

Application and pre-application meeting notes
Zone Change 960 – 70th St West and Rimrock Road



June 30, 2017

Ms. Nicole Cromwell
City of Billings Planning Department
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

Reference: City Zone change application - Tract 2A, Amended Tract 2 and 3, COS 2465 (a 14.50-acre property, known as the Forbes Parcel); Tract 1, COS 1871 (a 101.68-acre property, also known as the Staley Parcel).
Sanderson Stewart Project No. 16064.01

Dear Ms. Cromwell:

Attached is the zone change application for the Forbes and Staley properties.

Statement of Proposal

The owners, Mr. Gary Oakland and Mr. Marvin Hessler are seeking a zone change for the Staley and Forbes properties. The two properties are located at the northwest and northeast corners of Rimrock Road and 70th Street West. The total area of the parcels is approximately 116.18 acres.

The properties are outside the existing zoning boundary. The applicants are requesting a zone change from un-zoned to a residential zoning, including R-5000 and R-7000. The applicant's intent is to plan a continuation of the Copper Ridge Subdivision and annex the property to develop single-family and duplex homes.

The site is currently non-irrigated agricultural land, and has been used to grow dryland grain. The owners are planning for the future use of this property and the recent request that the City's Limits of Annexation Map be amended to locate the site into the "red area" was granted on May 22, 2017, which would allow for future annexation this year.

Accompanying Responses to Questions in Zoning Application Form

1A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?



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Goal 1. ESSENTIAL INVESTMENTS - prioritize public and private investment in areas, policies, programs and projects that achieve the community vision as described in the Growth Policy Statement: "In the next 20 years, Billings will manage its growth by encouraging development within and adjacent to the existing city limits, but preference will be given to areas where city infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from development. The city will prosper with strong neighborhoods with their own unique character that are clean, safe, and provide a choice of housing and transportation options."

The adjacent properties include a mix of zoning and uses. This proposed development will be an extension of the existing Copper Ridge Subdivision, located immediately east of the subject property. Copper Ridge Subdivision continues to grow and is close to being built out with few lots left for development. The location of the Copper Ridge Subdivision, and the product type offered in this project, has been very well received by the market. It is anticipated the demand for housing in the west end of Billings will continue to be strong. Since the subject property is anticipated to be an extension of the Copper Ridge Subdivision, the developer expects to continue his current development program on this subject property.

Currently, City of Billings infrastructure serves Copper Ridge Subdivision and services have been extended to the Forbes parcel. The services will be extended into the Forbes and Staley parcels with this development. The costs associated with providing on-site infrastructure and utility services to the project will be the responsibility of the developer.

Main water and sewer distribution lines will be sized to handle current and future needs to eliminate costly future replacement and/or upgrade costs. All subsequent plans will be required to design and construct improvements in accordance with City of Billings standards.

Goal 2: PLACE MAKERS - Enhance existing public places, create new ones, preserve natural and historic places, and maintain our agricultural landscape to define the community for its residents and improve the quality of life for everyone who lives or visits here.

The proposed development plan includes a neighborhood park area that would be the public gathering spot within the neighborhood. The proposed neighborhood park is approximately 4.5 acres in size. This neighborhood park was requested by the Parks Department in a recent meeting (October 2016) due to the demand that will be created by the development of the subject property.

Within a 2.5-mile radius of the property, there are several existing park lands identified on Map 1 of the Parks 2020 plan. These include the following city parks:

- Phipps Park
- Byron Nelson Park
- Yellowstone Meadows Park
- Cynthia Park

In addition to the parks described in the 2020 Plan, a new neighborhood park was constructed in 2016 for the adjacent Copper Ridge project east of the project site. This new addition to the City's park

program is a neighborhood park with several amenities intended to serve the newly developed projects in west Billings.

Another facility not identified on the 2020 Plan is an undeveloped regional park referred to as Cottonwood Park. As previously stated, the developer would dedicate the neighborhood park within the subject property and the remaining park dedication requirement would be met through a cash-in-lieu contribution. This cash-in-lieu contribution could be used for the development of Cottonwood Park, if acceptable to the Parks Department. The developer recognizes the need for park and open space amenities in the community.

Goal 3: COMMUNITY FABRIC - is what makes the City of Billings unique, attractive, a desirable place to live and aesthetically pleasing to residents and visitors. Community fabric can make Billings a draw to others looking for a place to call home.

The proposed zoning will provide multiple housing types, and provide a very walkable community. The development would provide rental and ownership housing options for the city's diverse workforce.

