

**From:** Karen Freeman <[kafreeman2017@gmail.com](mailto:kafreeman2017@gmail.com)>

**Sent:** Thursday, September 2, 2021 11:32 AM

**To:** Bartley, Robbin <[bartleyr@billingsmt.gov](mailto:bartleyr@billingsmt.gov)>

**Subject:** [EXTERNAL] Zoning commission re: Sweetgrass Proposed Zoning

Dear Zoning Commission,

I am writing this letter on behalf of the Clark family, who currently have 20 acres for sale directly across the street on 54<sup>th</sup>.

They would like to oppose the zone change. They feel the zone change will adversely affect their property for sale and devalue it.

They feel the added traffic to 54<sup>th</sup> will make their land difficult to sell with the street access for this development almost directly across the street from theirs.

Submitted on behalf of the Clark family,

Karen Freeman

Century 21

Sent from [Mail](#) for Windows

**COMMENTS TO BILLING METROPOLITAN  
PLANNING ORGANIZATION**, 2825 3RD AVE. NORTH, BILLINGS  
MT 59101' 4TH FLOOR , P 406.247.8676, (NOTE I HAVE A THIRD PART  
INTEREST) IN THE PROPERTY AT (2447 54TH ST W),  
SOUTH WEST PART OF THE NOTIFICATION AREA.

IT IS REQUESTED THAT THESE COMMENTS BECOME PART OF THE RECORD  
FOR THE PUBLIC HEARING OF: 7 SEPTEMBER 2021, IN ACCORDANCE WITH  
REFERENCED LETTER BELOW.

REFERENCE (A) BILLINGS PLANNING & COMMUNITY SERVICE LETTER,  
DATED 13 AUGUST 2021 , CITY ZONE CHANGE 998, PROJECT NUMBER PZX-21-  
00205  
ZONE CHANGE FROM (N4) TO A MIXED RESIDENTIAL PLANNED  
NEIGHBORHOOD DEVELOPMENT (MR-PND)

**NX1 MIXED RESIDENTIAL 1**

**NX1 DISTRICT IS INTENDED TO CONTINUE THE CHARACTER OF THE FIRST  
NEIGHBORHOODS WITH SINGLE FAMILY,  
TWO FAMILY**

**AND SMALL SCALE MULTIPLE FAMILY HOMES WITH 3- 4 UNITS.**

**MULTIPLE FAMILY HOMES ARE INTENDED TO MATCH THE SCALE OF THE  
NEIGHBORHOOD SINGLE FAMILY HOMES WITH CHARACTERISTICS SUCH AS:  
BUILDING WIDTH, PARKING AND GARAGES LOCATION, ROOF DESIGN, AND  
DOORS AND WINDOWS ON THE FRONT FACADES.**

**HOW MANY PARKING SPACES PER UNIT? DOES GARAGE LOCATION MEAN  
WITH GARAGES OR WHAT?**

**WHAT IS ON THE BACK FACADES?**

**NX2 DISTRICT IS INTENDED FOR SMALL AND MID SCALE MULTIPLE FAMILY  
HOMES WITH 3 TO 8 UNITS, IN SMALL NEIGHBORHOOD NODES. THE  
BUILDINGS ARE ORIENTED TO THE STREETS IN BLOCKS THAT MAY BE  
WALKED, WITH DOOR AND WINDOWS ON THE FRONT FACADES AND PARKING  
/GARAGES LOCATED BEHIND THE BUILDINGS.**

**CRITERIA (3), (4)**

**HOW MANY STORIES? HOW MANY BEDROOMS, HOW MANY PEOPLE CAN  
COMFORTABLE LIVE IN EACH? HOW MANY PARKING SPACES PER UNIT,  
HOW MANY GARAGE PER LOCATION?**

**THE SAME QUESTIONS FOR N3**

**HOW MANY PEOPLE WILL ULTIMATELY BE THERE? HOW LONG WILL I HAVE TO WAIT AT TRAFFIC LIGHTS AT TRAIL CREEK DRIVE , AND SWEET GRASS CREEK DRIVE ON A TYPICAL MORNING AROUND 8 AM?**

**WHAT IS THE EXPECTED IMPACT TO SCHOOLS? AND SCHOOL TAXES?  
CRITERIA (4)**

**WHAT IS THE EXPECTED IMPACTED TO WATER SEWAGE TAXES?  
CRITERIA (4)**

**WILL THERE BE STREET LIGHTING?  
CRITERIA (3)**

**NX3: MIXED RESIDENTIAL 3  
INTENDED FOR LARGE SCALE MULTIPLE FAMILY HOMES IN LARGER  
NEIGHBORHOOD NODES.  
MAY INCLUDE LARGER APARTMENT BUILDINGS WITH MORE THAN 8 UNITS  
PER STRUCTURE.**

**HOW MANY PEOPLE WILL ULTIMATELY BE THERE? CRITERIA (3), (10)**

**PARKING / GARAGES LOCATED BEHIND BUILDINGS,  
THIS SOUND LIKE A PARKING LOT? WITH NO GARAGES CRITERIA (3),**

**CENTRAL GATHERING SPACES,  
WILL THEY BE LIGHTED? HIGH-DENSITY LIVING AREAS ARE A BREEDING  
GROUND FOR TROUBLE, MISCHIEF, FIGHTS, STEELING, KILLINGS, DRUGS...  
HOW WILL THESE POSSIBILITIES BE PREVENTED?**

**DOES THIS MEAN THAT THERE WILL BE NO PARKING ON THE MAIN STREETS.  
CRITERIA (3)**

**RMH RESIDENTIAL MANUFACTURED HOME PROVIDE STABLE ENVIRONMENTS  
FOR INDIVIDUAL MANUFACTURED HOMES, MANUFACTURED HOME PARKS,  
AND COMPATIBLE ACCESSORY USE.**

**THIS IS NOT ACCEPTABLE IN A WEST BILLINGS RESIDENTIAL DEVELOPMENT.  
IT WILL DEVALUE THE DEVELOPMENT PROPERTY AS WELL AS THE  
SURROUNDING PROPERTY. CRITERIA (9), (10)**

**I WOULD THINK THAT THE ANSWERS TO THE QUESTIONS ABOVE SHOULD BE  
ANSWERED AND AGREED TO PRIOR TO ANY APPROVAL. THIS MEANS  
DISAPPROVE TILL THEN.**

**I PRAY THAT THIS WILL BE A QUIET CHRISTIAN NEIGHBORHOOD IN LINE WITH  
THE MORALS AND TRADITIONS OF THE CHURCH YOU ARE SURROUNDING.**

**KEITH C. CLARK  
187 CR 3363  
PARADISE, TX 76073 / 2447 54 ST W, BILLINGS, MT  
(1) 817-713-3455**