

Husman, Karen

From: ROBERT WINCHELL <rwink76941@msn.com>
Sent: Monday, May 2, 2022 2:23 PM
To: Husman, Karen; Keith, Erin; ROBERT WINCHELL
Subject: [EXTERNAL] ZC 1014 Project Number PZX-22-00068 Change from CMU1 to NX3

Dear Ms. Husman,

My name is Robert A. Winchell. I am the owner of two townhouses 2972 and 2974 Millice Ave. Billings. My personal residence is 2972 Millice.

This is my formal protest AGAINST the requested zoning change from CMU1 Corridor Mixed Use 1(Ground Floor Commercial) to NX3 (Mixed Residential (High Density Apartments)).

1st of all it's my belief that the "Pre-application neighborhood meeting" held on March 16,2022 via Zoom Virtual meeting format should be viewed with little validity.

The format being Zoom automatically eliminates the majority of affected neighbors from comments either for or against.

2nd and very important: the information sheet announcing and explaining the change by the developer at the pre-application zoom meeting, I believe was misleading and not correct. The developers definition of the new zoning requested NX3 "neighborhood commercial" It is not neighborhood commercial. It is mixed residential (High Density apartments. See announcement.

The majority of affected neighbors along the north side of Central have for a long time assumed the new construction along Central Ave. would be Commercial like the businesses to the east, the bank, dental offices, etc. No problem with the commercial aspect.

There are many material concerns. Do we need more high density apartments facing Central Ave. which provide easy access for breaking into the homes on the north side of central. Theft and vandalism will become more of a concern. Extensive addition to traffic along Central and 29th street past park and grade school with many more apartments. All creating additional safety concerns.

More apartments will not promote public health, safety and general welfare.

More commercial development along Central in this area is needed and will improve livability for existing homeowners.

Property values will go down with more apartments.

Apartments facing along Central are not the most appropriate use of that land.

I strongly request that the planning commission refuse this zoning change.

Respectfully,
Robert A. Winchell

Sent from [Mail](#) for Window