

Planning Division
2825 3rd Avenue North, 4th Floor
Miller Building
Billings, MT 59101

City Council
P O Box 1178
Billings, MT 59103

RE: City Special Review #950
Project No: 16-00207

Staff of the City/County Planning Division,

We live at 16-24 31st Street West, down the alley from the proposed zoning change for 3122 Lynn Avenue. The only access we have to our 4 garages is from the alley. Our neighbor to the west only has the alley as their access also.

There are two issues we would like to address:

1. The proposed zone change to create a parking lot in lieu of the originally proposed town home and
2. If the parking lot in approved, proposed access from the alley only.

Issue 1. We would like to address the notation on the back of their application that states: "The neighbors will appreciate a parking lot with landscaping instead of a town home that was previously propose". The neighborhood has several town homes, apartments and condominiums mixed in with houses so the proposal of a town home was easily accepted and passed by the neighbors/City Planning Division/City Council. We do **not** agree with their statement; we do **not** want a parking lot in our neighborhood. We would rather have the proposed town home.

The proposal also states that they need designated employee and tenant parking for their retail center. They are suggesting that the additional parking spots would allow "the public ...more available parking and less congestion". There are 8 individual, rentable retail spaces and 79 parking spots. Their retail center is on the corner of 32nd and Central. There are two entrances/exits onto Central, a 5-lane avenue and one entrance/exit into the alley that is only wide enough for one vehicle at a time.

Here are some additional questions I would like to ask them:

- > Who do the notification letters get sent to? Only one of us received the letter.
- > Why are they requesting additional parking? The parking lot does not seems to be full at all times, there are only certain times that additional parking could be required. Not often enough to require additional parking in our opinion.

- How long is the lease for the restaurant that occupies the west end of the retail center? Will the additional parking spots be required if the restaurant should vacate the premises?
- The proposed parking lot is for “tenants and employees”, how are they going to make sure all the tenants and employee park in the lot that will be located behind the building and across an unmaintained alley?
- How are they going to monitor that only tenants and employees park in the lot? Are they going to patrol it 24 hours a day?
- They are proposing “landscaping” the lot. Are they going to maintain the vegetation for all years to come? Provide water, care, annual trimming, weed control? We would prefer no landscaping if they were not going to maintain it.
- Weeds grow thru blacktop, and it develops potholes after a certain time period. Are they going to maintain the blacktop for all years to come?
- There are lights in the back of the retail center that light the alley and streetlights on Lynn Avenue. We would not be in favor of putting any additional lighting that would affect the quality of living for the neighbors. All 4 of our units are affected by the lighting from the two parking lots across Central Avenue (Hunters Point Apartment complex and Faith Evangelical Church). We all must keep our blinds closed from dusk to dawn to prevent bright lights from shining into our living rooms and front bedrooms. The proposed parking lot can be seen out of our west end resident’s master bedroom and she do not want lights shinning in her window all night long.
- Are they going to hire snow removal for the proposed parking lot? Where are they going to put the snow removed from the proposed parking lot?
- What does a parking lot verses a town home due to the neighbors’ property values?

That being said we would like our voices heard that nothing about their proposed parking lot would be a good idea for our neighborhood. **We do not want the City Planning Committee or City Council to approve their proposal.**

Issue 2: “access off the alley and not off of Lynn Avenue”. We would like you to read and consider the following consequences if the proposed traffic is allowed to exit thru the alley only:

- The proposed parking lot would have space for 20 vehicles. If those vehicles come on go 4 times a day (to work, back and forth for lunch, leaving work) that would be an additional 80 vehicles traveling daily in the alley, 480 additional times a week (6 days a week).
- As we mentioned at the beginning, the alley is the only access 5 of us have to our homes. There are an additional 4 garages that face the alley across for our condominium. This common area, which is the alley, is blacktopped and snow removal is privately hired. Since the retail center was built, there has been an increase in traffic using the alley: customers of the retail center, additional commercial garbage pick up and large delivery trucks. They are proposing additional traffic that will create accelerated wear and tear on our black top.

- > The retail center was built on the extreme back of the property boundary. In addition, electrical boxes and garbage cans line the alley directly behind the retail center with 5' wooden fences lining the opposite side of the alley. This all being said, traffic flow is limited to one lane traffic.
- > When they built the retail center, they redid the curbs and sidewalks on the west end of the alley along 32nd Street. Now there is a very steep ramp that makes it difficult to enter or exit at the necessary speed to avoid disrupting the traffic flow.
- > The east end of the alley is where we are located. We have had to put up fence post to keep the vehicles from cutting our corner and damaging the lawn and sprinkle system.
- > Lynn Avenue, the street that runs in front of the proposal parking lot, has curbs and sidewalks, is wide enough for parking on both sides, and two-way traffic with controlled intersections on both ends. Lynn Avenue is also maintained by the city in the winter where the proposed exiting into the alley is not.
- > The lots on either side of the proposed parking lot are lined with 5' fences which in order to pull out from the parking lot into the alley, a vehicle would have to pull at least half of a vehicle's length into the alley to see past these fences.

If the city should agree to allow a parking lot to be built in our neighborhood against our wishes, at least make the entrance/exit onto Lynn Avenue.

Thank you for allowing us to voice our opinions in this important matter.

Respectfully,

Meadow Vista Condominium Association

Toni Donahue

Toni Donahue
24 31st Street West
406-670-8478

Derk Roberts
22 31st Street West

Derk Roberts

Shirley Zeller

Shirley Zeller
18 31st Street West

Carol M. Bernhardt

Carol Bernhardt
16 31st Street West

December 7, 2016

Rachel Foos
3116 Lynn Ave.
Billings, MT
(406) 281-4194

Concerning City Special Review 950 or re-zoning of 3122 Lynn Ave, Billings, MT

To whom it may concern;

I was going to attend the meeting on Dec. 6, 2016 but regret to tell you that I missed the meeting, because I mixed up the time. I thought the meeting was at 6:00. By the time I realized my mistake; I had missed the meeting.

That's why I hope that I am not too late to tell you how strongly I oppose this zoning change and the building of a Commercial Parking Lot next to my property. This really does not make any sense considering that you opposed allowing a duplex to be built there, because the property is zoned for a single family house. If you allow a Commercial Parking Lot but not a duplex is not logical and is hypocritical.

Imagine how this would impact my life and the value of my property. Here are several factors: The added noise of cars entering and leaving the parking lot all day, cars being started all day, car doors being slammed, the smell of exhaust from so many cars, and even the additional noise from the snow plows coming into the lot to remove the snow would be difficult for me.

The major increase of traffic through my ally and all the noise and chaos that it would entail would also make things worse for me.

But worst of all would be impact this would have on the value of my house and property. Think about it. Who would want to buy a house next to a Commercial Parking Lot? Because of my declining health, I will need to sell my house in the near future. If you allow this, you will be ruining my chances of getting a good price for my house.

In conclusion, I want to reiterate how preposterous is this idea that you would not allow a duplex, which is a residential property for two families. And the reason given was because this property is zoned for a single family dwelling. But then you will turn around and allow a Commercial Parking Lot where no families are allowed to live. This is a residential neighborhood. Families should be living here, not cars. No matter how many examples of parking lots allowed in residential areas, this idea of this is ludicrous. After all this is a west end property not Minnesota Ave.

Sincerely,
Rachel Foos

