

Tracts 2-G-1, 2-H-1, 2C, and 14 COS 983

Zone Change Questions

1. Explain how the proposed project is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies?

Infrastructure Investments – The proposed project is located along King Avenue, adjacent to the western most boundary of the city limits. The project will extend existing water and sewer infrastructure to service the development. Furthermore, this project will assist the city in developing the 48th Street West corridor which has been identified by Planning and Engineering as the next major corridor on the west end.

Strong Neighborhoods – The proposed project will utilize a mix of housing options (NX2 and N2) to draw individuals of all ages in addition to families. The development is planned in a way as to provide a strong community by providing easy access to pocket parks and outdoor areas for neighbors to gather. Furthermore, this development will serve as a future launching pad for accessing multi-use paths located along both King Avenue and 48th Street West.

Business Access – The proximity of the medium density housing to commercial areas located within this development and adjacent others will attract national and regional businesses building our city's tax base. Attraction of anchor tenants will lead to the draw of smaller local businesses, developing a well-rounded community node where people can find jobs near where they live.

Zoning – The proposed project complies with the regulations outlined in the new zoning code adopting in the Spring of 2021.

2. Explain how the proposed project meets the 10 zone change criteria.
 - a. Is the new zoning is designed in accordance with the growth policy?

The proposed zoning aligns with the existing growth policy as it located adjacent to the current city boundary and will extend existing infrastructure. Furthermore, the mix of commercial and medium density housing will provide for a strong, diversified community.
 - b. Is new zoning is designed to secure from fire and other dangers?

The proposed project will extend existing water mains and implement new hydrants for fire protection of the proposed businesses and residencies.
 - c. Will the new zoning promote public health, public safety and general welfare?

The proposed project will promote a strong diversified community where residents will be able to access businesses via pedestrian routes.

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

The new zoning is located just west of an existing MET route which would likely be expanded in the future to service this growing area. The proposed project will extend existing water and sewer infrastructure in King Avenue to the 48th Street corridor as well as throughout the development. The development will also implement a mixture of Greens and larger park spaces to provide outdoor areas for the public. Furthermore, sidewalks and pedestrian paths will interconnect the development to trails along 48th Street and King Avenue.

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

The development is proposed to provide a mix of housing opportunities with open space and park areas located throughout the project providing adequate light and air.

- f. **Will the new zoning effect motorized and nonmotorized transportation?**

The proposed project will have some impact on the motorized transportation system in the area as it was historically agricultural property and will move to residential and commercial development. The developer has already began the process of coordinating with City and MDT personnel for completion of a traffic study to be submitted at the time of subdivision later this year. Additionally, the development will have a positive impact on nonmotorized transportation as it will complete multi-use paths along 48th Street West and King Avenue which will ultimately tie into other trail systems in the area.

- g. **Will the new zoning promote compatible urban growth?**

The proposed project is similar in zoning to the surrounding developments to the east of south, being comprised of medium residential density and commercial zoning. The proposed zoning will promote compatible urban growth around this important intersection.

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

The proposed development continues the character of the district while also providing diversification in housing options for the area.

- i. **Will the new zoning conserve the value of buildings?**

The proposed development will extend city services to areas where current County properties will have the option to connect in, ultimately increasing the value of their property.

- j. Will the new zoning will encourage the most appropriate use of land throughout the City of Billings?

The proposed development is located on the current western most boundary of the city limits and therefore is the next logical annexation for the city and it meets the intent of the zoning code near major intersections.

2. Does the new zoning fit with the existing or planned developments within the area.

The proposed development is a continuation of similar zonings planned in the Lenhardt property to the east and the Western Sky property to the south, consisting of a mixture of medium density residential and commercial property.