

## Cherry Island Subdivision

Zone Change Request from Rural Residential 1 and Public Open Space 1 to N3 Suburban  
Neighborhood Residential

### Statement of Proposal

Cherry Island LLC is seeking to Annex and Rezone Lot 2, Block 1 of Cherry Creek Estates Subdivision in order to plat suburban sized single-family lots, which will allow for a transition between the Cherry Creek Estates mobile home park and existing county residential lots that front onto Bitterroot Drive. This is in accordance with the general development pattern for infill in this geographically constrained location along the perimeter of the City limits.

### 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, Cherry Island Subdivision is being developed under the consideration of the Growth Policy statement above. It is an infill project where municipal services exist and is in accordance with other recent developments in the area.

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

Cherry Island Subdivision 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?**

The Cherry Island project is designed under the new City Zoning code which will regulate density. The new single-family homes will be subject to City of Billings building codes, and

the utility and surface infrastructure will be constructed 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 modifications proposed by this zone change ensure an area that is desirable for developers, the home buyers and the current demographic and development trends they face. The project will be responsible for extending municipal water, sewer and storm drain to service the new lots as well as constructing new asphalt roads and sidewalks to service the new residents. Cherry Island Subdivision will also provide park contributions in accordance with state and local requirements and will add to the local tax base providing additional funding for local schools and system maintenance programs managed by the City of Billings.

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

Cherry Island Subdivision is being developed in accordance with City of Billings rules and regulations and therefore meets this requirement.

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

The zone change will continue to support and address growth needs and have additional connections to the local street network while concentrating housing within the established City of Billings projected growth areas.

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

The zone change 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?**

The property was originally identified as a future buffer area between the Cherry Creek Mobile Home Park and the existing county lots that front along Bitterroot Drive. The development of single-family homes under N3 Suburban Neighborhood Residential zoning meets with that original expectation.

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

As stated in the previous section, the development of single-family housing as a buffer to the mobile home park was always the expected use for this property. By following through with that development type, (the typical development type occurring in the neighborhood proximity as shown on the Zone Change and Annexation Exhibit), area values should be maintained.

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

The City of Billings continues to need projects that provide for a variety of affordable housing types. It is appropriate to continue to promote infill development or development in close proximity to the City Limits boundaries. This zone change helps support an appropriate level of development which will serve the City both now and in the future.

**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***

There is no public right-of-way or entryway development required with this project, however, Cherry Island Subdivision will be subject to the City of Billings building and zoning regulations. This will ensure the standardization of the project development.

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

This property will be annexed and will be served by extensions of existing City and municipal infrastructure adjacent to and within the site. This zone change will allow for efficient use of City and municipal infrastructure improvements and assure that it is secure from fire and other hazards in a cost-effective manner.

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

Cherry Island Subdivision is a single-family infill project and as such should not impact public health, safety and welfare any differently than the other area neighborhood developments which are developing in accordance with the N3 zoning requirements.

**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 project does not impact any developed Public Spaces that are maintained by or integral to the City's Public Spaces policies. However, the added residential uses will provide additional tax revenues that the City can utilize to continue preservation of such spaces throughout the community.

- ***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 projects that allow the community to continue to grow and prosper in a systematic and

planned way. This zone change will follow in that light by supporting a variety of housing units at an attainable price.

### **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***

There is no public right-of-way or entryway development required with this project, however, Cherry Island Subdivision will be subject to the City of Billings building and zoning regulations. This will ensure the standardization of the project development and promote adequate light, air and aesthetically pleasing facilities.

### **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***

Cherry Island Subdivision is required under the City of Billings regulations to install boulevard sidewalk along all lot frontages. In addition, Cherry Island will complete the sidewalk system along the frontages of adjacent parcels as directed by the City Engineering Department to complete the sidewalk system to Bitterroot Drive.

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

By allowing for the proposed uses under the zone change, certain residential types (in this case, single-family) of development will be provided to better serve the City of 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 zone change will be annexed and services exist to and within it. By allowing the proposed uses under N3 Suburban Neighborhood Residential, 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 north.

### **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, 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.

The Cherry Island Subdivision Zone Change will help Billings manage its growth by encouraging development within and adjacent to the existing City limits, giving preference to areas where City and municipal infrastructure exists helping to maintain fiscal responsibility for the City. This development will allow the City to increase tax revenue and the City will prosper by further developing a variety of neighborhoods with their own unique character that are governed by City regulations and provide a further choice of housing options and additional housing inventory.