

Explanation of Proposed Zone Change's Consistency with Billings Growth Policy, Zone Change Criteria, and Compatibility with Existing or Planned Developments in the Area

The proposed zoning of this application is consistent with the primary goals and objectives of the Billings Growth Policy Statement and Growth Guidelines because it promotes orderly growth, is consistent with adjacent land uses, and is immediately adjacent to the City's existing boundary and infrastructure. This zone change will provide a mixture of housing types that will provide a variety of options for a diverse range of ages and incomes. This proposed zone change enables the development of an attractive, livable community. Water and sewer utilities are immediately adjacent to this land and can very efficiently be extended to serve the needs of domestic water usage, wastewater, and adequate fire protection. It is an area for which these utilities were master-planned, and it is conducive to an efficient use of the land and resources. Storm water can also be handled with a proposed storm drain and detention system that can be accommodated on the Applicant's land north of the High Ditch. The City Engineering department has even expressed interest in working with the applicant toward creating a regional detention facility. The land is less than a mile away from the fire station on 54th Street West, so emergency services are readily available with fast response times. It is within School District 2 (Boulder Elementary, Ben Steele Middle School, and West High School) which has planned for growth.

This zone change will provide for a new development that is connected to and compatible with existing area neighborhoods. It will provide new streets for safe and effective traffic circulation, not only for cars, buses, and emergency vehicles, but also for pedestrians and other non-motorized traffic with interconnected sidewalks and trails that will incorporate well with the existing trail on 54th Street West and the future Cottonwood Park. It will provide parklets, nodes, and trails within the neighborhood to encourage walking and exercise and provide improved open space.

The construction of the infrastructure and houses will bolster the local economy by providing engineering, architectural, landscaping, and construction jobs. The neighborhood will attract individuals and families who are a part of the local work force and enhance the socio-economic fabric and stability to the community. The new homes will also increase the City's tax base and would be expected to conserve and enhance the value of adjacent properties.