

Zone Change #962 – 4046 Avenue C

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:

The proposed zoning of CC is to facilitate the development of a gymnastics facility on the property. The current zoning regulations require CC zoning or more intense zones to allow this use. Under the current zoning dance studio's and schools are allowed, but not gymnastics facilities. The Planning staff cannot base its finding on an intended use but all of the potential allowed uses within the district. The CC zone does allow for more intense uses such as restaurants, bars & casinos (by special review), auto sales, large retail or service providers. Development of this parcel also is supported by the City's infill policy.

Essential Investments, Strong Neighborhoods and Community Fabric: Neighborhoods that are safe and attractive and provide essential services are much desired.

- The proposed zoning would allow neighborhood services in this mixed use area. The proposed gymnastics facility encourages a community where recreation opportunities are available. The adjacent residential uses will require the developer to follow the "Neighborhood Manners" section of the zoning regulations to ensure the adjacent neighborhood does not experience long term disruption of their property.

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

- The proposed zoning and intended use help to equalize the taxes and assessments for services by developing a land use with little demand for city services.

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 proposed zoning allows a wide variety of commercial uses. A fitness and training facility as currently proposed will fit in with the neighborhood and provide a neighborhood service not currently provided in this area. Other uses such as bars & casinos by special review approval, automobile sales and service may not be appropriate at this location.

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

- Transportation:** The proposed zoning may have some measurable effect on transportation. However, Avenue C which provides local access is served by Shiloh Road which is a principal arterial.
- Water and Sewer:** The property was previously annexed into the City Limits and will be served by municipal water and sewer.
- Schools and Parks:** Schools should not be affected by the proposed zoning.
- 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 and development are expected to have some effect on vehicle and pedestrian traffic in the area. If the property were developed under the existing zoning, it could also have a significant impact on the surrounding street networks depending on the uses which are allowed in RP zoning. A commercial office development in RP zoning could generate similar traffic as the proposed zoning and intended use. It is likely that to some extent, the use might have more influence on traffic than just the zoning.

7. *Will the new zoning will promote compatible urban growth?*

The new zoning does promote compatible urban growth in this area. The intended use is not an intrusion to the area. There are a variety of commercial facilities located on adjacent properties.

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 property is adjacent to both multifamily housing and commercial uses. This particular use does not intrude on the existing character of the neighborhood.

9. *Will the new zoning conserve the value of buildings?*

The property is currently undeveloped. Approval of the zone change would encourage infill development on a city parcel has historically remained vacant and unimproved.

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

The proposed zoning may encourage the most appropriate use of this land in Billings. This specific location and use is appropriate.