



Three Categories discussed in this document:

- 1) Statement How the Proposed Zone Change Is consistent with the adopted Growth Policy, Neighborhood Plans, and other city development policies**
- 2) How the Zone Change meets the 10 Statutory Criteria for a zone change**
- 3) Statement how it fits in with Existing or Planned Developments in the Area**

Statement How the Proposed Zone Change Is consistent with the adopted Growth Policy, Neighborhood Plans, and other city development policies

The proposed zone change is consistent with the Growth Policy, Neighborhood Plans, and other City Development Policies because we are following the city guidelines and policies to ensure a beautiful and healthy development and neighborhood.

One of the city policies our project meets is to have a neighborhood that is safe and attractive, and that provides essential services (such as housing) that are desired. It also meets the policy of choosing to have infill development that is near city infrastructure that will add real value to the community. Currently, much of the parcel goes unused, is allocated purely for parking, or is unfinished grass. Providing a mix of beautiful housing that meets the needs of various Billings residents is an important aspect of city growth.

We also wish to incorporate amenities that are otherwise non-existent in Billings that will provide a nice and different lifestyle than is currently available.

We will enhance and maintain the community fabric as we intend to build aesthetically pleasing, and uniquely Billings, landscapes and architecture that beautify and inspire the residents of the city.

Providing a safe and livable neighborhood can be achieved through smart subdivision design that focuses on complete streets, and walkable access to public spaces. We intend to both provide and enhance a neighborhood that is safe, attractive and provides essential services that are strongly desired.

How the Zone Change meets the 10 Statutory Criteria for a Zone Change

- 1) The new zoning is consistent with the growth policy because it provides special amenities and active living opportunities that are desirable for an attractive and healthy community. The development will also improve the property values and provide an excellent infill development near existing City infrastructure.
- 2) The new zoning will meet all fire codes and safety codes for all tenants and guests on the property as we will abide by and incorporate all Billings city fire and safety codes into the development.
- 3) It promotes public health, safety, and welfare as it will allow a mixture of housing types with access to recreation, special amenities and active living opportunities that are desirable for an attractive and healthy community.
- 4) It will facilitate adequate provision of transportation, water, sewer, schools, parks, and other public requirements as we will design the property to meet these City requirements and provide for the tenants accordingly.
- 5) It will provide adequate light and air as we will not exceed the allowable density allotments.
- 6) We will provide motorized and non-motorized transportation accordingly and build the project in compliance with parking and safety standards for transportation.
- 7) It does provide for compatible urban growth as we are building a buffer which will contain a mixture of densities for multi-family use. We will have both townhomes and apartments to provide an opportunity for families of all shapes, sizes, and income levels.
- 8) The architecture will be in character of the district and will be suitable for the property and particular uses. We plan to incorporate architecture that both accentuates and beautifies the surrounding area and landscape.
- 9) The new zoning will conserve and increase the value of existing and surrounding buildings.
- 10) The new zoning will encourage the most appropriate use of the land throughout the City of Billings. The parcel is essentially mostly parking lot and grass. We intend to provide the necessary parking through the infill project and provide beautiful and clean housing for all people in Billings.

Statement how it fits in with Existing or Planned Developments in the Area

The proposed zoning fits in with the area as we will be providing infill development that beautifies and adds value to the property and surrounding neighborhood. It also allows a mixture of housing types to provide housing options for all age groups and income levels. A nice mixture of housing also provides for a vibrant and unique community. We will also be planning and enhancing the public space and landscaping on the parcel.

Lastly, the mix of housing types will meet the needs of a diverse population, and the housing and community will be clean, healthy, and safe.