The Staley and Forbes properties are in an area already influenced by growth and development within the City of Billings. As the City expands toward the west, this area will become increasingly urbanized. As previously stated, the property immediately east of the of subject property is Copper Ridge Subdivision. Planning of this Staley and Forbes properties has already begun at a conceptual level and presumably would continue based on the findings of the Urban Planning Study and the subsequent annexation of the properties by the City of Billings.

Goal 4: STRONG NEIGHBORHOODS - create and enhance strong neighborhoods that are clean and safe with streets and public places that provide convenient access for our most vulnerable citizens - our children and grandparents. A strong neighborhood is a place where we will be comfortable no matter our age, income or heritage and provides gathering spaces to encourage everyday interaction between residents.

The zone change will provide for development of the property in a logical manner, fitting with the existing surrounding zoning. The intent is to provide a diversity of housing types within walking distance of future commercial amenities at the intersection of Rimrock Road and 62nd Street West. A neighborhood park area, connected by a network of sidewalks, will provide a public gathering spot for the new neighborhood.

Land planning practices used throughout the neighborhood result in a community character with a high level of connectivity. Each lot is positioned with careful consideration given to the stunning views and large open spaces abutting the streetscape. By meandering the placement of lots with deep setbacks at some locations and curving roadways offers residents increased green space while maximizing privacy. Winding pathways will lead to neighborhood parks and provide an easy and safe environment for walking throughout the neighborhood.

Goal 5: HOME BASE - Enable a home environment for all residents that is healthy, safe and affordable, and offers a choice of housing options.

The proposed development is intended to provide the City of Billings with affordable dwelling units. As stated above, the development will have sidewalks and trails to provide connectivity to the neighborhood park. The development will also be evaluated for traffic impacts to promote safety.

Upon annexation, the project site will receive police protection from the City of Billings Police Department and fire protection from the Billings Fire Department. Services provided include: fire suppression, emergency medical response, dispatch and communication services for local fire, police and ambulance services, hazardous materials response and vehicle accident extrication. The Billings Fire Department Fire Station No. 7, located at 1501 54th Street West, is the closest station to the subject property being approximately 2.5 miles from the study area. A satellite police station is also located in Fire Station No. 7. Fire Station No. 7 covers the newly developing western portion of Billings and the larger BUFSA. The emergency vehicles at this station include Engine 7, Brush 7 along with two additional reserve units.

Both Billings Clinic at 2813 Ninth Avenue North and St. Vincent's Hospital at 1233 North 30th Street would provide routine and emergency medical services for this area. Although a specific timeline has not been made public, both hospitals are planning new facilities to serve future west end development.

Goal 6: MOBILITY AND ACCESS - The transportation system is designed to be safer and more efficient for all users.

The proposed development is located north of a projected westward extension of Rimrock Road and west of 70th Street West. Rimrock Road is classified as a "Collector" from 70th Street West to 62nd Street West in the City of Billings Functional Classification System and as a "Major Arterial" to the east of 62nd Street West. From 70th Street West to West Copper Ridge Loop, Rimrock Road has an unpaved surface with a width of approximately 25 feet. To the east of West Copper Ridge Loop, Rimrock Road has a paved two-lane section with 1-foot shoulders (26-foot total width) and borrow pits for drainage conveyance. Rimrock Road west of West Copper Ridge Loop and all internal streets of the subject property will be paved and constructed to City of Billings standards

70th Street West is a county road that is classified as a local street by the City of Billings. It extends north from Grand Avenue as an unpaved road with a surface width of approximately 28 feet to its terminus at Rimrock Road.

The current conceptual layout for this project proposes construction of 380 residential lots. Using the *Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition*, which is the industry standard reference for projection of site-generated traffic, Sanderson Stewart projects that the Staley and Forbes properties project would generate approximately 3,618 one-way trips (1,809 entering/1,809 exiting) on a typical weekday.

During a typical morning peak hour for area traffic, the site is projected to generate 285 one-way trips (71 entering/184 exiting). During a typical evening peak hour for area traffic, the site is projected to generate 380 one-way trips (239 entering/141 exiting). Internal capture and pass-by trips are expected to be minimal given the purely residential nature of the development. As a result, most of the generated traffic will impact external streets and intersections.

Ms. Nicole Cromwell
June 30, 2017
Page 5

The majority of traffic will most likely come to and from the east along Rimrock Road, at least until 70th Street West is paved at some point in the future. Traffic with origins and destinations in the Laurel area may be more likely to utilize 70th Street West even in its current, unpaved state to get to Grand Avenue and beyond to the south.

