

## Bartley, Robbin

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**From:** Steven Welzenbach <steven@profmgt.com>  
**Sent:** Tuesday, September 1, 2020 12:03 PM  
**To:** Bartley, Robbin  
**Subject:** [EXTERNAL] FW: Project PZX-20-00179

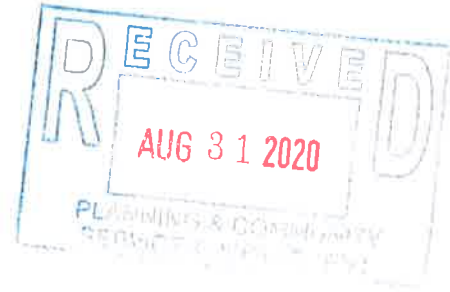
**ATTENTION:** This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

I am sending this email in regards to the zoning change at 1127 Alderson. We manage a property on Alderson and we are very concerned what 29 more units will do to the parking in this area. We have seen when apartment complexes are build they never account for parking. 29 units at 2 cars apiece amounts to 58 parking spaces or they will have to park on the street. This is a lot of extra cars on the street. Just a concern we have and hopefully there is a plan for this,

Thank you  
Steven Welzenbach

Timothy Gulbranson  
1130 Alderson Ave.  
Billings, MT 59102

August 27, 2020



RE: Zone Change 982  
Project PZX-20-00179

To Whom It May Concern:

I am writing this letter to strongly urge you to please reject the zone change for reasons addressed in articles #3 & #6 of your findings.

Article #3 addresses the effects on public safety. The recent relaxed guidelines of occupancy to the "Jan - Mar Apartments" have substantially increased the amount of Police & Emergency calls due to late night yelling, fighting, gun shots & cars speeding in the area. If additional apartments are added to the area, the safety of current residents & visiting family/friends will again be greatly affected.

Article #6 addresses the effect of traffic. Present day there is little available on-street parking and at times heavy traffic. If the "29+ Apartments" are added, there will be NO available on-street parking for current residences' visitors, let alone parking for residence of the apartments. In addition, the traffic would be greatly increased and very unsafe.

Please take these concerns along with ALL of my neighbor's oppositions into consideration when you are deciding on whether you will vote to make the zoning change. We would also like you to put yourself in our situation when considering your vote.

Sincerely,

Timothy Gulbranson

August 31, 2020

Attn: Karen Husman, Planner  
Billings Planning Division



We oppose the zoning change of 1127 Alderson from business professional to multifamily use (Zone Change 982, Project PZ-20-00179). Changing a business facility that previously housed an urban Indian Health Clinic and a commercial call center to a 29-unit apartment building would have a profoundly negative effect on this neighborhood. The existence of another multi-family apartment building, the *Jan-Mar*, has already made evening/ night parking, noise and traffic more difficult for this block, including small businesses on adjoining 12th Street West. Adding 29 more families would make this geometrically worse, since the limited parking lot space around 1127 would not begin to provide adequate overnight safe space for additional renter and visitor vehicles. Photos provided by the builder show the commercial development on nearby Grand Avenue, but only a marginal indication of the single-family residences on the other side of Alderson in this block. These, including ours, are established homes of retired individuals and single-family rentals.

Petitions collected from the residential area, as well as the existing *Jan-Mar* residents, produced virtually unanimous opposition to this project. The majority of these present petitioners were discounted as non-owners (that is, they only have to *live there*). We were further advised, less than a week ago, that only owners within 150 feet of the project were considered eligible petitioners. Three, including the *Jan-Mar*'s 21-unit apartment owner, are out-of-state, including one in Japan, so securing their signatures prior to this meeting was virtually impossible. However all other residential owners have signed a protest petition.

In addition to the parking congestion, (which are further exacerbated by events at the funeral home and the church in the next block), there are other health and safety issues. There have been a number of auto burglaries and vandalisms, as well as frequent police visitations to the apartment building. There are also frequent

homeless pedestrians passing through the neighborhood and the street has somehow attracted some late night motorcycle racers.

I strongly recommend there should be extended time to obtain input from *all* owners and to consider the input of additional renters already in residence. There are several growth issues that require further research. There is no nearby elementary school, and already overcrowded facilities at Lewis and Clark Middle School and at Billings Senior High could be significantly impacted by a non-property tax-paying students. Property values of current owners, particularly those of us on fixed-incomes, would be negatively affected by this development and potentially forced from homes that we love.

While I appreciate that the developer sees an opportunity to develop a facility that would bring in more income, and therefore seems to have made little effort to replace the two previous lower-impact professional businesses with new service providers who would view that property as having great potential, the proposed zoning change for a 29-unit apartment would clearly have a negative impact on our primarily residential neighborhood.

Steve and Rose Chesarek  
1116 Alderson Ave.  
Billings, MT 59102