

## Lots 1, Blocks 1 & 2, Zimmerman Home Place Subdivision, 1<sup>st</sup> Filing

### Zone Change Questions

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

**Essential Investments** – The proposed project is classified as an “infill development” making it very cost effective to provide essential City services to the property. The project will extend existing water and sewer infrastructure to service the development. Furthermore, this project will incorporate developed parks which will provide recreation opportunities such as pickleball and basketball courts and playground areas.

**Strong Neighborhoods** – The proposed project will utilize a mix of housing options (NX1, NX3, 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.

**Business Access** – The proximity of the medium- and high-density housing to commercial areas located near this development serve as an attraction for national and regional businesses, which in turn helps to build 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 in the following ways:

- a. Districts within the same district category shall face each other across the streets. N2 on the north portion of Lot 1, Block 2 faces N3 across Colton Boulevard. NX1 and NX3 face each other across Avenue E.
  - b. Change in districts shall generally occur at a rear lot line or an alley. Lot 1, Block 1 provides a transition from N2/N3 to NX1 across the rear (west) property line.
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 is surrounded by the current city boundary and will extend existing infrastructure. Furthermore, the mix of medium- and high-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 residences.

- 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 and special outdoor amenities via pedestrian routes. Furthermore, the development of medium- to high-density housing adjacent to commercial areas alleviates traffic as residents will be able to access amenities and services closer to their homes rather than traveling extended distances on city roadways.

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

The new zoning is located just north of an existing MET route which will service this growing area. The proposed project will extend existing water and sewer infrastructure in Avenue E and Green Valley Dr. 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 Colton Blvd.

- 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 development. However, the development of medium- and high-density housing near commercial districts affords residents the ability to access amenities and services by walking or driving on roadways internal to the subdivision, and not needing to enter onto the city's main roads. Additionally, this development will extend sidewalks internally within the subdivision as well as the multi-use path along Colton Boulevard. The developer has already begun the process of coordinating with City personnel for a traffic study update to be submitted at the time of master site plan submittal.

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

The proposed zoning will promote compatible urban growth, providing the desired density gradient from the north and west down to the commercial areas located around the Grand Avenue and Zimmerman Trail 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 N district category from the north and transitions the property effectively down into the commercial district. The proposed PND will maintain the character of the existing neighborhoods while also providing diversification in housing options for the area.

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

The proposed development will conserve the value of buildings by maintaining characteristics of the existing neighborhood while providing an attractive blend of housing options to the area.

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

The proposed development is surrounded by city limits and therefore is the next logical annexation for the City and it meets the intent of the zoning code by providing diverse housing options near commercial areas and major intersections.

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

To current surrounding zoning is generally described as single-family homes to the north and west (N2 and N3), professional services to the east (NO), and commercial to the south (NMU and CMU1). The proposed PND fits with the existing zoning in the area by maintaining district categories across Colton Boulevard (N3 to N2) and Avenue E (NX1 to NX3), and providing a preferred density gradient from the surrounding low density neighborhoods towards the existing commercial districts just south of the proposed PND. transitioning to high-density as one moves south toward the commercial districts. Additionally, the proposed NX1 and NX3 will face each other across Avenue E.

single-family, to 2-unit residences and then continuing that gradient to high-density housing to the south. The high-density residential will then transition to the existing zoning of commercial to the south and east.