

Zone Change #964
Council Initiated Text Amendment

Prior to making a 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 amendment is consistent with 2016 Growth 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 areas of the city that have a mix of uses to better serve neighborhoods. The proposed zoning amendment would create recreation opportunities in areas of town where other similar uses are currently allowable.*

2. *Is the new zoning designed to secure from fire and other dangers?*

Not Applicable

3. *Whether the new zoning will promote public health, public safety and general welfare?*

Public health and safety will be promoted through the text amendment.

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

Transportation: The proposed zoning may have some measurable effect on transportation. Residential professional zones are located on a variety of street types. Properties served by local streets will likely have the biggest impact. In some locations, additional traffic analysis may be required at the time of site development.

Water and Sewer: This text amendment affects properties within the City of Billings which are served by city water and sewer.

Schools and Parks: Schools should not be affected by the proposed zoning.

Fire and Police: RP zones within the City of Billings will be served by City Fire and Police Departments.

5. *Will the new zoning provide adequate light and air?*

Not Applicable

6. *Will the new zoning effect motorized and non-motorized transportation?*

A gymnastics facility may have some effect on the motorized and non-motorized transportation network. However, the addition of these types of facilities to Residential Professional zones should not impact the transportation network differently than other similar intensity uses such as elementary and secondary schools, daycare facilities, government administration buildings, and health services.

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

The zoning amendment promotes compatible urban growth in the areas of the City that are zoned Residential Professional. The intended use is not an intrusion to the areas zoned Residential Professional as similar uses are currently allowable.

8. *Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?*

The zoning amendment considers the character of the Residential Professional district and the suitability of the property for the proposed use. RP zones currently allow similar and even more intense uses than a gymnastics facility. Property size, access and other elements particular to a site may affect whether the use is able to be developed on some RP zoned property and the design of the property for such a use.

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

Not applicable

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 some RP zoned land in Billings.