Boulevard. Under the existing zoning, it only allows for one dwelling per lot.

These homes will be sold individually and will have high end finishes consistent with the neighborhood. Directly south of the applied zone change is a residential multi-family restricted lot. To the east, are two large community commercial lots that are 18,600 square feet and 18,620 square feet. These community commercial lots will share a rear lot line with the lots we are purposing to rezone. Up until 2011 all of these lots were planned for and zoned community commercial. To the north and west is open field that is currently not platted. Nearby to the south, there is a large chunk of Residential Multi Family. The new zoning would be a lower use than these existing nearby lots. They would also be a lower use than the neighboring RMF lot and community commercial lots.

Meeting Notice

1. 8-10-16, 5:30 PM, located at the corner of Clubhouse Way and Cherry Hills Road.
2. Legal Description – A22235, A22236, A22237, A22238, A22239, A22240, A22241, A22242, A22191



3. Trent Parks  
1001 North 22<sup>nd</sup>, Billings, MT 59105

Matt Stewart  
5234 Golden Hollow Road, Billings, MT 59101

4. The zone change consists of two parcels that are 69,561 square feet and 69,547 square feet. And one parcel that is 14,400 square feet. The zone change would change the current zoning from R6000-R to R5000. The need for the intended zone change is going to be the construction of high end town homes to create housing consistent with the neighborhood. Each lot will consist of two townhomes. An example of the goal of this project are the townhomes that exist at the beginning of Gleneagles Boulevard.



# Neighborhood Meeting Notes

Date 8/10/16

Time 5:30 PM

Attendee List	Phone	Email
Trenton Parks <i>Paul Parks</i>	406.208.4146	Parkst@gmail.com
Jesson Lillia <i>Jesson Lillia</i>	406-670-7314	HeipLitsst@gmail.com
Brenda Hill <i>Brenda Hill</i>	406-860-1769	brendahill@gmail.com

## Meeting Notes

There were some concerns about R-6000 zoning and the number of units that could be constructed. The layout of duplex town homes with a maximum of two homes per lot was well received and supported by all attendees. Ron<sup>Hill</sup> who did not attend, did mention this type of housing worked great on the other end of Gleneagles Blvd. Based on this information we have requested R-5000 zoning to better serve the community and city.

