



608 North 29th Street • Billings, MT 59101 • 406-384-0080

Lot 1, Block 1, Zimmerman Home Place Subdivision, 1st 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” within that will not require any additional city water or sewage infrastructure making it a very cost-effective option for the city.

Infill Development Policy - The goal of the Billings Infill Policy is to promote housing and retail choices to encourage economic development, by rezoning this area it will stimulate development of the area and provide a more enjoyable neighborhood environment for the residents.

Diversified & Affordable Housing - This zone change will allow for cheaper and safe housing for new residents. This influx of new residents will be able to affordably live in a new development that has many surrounding amenities. The development will also be an affordable option for the city due to the low cost of service. This project will not require any additional utilities installation other than tying into the existing mains as well as the site exists within already established infrastructure.

2. Explain how the proposed project meets the 10 zone change criteria.
 - a. **Is the new zoning designed in accordance with the growth policy?**
The new zoning adheres to the City of Billings growth policy through its expansion of residences, emphasis on public and non-motorized travel, and its cost-effective construction due to its classification as an infill development and low cost of service.
 - b. **Is the new zoning designed to secure from fire and other dangers?**
There are fire hydrants located an adequate distance from the site on Avenue E and Colton Boulevard. Construction of the site will comply with building regulations and zoning code to allow for appropriate separation of buildings and proper lighting for public safety and security. The site is also located outside of any floodplain.
 - c. **Will the new zoning promote public health, public safety, and general welfare?**

The proposed zone change will diversify the surrounding neighborhood and present a residential middle-ground between the family housing to the west and the apartment buildings to the east. Buildout of this vacant land will bring more public eyes to the area to help keep watch on public safety. This zone change to a combination of NX2 and NX3 also requires landscaped or natural open areas which will improve the general well-being of the neighborhood.

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

The change in zone will not require any additional water or sewage to the site as it is provided by the development being constructed to the east. Park land was identified and dedicated in the PD development to the for the Zimmerman Home Place Subdivision. Even so, additional interior green spaces, pocket parks, and trails will be incorporated into the development for residents and neighbors to use. The development is not necessarily close to MET transportation with the closest routes on Grand Ave. to the south and Poly Drive to the north. The development does connect through a system of trails and pedestrian ways both areas.

e. Will the new zoning provide adequate light and air?

The proposed zone change will have minimal impact on light and air in the surrounding area. The required open area will allow for adequate lighting and air for the property and surrounding area. Any improvements to the land must adhere to the zoning requirements for lighting laid out by the City's Zoning Code which directly addresses open areas and light.

f. Will the new zoning affect motorized and nonmotorized transportation?

As the zone change will convert agricultural lands to residential development, additional residents will move to the area creating an impact on the motorized transportation in the area. This has been studied and accounted for in the reviewed and approved Traffic Impact Study (TIS) associated with the Zimmerman Home Place Subdivision. The developer, as part of the overall development, has contributed to intersection impacts in the areas identified by City Public Works to mitigate any negative impact coming from the overall development. The vicinity of the MET bus stop will help mitigate this effect to some extent depending on the resident profile for the area. The large number of existing and proposed sidewalks and multi-use trails in the area leading to popular commercial areas, nearby parks, and Arrowhead School will also help mitigate additional unnecessary traffic. It should be noted that the development will complete construction of Ave. D, creating a link between the existing neighborhoods to the west with Zimmerman Trail. This will improve traffic flow within the existing residential neighborhoods to the west.

g. Will the new zoning promote compatible urban growth?

The NX2 and NX3 zoning will promote compatible urban growth as it is nestled between low density residential on the west and north sides and medium density residential to the east with medium density commercial to the southeast side. This zoning will allow for new residents to move into a thriving and safe neighborhood that can easily meet most of their needs in the immediate area. The proposed zone change provides the desired step-back in density leaving a portion of NX1 on the west side of Lot 1 and gradually stepping up to higher density on the innermost portion of the lot.

h. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?

By leaving a portion of the existing NX1 zoning in place along the western boundary and stepping up to NX2 and NX3 we are providing adequate buffering and minimizing impacts to surrounding areas. The change from NX1 to NX2/NX3 still provides residential uses of the land as was planned originally. Through proper planning and tiering away from existing neighborhoods the proposed zoning will not impact the character of the existing community.

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

The new zoning will conserve the value of buildings in the area by creating new amenities for nearby neighborhoods while not intruding upon them. Inclusion of parks and trails open for public use along with construction of additional transportation infrastructure will also benefit the surrounding neighborhoods.

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

By further buildout of an infill project and providing a lower cost of service to the City of Billings, the development is providing the most appropriate use of the land. The proposed development adequately steps back density from existing residential areas to minimize impact while providing a diversity in housing options and mixed residential neighborhoods within the west end of Billings. Services in the area can support expanded residential growth without straining City infrastructure or EMS services.

3. Does the new zoning fit with the existing or planned developments within the area?

The new zoning will fit seamlessly into the existing developments, land currently being developed, and future developments in the area due to its blending of the residential areas with the more commercial focused, southern lots closer to Grand Avenue. It can be fairly assumed that much of the development to the south and east will be medium to high density residential and medium density commercial in which the proposed NX2 and NX3 zoning

will readily fit. The current pedestrian infrastructure in the area will allow for the new residents to navigate the surrounding areas easily and safely. The site will help provide homes for future residents as well as many amenities and necessities for the current and future residents in the area. The proposed zone change will allow for necessary density to provide affordable housing and diversity in housing options for this area of the City. Lastly, the development stepped back density from established neighborhoods with appropriate distances to minimize impacts and the feel of higher density being within the core of Zimmerman Home Place Subdivision.