

Cromwell, Nicole

From: Janice Munsell <janicemunsell@bresnan.net>
Sent: Tuesday, December 21, 2021 11:22 AM
To: Bartley, Robbin; Cromwell, Nicole
Subject: [EXTERNAL] City Zone Change 1004, Project # PZX-21-00300

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Zoning Commission:

We are writing as neighbors of the above proposed development. After attending the neighborhood pre-ap meeting via Teams and reviewing the MPO's recent mailing, we continue to have the following concerns.

1. We acknowledge Billings is similar to other localities in the need for more affordable housing. The goal is to provide additional housing while maintaining the neighborhood character. "Section 27-302 District Descriptions: Neighborhood districts are primarily intended to allow a mix of residential uses within appropriately scaled buildings to maintain and promote the desired physical character of neighborhoods within the city."
2. We agree with other neighbors in attendance that the extension of Twin Pines Lane south of Bell Avenue would likely lead to non-residents of the Twin Pines development using Twin Pines Lane for access off of Central. Twin Pines Lane is NOT wide enough for cars parked on both sides plus two lanes of traffic. Therefore, we oppose the extension of Twin Pines Lane for accessing the northern end of the proposed development.
3. We agree with other neighbors in attendance that Bell Avenue essentially allows one free-flowing lane of traffic due to its dimensions, parking patterns, and neighbors walking dogs or walking side-by-side while using walkers. Bell Avenue is NOT wide enough for cars parked on both sides plus two lanes of traffic. Therefore, we oppose adding additional traffic to Bell Avenue for accessing the northern end of the proposed development.
4. Since the northern portion of the proposed development is bordered by Twin Pines (N2 twin homes) and Bell Estates (N2 single family homes on larger lots), we suggest zoning the northern portion at N2 and oppose jumping to NX2. The developer's recent submittal redesignates this section as NX1, which we believe does not provide an appropriate transition to maintain the neighborhood's N2 character since it allows a mix including 3- to 4-unit residences.
5. Since the southern portion of the proposed development would then be bordered by N2 to the north and cornered by Bell Estates (also N2) to the northeast, we suggest zoning the southern portion at NX1 and oppose jumping to NX3.

Randy Spear & Janice Munsell
4220 Limber Pine Ln
Billings MT 59106
406-208-0258

December 28 2021

Planning Division
2825 3rd Ave N
4th Floor
Billings MT 59101

Dear Members of the Planning Division,

We have great concerns regarding the proposed development south of Bell Avenue from A to PND.

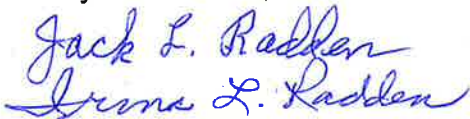
We recently, in August 2021, purchased a home located at 4229 Bell Ave directly across from the proposed area. Of course, we understood there would eventually be housing built on the beautiful hayfield. Having been raised on a farm it is beautiful.

Therefore we are desperately asking there be at least 2 or 3 rows of duplex homes built from Bell Ave south. There are apartments built on the south end by Monad which would lend to the apartment living. Homes built from Bell Ave south would blend with the Twin Pines Subdivision Also, Bell Avenue from Shiloh is congested because of the retirement home parking and would add to problems.

We are Seniors (80s) and have worked for many years to have a nice, quiet retirement. We grew up in Wyoming and retired in Grand Junction CO for 16 years in a patio home senior subdivision. Moved to Billings to be close to family and bought this home on Bell Ave in a mostly senior subdivision we thought was comparable.

We are asking you to please consider the residence in the Twin Pines Subdivision.

Thank you so much,



Jack and Irma Radden
4229 Bell Ave
Billings MT 59106

January 4, 2022

Attn: City/County Planning Division
RE: City Zone Change 1004
Project Number: PZX-21-00900
Certificates of Survey #2828, Tracts 1 & 2

As a current home owner at 4185 Obie Ln, building the home on an undeveloped lot in 2002, we have a vested interest in the zoning change requested. We built the home, at the time, at the edge of Billings, with beautiful views of the Beartooth Mountains and the Rims. Over time, development has changed the environment. We recognize that growth on the West End is inevitable, yet trust that the City of Billings will support growth that is in the best interest of current and future residents.

According to the Big Sky Economic Development's Community Development Mission: Community Development provides the leadership and resources to plan and initiate programs, projects, and partnerships that stimulate public and private investment, **provide a better quality of place**, and enhance the community's economic wellbeing, providing the foundation for economic development and a vibrant economy.

We are opposed to the currently proposed zoning change and want to go on record with the opposition. Further, it is our recommendation that the planning division and city council consider the current surrounding property types when making a decision, using the Bannister Drain as a natural defining border between current development of N2/RR1 and the large PUD development which includes MCOM/RVU campus. In addition, we would recommend retaining a consistent N2 zoning in Tract 1 and a maximum of NX2 zoning in Tract 2.

