

## Lots 2 & 3, Block 1, Zimmerman Home Place Subdivision, 3<sup>rd</sup> Filing

### Zone Change Neighborhood Meeting Notes

The meeting was conducted from 6-7 PM on October 19, 2022 at the Arrowhead Elementary School. The meeting was hosted by Scott Aspenlieder of Performance Engineering (agent) and Preston Lees (developer).

There were only three (3) public participants for the meeting. We did not receive any calls prior to the meeting only one email which was presented in the package.

Questions from the individuals and subsequent responses are shown below:

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

*The developer noted that it was unlikely that this project was constructed prior to 2024, more likely 2025, based on completion timelines for ongoing project adjacent to the parcel.*

- Why is it being proposed to switch the existing property zoning to CMU1?

*The CMU1 district will allow for a mixed-use construction introducing some restaurant and service businesses to the neighborhood to support the continued residential development. Flexibility to bring food services in and businesses like coffee shops will be necessary to minimize the need to drive and travel out of the development, reducing impacts on traffic.*

- 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. The TIS did anticipate the change to a CMU1 development to account for elevated travel from this proposed change. The results of the traffic study to trigger upgrades to the intersection of Avenue E and Zimmerman Trail, calling for installation of a stop light upon full buildout of the Zimmerman Home Place, 3<sup>rd</sup> Filing development. The developer will have made the financial contributions to the City of Billings for their impact on those improvements. The lighted intersection will take pressure off of the Colton and Zimmerman intersection once installed helping the road network in the area.*

- Will the new zoning allow for any casinos to be constructed on the lots?

*No casinos can be permitted on the proposed lots due to proximity to residential properties. There could be the potential for full beverage liquor licenses on the*

*property but gaming would not be permitted under current City Code due to separation requirements from residential zoning.*

- **How many stories will the buildings constructed likely be on the property?**

*CMU1 zoning allows for up to four (4) stories in construction. It is likely that 3- to 4-story construction would occur on the site to maximize development potential and value for the lot and neighborhood. Currently residential over 1<sup>st</sup> floor commercial is the tentative plan for the parcel to bring restaurant and community services to the Zimmerman Home Place development and surrounding areas.*

- **What would signage look like for the parcel and businesses on it?**

*Without knowing what businesses could be there it would be hard to anticipate that however any signage will meet the new sign standards as part of Re-Code.*



JOB NO. \_\_\_\_\_ TASK \_\_\_\_\_

JOB NAME \_\_\_\_\_

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

DATE \_\_\_\_\_

NAME \_\_\_\_\_

Susan Cranston	2041	Weston
Sharon Hage	2042	weston
Gloria Gunther	1970	Weston