

LENHARDT SQUARE

PLANNED DEVELOPMENT AGREEMENT ZONE CHANGE AMENDMENT MODIFYING CERTAIN LAND USES, AND UPDATING AND CLARIFYING CERTAIN DEVELOPMENT STANDARDS

Statement of Proposal

Lenhardt Square Master Association, the Representative of the owners of Lenhardt Square, is seeking a zone change amendment for all of Lenhardt Square, generally located to the north of S. 44th Street West and King Ave West. The property is approximately 114 acres in size.

Responses to Questions in Zoning Application

In what ways is your proposal consistent with the statutory criteria, guidelines and policies of the adopted Growth Policy?

The Growth Policy states:

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 10 Zone Change Criteria

1. Whether the new zoning is designed in accordance with the Growth Policy?

Yes. Lenhardt Square was originally conceived with the sentiments of the Growth Policy statement above and the changes, updates and clarifications proposed within this amendment do not alter that compliance.

2. Whether the new zoning is designed to secure from fire and other dangers?

Lenhardt Square is serviced by City fire and police services and is designed in accordance with City of Billings rules and regulations thus assuring protection from common dangers.

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

Lenhardt Square was designed to be a walkable community in close proximity to retail services and those offered by the developing SCL medical property to the east and is designed in accordance with City of Billings rules and regulations assuring compliance to this criterion.

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

The changes proposed in this amendment insure an area that is desirable for developers and the current demographic trends they face. By continuing with this process, new roads and connections such as Monad Road to Shiloh Road will be completed easing transportation connections. In addition, by allowing slightly higher densities, the area comes

closer to achieving the City's required densities for bus service. The development is already serviced by City water and sewer. Lenhardt Square was designed with ample open green space as indicated on Exhibit A and is also near the proposed City Lakes project.

5. Whether the new zoning will provide adequate light and air?

Lenhardt square was originally conceived with this in mind and nothing herein will modify or impact that consideration.

6. Whether the new zoning will effect motorized and nonmotorized transportation?

The amendment items will continue to support growth and additional connections to the local street network while concentrating housing near commercial and recreational opportunities that can be reached on nonmotorized vehicles.

7. Whether the new zoning will promote compatible urban growth?

The amendment is intended to continue promotion of urban level densities and growth compatible with that which is developing in the area.

8. Whether the new zoning considers the character of the district and the peculiar suitability of the property for the particular use?

Because the property is in close proximity to commercial, recreational and health-oriented developments as well as being fairly flat which allows for efficient use of the building sites, the land use and its conditions fit the site very well.

9. Whether the new zoning will conserve the value of buildings?

Lenhardt Square was conceived of with an eye on promoting mixed uses that would enhance both its value and the value of developments in its proximity.

10. Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings?

As the City has grown, this area has proven to be in the path of appreciation. It borders one corner of the fastest growing commercial triangles in the State of Montana. A triangle bounded by the West Billings Interchange, the Zoo Drive Interchange and the corner of Shiloh Road and King Avenue West. Lenhardt Square and its multifamily, mixed use vision is ideally suited for this location in the continued growth of the City of Billings.

Essential Investments (Relating Public and Private Expenditures to Public Values)

- ***Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors***

New development on the noted lots will be subject to the City of Billings requirements for site development, including landscaping. This will ensure the visual appeal of the project development.

- ***Infill development and development near existing City infrastructure may be the most cost effective***

This property is annexed and has existing City infrastructure adjacent to and within the site. This zone change amendment will allow for efficient use of City infrastructure improvements and assure that it is secure from fire and other dangers.

- ***Neighborhoods that are safe and attractive and provide essential services are much desired***

There will be no adverse impact to the public health, safety and welfare from the proposed land uses or setbacks to the City or other adjacent developments as most of the area is developing as retail, residential and mixed use.

Place Making (Enhance, Maintain, Preserve, and Improve Existing Public Places)

- ***Enhancements and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community***

The proposed uses help to accommodate an important service sector in this west end area. The development area has adequate transportation, water, sewerage, schools, parks and public lands planned in and around it and will promote a better sense of community to the ever-growing neighborhood by allowing staff to find work where they live.

- ***The history and heritage of Billings are cornerstones of our community***

Billings has always adapted to the changes in economic drivers and been welcoming of businesses and services that allow the community to continue to grow and prosper. This amendment will follow in that light.

Community Fabric (Attractive, Aesthetically Pleasing, Uniquely Billings)

- ***Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors***

The nature of the mixed use land uses proposed herein call for a much more harmonious placement among the retail, commercial and office types. These uses will be subject to all City zoning and building regulations within the development and as such will continue to promote adequate light, air and aesthetically pleasing facilities in and along our commercial rights of way.

Strong Neighborhoods (Livable, Safe, Social and Resilient Neighborhoods)

- ***Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, good will and social interaction***

By allowing the amended uses to the Planned Development Agreement, the development can capitalize on the unique character of the area allowing for staff who live nearby to drive and/or walk to their place of employment fostering better uses of urban growth areas such as this.

- ***Neighborhoods that are safe and attractive and provide essential services are much desired***

By allowing for the proposed uses in the existing Planned Development Agreement, certain residential types of development can better be provided for in Billings. This in turn will provide a safer and more attractive focus for area community development and cohesion.

- ***Implementation of the Infill Policy is important to encourage development of underutilized properties***

The property considered under this amendment is annexed and services exist to and within it. By allowing these proposed uses, the community is promoting use of existing parcels and services as opposed to forcing such uses to potentially relocate to county parcels further to the west.

Prosperity (Promoting Equal Opportunity and Economic Advancement)

- ***Successful businesses that provide local jobs benefit the community***

There are developers that are actively building in this area and looking to continue meeting the needs of their clients in this area. This will help to promote local jobs that bring benefit to the overall community while protecting the integrity and value of the localized development area.

- ***Retaining and supporting existing businesses helps sustain a healthy economy***

By supporting this zone change amendment, existing businesses that help sustain and build a healthy economy will be retained and supported and choice of housing types that are affordable and available to all will be provided.

Lenhardt Square and these amendments will help Billings manage its growth by encouraging development within and adjacent to the existing City limits, giving preference to areas where City infrastructure exists helping to maintain fiscal responsibility for the City. This development and the amendment will allow the City to increase tax revenue and the City will prosper by further developing strong neighborhoods with their own unique character that are clean, safe and provide a choice of housing and transportation options.