We attended the informational meeting on 11/22/21, and although provided feedback, did not see the feedback noted in the minutes. We would like to not only provide that feedback now, but also using some of the criteria used for review of zone changes, we would like you to consider the following:

- **Whether the new zoning will promote public health, public safety and general welfare?** While we are confident that the building will adhere to city stated codes, the addition of potentially 1500 residents or more (the details were not provided in the informational meeting, they were actually intentionally vague and misrepresenting) will not promote public safety and general welfare. The traffic that will be pulled into Monad Road as a main thoroughfare, must be taken into consideration. With the addition of another large apartment complex on the South portion of Monad along with future planned development of the same type on the southern side of Monad will continue to put a large amount of traffic onto the same major artery. The more traffic on Monad, the more the residents of this proposed apartment complex will detour through the existing streets, mostly Bell Avenue, Legends Way and Twin Pines. None of

those streets can safely handle the dramatic increase of traffic. This will put the current and future residents at risk.

- **Whether the new zoning will facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements?** Again, we are confident the build will provide appropriate access to water and sewage, there is no addition of public parks or green space to beautify the Billings Community and provide a better quality of space. In addition, there is a proposed “walking path” that enters right into Obie Lane, which does not provide a through route to the walking path along Shiloh Road. There is no function to this walking path for the residents of Bell Estates as there is no public park or walking paths that can be accessed. This feels like a thoughtless attempt at connecting the large lot residences in Bell Estates with the new zoned area without any benefit to the existing residents.
- **Whether the new zoning will affect motorized and nonmotorized transportation?** The existing road, Bell Avenue, cannot sustain the proposed dramatic increase in traffic. This increase, because there is only one side developed with a sidewalk and drain, will increase a risk to the current residents on Bell Avenue, and any pedestrians using this road for access to the Shiloh walking path. We want to again state that Bell Avenue is essentially a single wide road and it is NOT appropriate to increase traffic on that road at the level that is proposed especially if the Big Pine Court road is gated. Again, with the proposed growth that will increase motor vehicle traffic on Shiloh will force vehicles to a different path.
- **Whether the new zoning considers the character of the district and peculiar suitability of the property for particular use?** The application states that the proposed zoning provides “a transition to single-family and twin home residential uses to the north and single family uses east”. This is largely overstated. The transition, based on the zoning requests, move very quickly and in a cumbersome way directly to the apartment complex (NX3). The developers force a small area of N2 and NX1 as what they consider a buffer, which will only give a small transition from high value single family large lot homes into very compressed population. It is our recommendation that the character that exists currently (N2), be continued North of the Bannister Drain and East of 48th Street. This will maintain the character of the current developments, and the character of the district. The Bannister Drain creates a natural barrier between these neighborhoods and the developments south of Monad.
- **Whether the new zoning will conserve the value of buildings?** Although the specifics of the proposed development were intentionally vague during the informational meeting, the suggested buffer will not do anything to conserve or improve the value of the existing N2 and RR1 developments. There is no proposed beautification, parks for public, green space to buffer the transitions, and the increase in traffic alone will detract from the value of homes particularly on Bell Avenue.
- **Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings?** While it does not go unnoticed that affordable housing is needed in Billings, there are numerous options for providing affordable housing that are not large apartment complexes that deter from the existing communities. If development continues as proposed, NX3 will continue to 48th street (will foster similar development

from this point forward). The traffic will continue, the congestion will continue, and it will deter from the value of the land and existing developments.

Generally, our request is to keep the NX3 apartment developments to the West of Monad, deny this zoning request based on the following:

- **No attention to place making in the proposed zoning. No large green spaces, no public park (existing will be for residents only), no thoughtful walking paths for the public, and no intentional, logical transition from residences to apartments.**
- **The proposed development does not add to the community fabric, it is a detraction. The Olympic Village is a great example of the type of communities that Billings has planned to not repeat. This zoning would repeat that development without the road infrastructure.**
- **Increased risk of health and safety secondary to the traffic flow and lack of access through Bell Avenue (primarily due to the number of proposed inhabitants)**
- **Precedent for further NX3 zoning north of Monad to Central and 48th. Will continue to add dense population into an existing residential area, further increasing traffic and congestion.**

Kind Regards,
Lincoln and Judi Powers
4185 Obie Ln
Billings, MT 59106
406-855-5149
powersjudi@gmail.com
lincolnpowers@gmail.com

From: Terri Kaufman <kaufmanterri@gmail.com>

Sent: Tuesday, January 4, 2022 11:15 AM

To: John Halverson <jhalverson@sandersonstewart.com>; rleuthold@sandersonstewart.com

Cc: Kelly, Hunter <KellyH@billingsmt.gov>

Subject: [EXTERNAL] Public Hearing--City Zone Change 1004

While I understand the need for affordable housing, the proposed zone change is excessive. At the pre-ap neighborhood meeting on November, 23, 2021, the project was described as "720 units" and as a "highrise" building. This plan is not congruent with the existing neighborhood. The surrounding area consists of townhomes, single family dwellings, and a retirement community. The existing streets are not designed for the amount of traffic this plan would produce.

Sincerely,

Terri Kaufman

110 Big Pine CT

Billings, MT 59106

From: cfpratt677@gmail.com
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] ZONE CHANGE
Date: Tuesday, January 4, 2022 9:34:37 AM

My wife and I live at 42 TWIN PINES LANE and against
CITY ZONE CHANGE 1004
PROJECT NUMBER PZX-21-00300

we are opposed to this City Zone Change, traffic to and from the proposed building site
will be using our streets from Central Ave as Bell Ave is too narrow and hard to access off Shilo

Charlie Pratt
42 Twin Pines Lane
Billings, MT 59106
406-861-5061
cfpratt677@gmail.com

Sent from my iPhone