Goal 7: PROSPERITY - enable "a diverse, welcoming community where people prosper and business succeeds."

School-aged children in this area will be served by School District No. 2 for elementary, middle, and high school.

The creation of new housing within these two parcels will not take away from other residential communities in Billings' west end. Development is anticipated to complement existing choices and for residents to have access to reasonable housing choices, thus helping to stabilize the employment base and provide better jobs to households. The intention is for this neighborhood to provide highly sought-after housing opportunities.

1B. 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 in the immediate area.

The property has been farmed for decades. Over time, the City of Billings has abutted the property and operation of the property as a farming unit is no longer feasible, nor is it the best use of the property.

As a project adjacent to a successful residential community, the proposed zoning has been designed to complement the neighboring properties, meet a demonstrated market demand for residential development, provide a variety of housing options, and provide an attractive overall development plan of which the applicant and the community can be proud.

If you have any questions, or need anything else from the applicant or me, please let me know at 406/656-5255.

Sincerely,



Mac Fogelsong, PE
Vice President | COO

GTO/hav

Enc.

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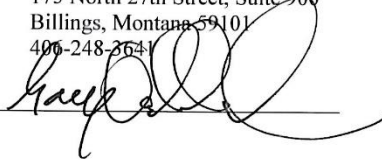
Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** Unzoned
2. **Written description of the Zone Change Plan:** Request to zone approximately 116.18-acre property from Unzoned to Residential zoning, including R-7000 and R-5000
3. **Subject Property Map:** Attached
4. **Legal Description of Property:**
 - 1) Tract 2A, Amended Tract 2 and 3, Certificate of Survey Number 2465 (a 14.50-acre property, known as the Forbes Parcel)
 - 2) Tract 1, Certificate of Survey Number 1871 (a 101.68-acre property, also known as the Staley Parcel).
5. **Neighborhood Task Force Area:** No
6. **Roster of persons who attended the pre-application neighborhood meeting:** Attached
7. **A copy of the meeting notice:** Attached
8. **A brief synopsis of the meeting results:** Attached
9. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 26th, day of June, 2017.
 - 2) The zone change application is based on materials presented at the meeting.

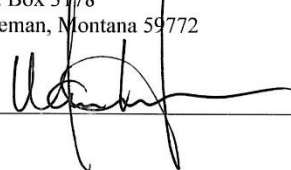
Owner(s): Mr. Gary Oakland
(Recorded Owner – COS 1871)
175 North 27th Street, Suite 900
Billings, Montana 59101
406-248-3641

X



Mr. Marvin Hessler
(Recorded Owner – COS 2465)
P.O. Box 3178
Bozeman, Montana 59772

X



Agent(s): Sanderson Stewart Attn: Mac Fogelsong

1300 North Transtech Way, Billings, MT 59102

(406) 656-5255

X



MEETING MINUTES

Project: Am Tract 2A, Am Tracts 2 & 3 of C/S 2465 & Tract 1 of C/S 1871 (Staley/Forbes Property)	
Project No: 16064.01	
Meeting Location: Yellowstone Country Club, 3200 Paul Allen Way	Meeting Date: 6/26/17 6:00 P.M.
Meeting Subject: Proposed Zone Change Neighborhood Meeting	Prepared by: Gary Owen
Attending:	(see attached sign-in sheet)
Date of Issue: 6/27/17	

Minutes:

The following topics were discussed:

- Overview and history of Copper Ridge Subdivision.
- For the last year, we have been studying the Staley/Forbes property. An Urban Planning Study was performed and submitted to the City of Billings.
- Discussed next steps for annexation and zoning process for the property
- The neighborhood meeting is a requirement of the zone change process.
- Current parcel is in the County and is unzoned with "no restrictions"
- Would like to annex into the City and zone the Forbes property as R-7000 and the Staley property as R-5000; each zoning would allow single family or duplex units. The City's growth policy promotes increased density.
- Opened the floor to questions.
 - Charles Henderson asked about R-5000 zoning. Response: No multi-family, but it will allow for increased density.
 - Barbara Wilson asked if there would be access across the railroad. Response: Yes, at 70th Street West
 - Barbara Wilson asked if Copper Ridge has a park. Response: Yes
 - Barbara Wilson expressed that dust from people driving on 70th Street West is a concern
 - Barbara Wilson asked if there were any issues selling the lot next of the railroad. Response: Not at all.
 - Barbara Wilson asked is there has been any talk about services to the south in 70th Street West. Response: Maybe someday, but not in the near future.

