

Block 1, Lot 1, and Block 2, Lot 1, of Zimmerman Home Place Subdivision, 1st Filing

Zone Change Neighborhood Meeting Notes

The meeting was conducted from 6-7 PM on December 16th, 2021 via a virtual Zoom meeting. The meeting was hosted by Robert Neihart of Performance Engineering (agent).

There were approximately 30 members of the public that participated in the virtual Zoom meeting.

Questions from the individuals and subsequent responses are shown below:

- Who will pay for the public improvements and interior parks as part of the development project?

The developer will pay for the public improvements through private financing. This will be accomplished through a Private Contract through the City of Billings' Public Works Department. The developer will also pay for the development of the private parks within the development, which will include any amenities such as a basketball court, amphitheater, pickle ball court, etc.

- What is the timeline on the development of the property?

The developer will start construction on the public improvements (roads, curb & gutter, sidewalks, water, sewer, and stormwater) in the spring of 2022. The site within the development will be built starting from the south end and working to the north. This will take place once the public improvements are completed.

- Why is it being proposed to switch the existing N3 property zoning to N2?

The N2 district allows more flexibility on the type of homes that can be constructed. The developer currently has plans to construct twin homes with rear loaded garages along Colton Blvd. Under the current N3 zoning, twin-homes are not allowed per the zoning code. If the property were to remain N3, the single-family houses would likely be front loaded off Colton Blvd.

- I am concerned that my property value will decrease with this development.

This is often a question nearby homeowners have when multifamily development occurs. A study was completed by Harvard University titled, [Overcoming Opposition to Multifamily Rental Housing](#) in which the researchers compiled information from several studies across the county in regards to the impacts of

multi-family housing on nearby single-family property values. A few quotes from this study are provided below:

1. "We find that large, dense, multi-family rental developments...do not negatively impact the sales price of nearby single-family homes." - "Effects of Mixed-Income, Multi-family Housing Developments on Single-family Housing Values," Cambridge, MA: MIT Center For Real Estate, April 2005
2. "We find that if located properly with attractive landscaping and entranceways, adverse price effects can be minimized and sometimes can add value. In the long term, such apartment complexes probably raise the overall value of detached homes relative to their absence." - "Apartments and Detached Home Values," On Common Ground, National Association of Realtors, 2003; "Price Effects of Apartments on Nearby Single-family Detached Residential Homes," Virginia Tech University, 2003

- Will the homes along Colton Blvd. create a transient community?

This local developer currently plans to construct "high-end" twin homes along Colton Blvd. with the intent being to attract long-term tenants. These units will be operated and maintained by the overall development of Lot 1, Block 2 to ensure the entire property is kept up to a high standard.

- What is going to be done to address the increase in traffic in the area?

A Traffic Impact Study (TIS) was previously completed for this development. However, since the zone change request is being submitted, the developer is required to complete an updated TIS. This TIS report will be submitted to the City's Public Works Department with the Master Site submittal. The updated TIS will include any recommendations of traffic improvements that may be warranted with the revisions to the proposed zoning. If traffic improvements are warranted based on the updated TIS the developer will be required to install these as part of the public improvements with the Private Contract.