

Written statement to the Zoning Commission

Address: 1404 and 1406 Avenue B

Legal description: Lots 45 - 48, Block 2, Evergreen Subdivision, Section 36, T 01 N, R 25 E, City of Billings, Yellowstone County, Montana.

Existing zoning: N2 Mid-Century Neighborhood

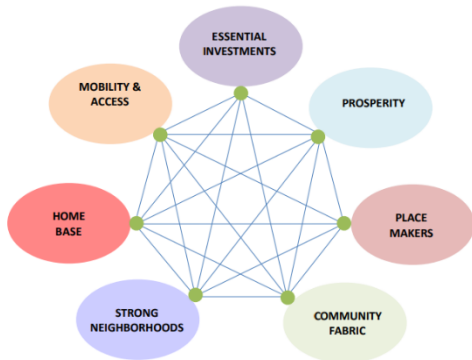
Proposed zoning: NO Neighborhood Office

Owner: Stockman Bank of Montana

PO Box 250

Miles City, MT 59301

A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?



- *Community Fabric; preserve existing trees, provide attractive landscape buffer.*
- *Walkable neighborhoods that permit convenient destinations such as neighborhood services*
- *Successful businesses that provide local jobs benefit the community*

B. How the site is adequate in size and location to accommodate the proposed use while still meeting all of the zone district requirements such as landscaping and parking.

*The lot is adequate in size to accommodate landscape buffers between residential and commercial, and to support the need for off street parking withing the neighborhood to support the existing bank building on grand avenue.*

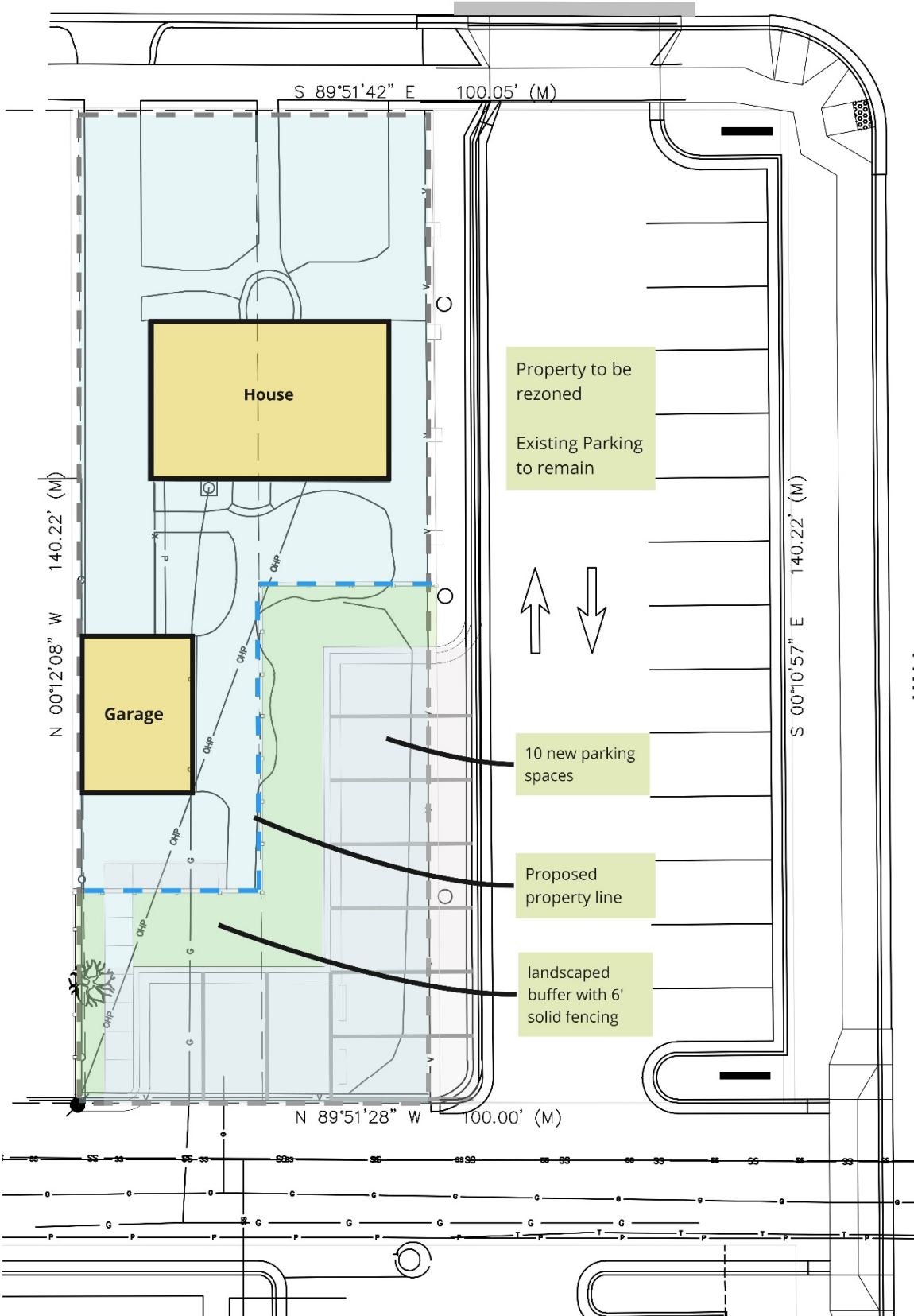
C. How the proposed use is compatible with nearby uses and how the applicant intends to mitigate any potential impacts.

*The applicant intends to preserve the existing house and garage and build parking on the rear of the site with appropriate landscape buffers and site obscuring fencing to keep the neighborhood in tack on avenue B while supporting the commercial use of Grand Avenue.*

D. How the proposed use will not impede the normal improvement of surrounding property.

Since the parking will be added to the existing parking lot circulation the neighborhood circulation will be minimally modified and will have as little impact on the neighborhood as possible. Additional off-street parking will help preserve the walkability of the neighborhood and free up on street spaces.

AVENUE B



14TH

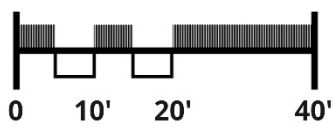


EXHIBIT FOR NEIBORHOOD MEETING







