

West Billings Neighborhood Plan Update

December 2, 2024



- Update of 2001 West Billings Plan
- Draft Plan Themes
- Montana Land Use Planning Act
- Future Land Use Map Overview
- Future Land Use Categories
- Future Housing Projections
- Future Land Use Map Workshops
- Upcoming Dates



2001 Themes and Goals

Theme 1: Planned Growth

GOAL 1 - Establish development patterns that use land more efficiently

GOAL 2 - Develop Municipal Water and Wastewater Facilities and Other Public Services to Support Urban Growth in West Billings

GOAL 3 - Enhance the Efficiency and Quality of Service from Utility Providers through the Coordination of Utility Land Use, and Transportation Planning



2001 Themes and Goals

Theme 2: Appropriate Land Utilization: Urbanization of Agricultural Land and Minimizing Conflicts Between Gravel Extraction and Residential Development

GOAL 1 - Plan for the Orderly and Efficient Urbanization of Agricultural Lands

GOAL 2 - Identify Gravel Resource Land for Commercial Gravel Extraction, Minimize the Detrimental Effects of Gravel Extraction on the Environment and Other Land Uses, and Planned for the Eventual Post-Extractive Use of Gravel Sites



2001 Themes and Goals

Theme 3: Achieving A Distinctive Community Character

GOAL 1 - Create Developments in West Billings that Are Compatible with Their Surroundings and Provide a Safe and Desirable Environment for Residents, Shoppers, Workers, and Visitors

GOAL 2 - Achieve, over Time, an Overall Sense of Community Continuity and Compatibility. Clearly Define and Establish a Distinctive Character for West Billings

GOAL 3 - Ensure that the Reconstruction of Shiloh Road and All New Development Neighboring Shiloh Road Is Designed to a Special Standard Reflecting Its Function as an Entryway into West Billings and the Entire Billings Community.



2001 Themes and Goals

Theme 4: *Enhancement of Public Safety, Open Space, Waterways, and Scenic Resources*

GOAL 1 - Identify and ***Protect Open Spaces, Flood Channels, Waterways, and Scenic Resources*** in West Billings

GOAL 2 - Develop Parks in Conjunction with Schools to Achieve ***Joint-Use Facilities*** with Larger Recreational Areas

GOAL 3 - Promote Long-Range Interdisciplinary and Interagency Planning to Identify and Acquire, in Advance of Subdivision Development, One (or More) Large Parcels of Land for Development of ***a Multifunctional Community Park***

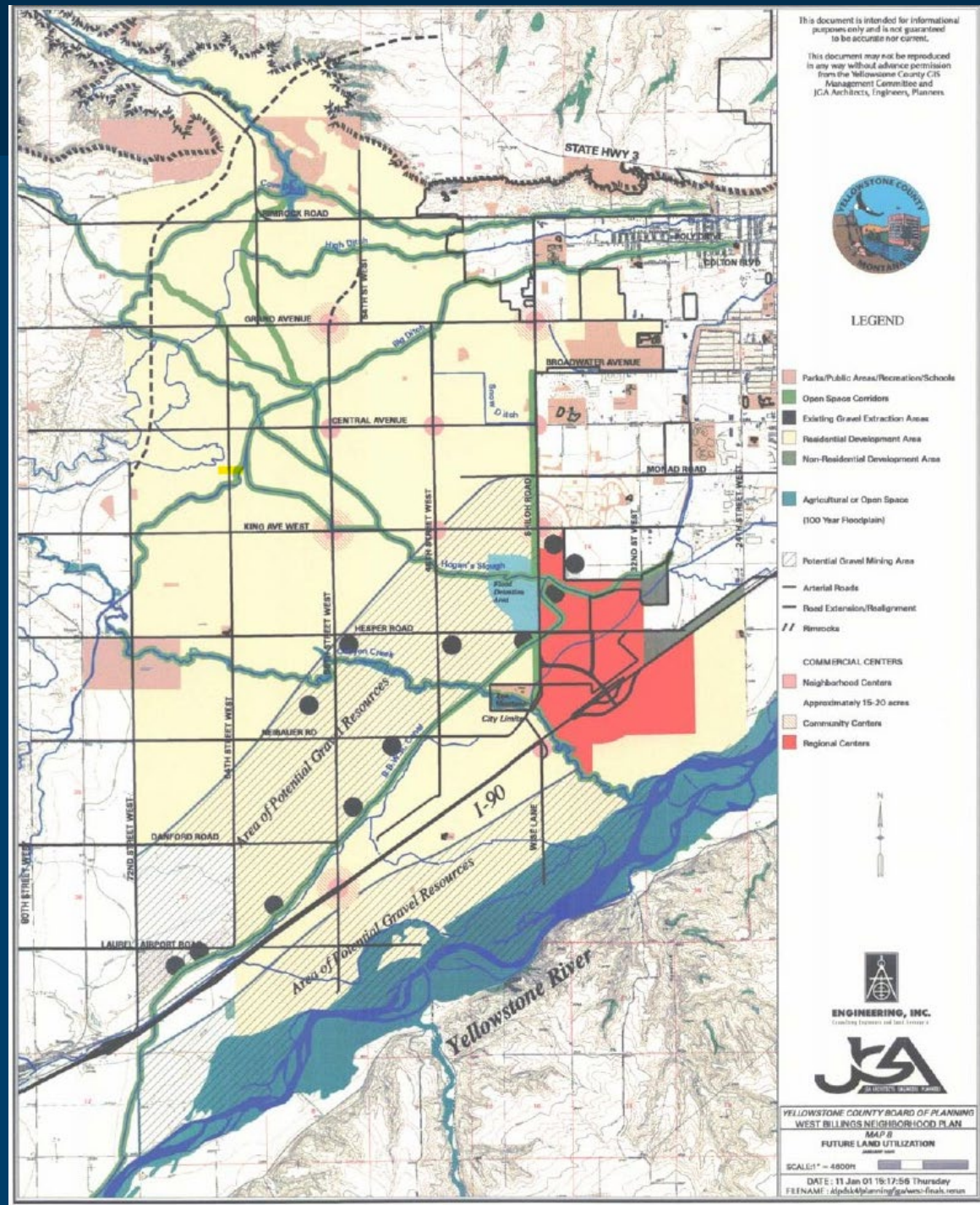
GOAL 4 - New Parklands Should Benefit Both the Individual Neighborhood and the Overall Community Park and Linear Open Space System



Draft Updated Plan Themes

<i>2001 Themes</i>	<i>2024 Guiding Principles</i>
<i>Planned Growth</i>	<i>Encourage a mix of residential, commercial, and employment uses that support the transition from urban to suburban to rural areas.</i>
<i>Appropriate Land Utilization</i>	
<i>Achieving A Distinct Community Character</i>	<i>Create places (centers/nodes/anchors) with integrated uses that are distinctive and contribute to increasing the community's vitality</i>
<i>Enhancement of Public Safety, Open Space, Waterways, and Scenic Resources</i>	<i>Build a safe, healthy, and adaptable community</i>
	<i>Create a balanced and connected transportation network</i>

2001 Land Use Plan



Montana Land Use Planning Act

Based on the Governor's Housing Task Force (2022)

- ❖ **Increase housing supply through regulatory changes, incentives, and investment**

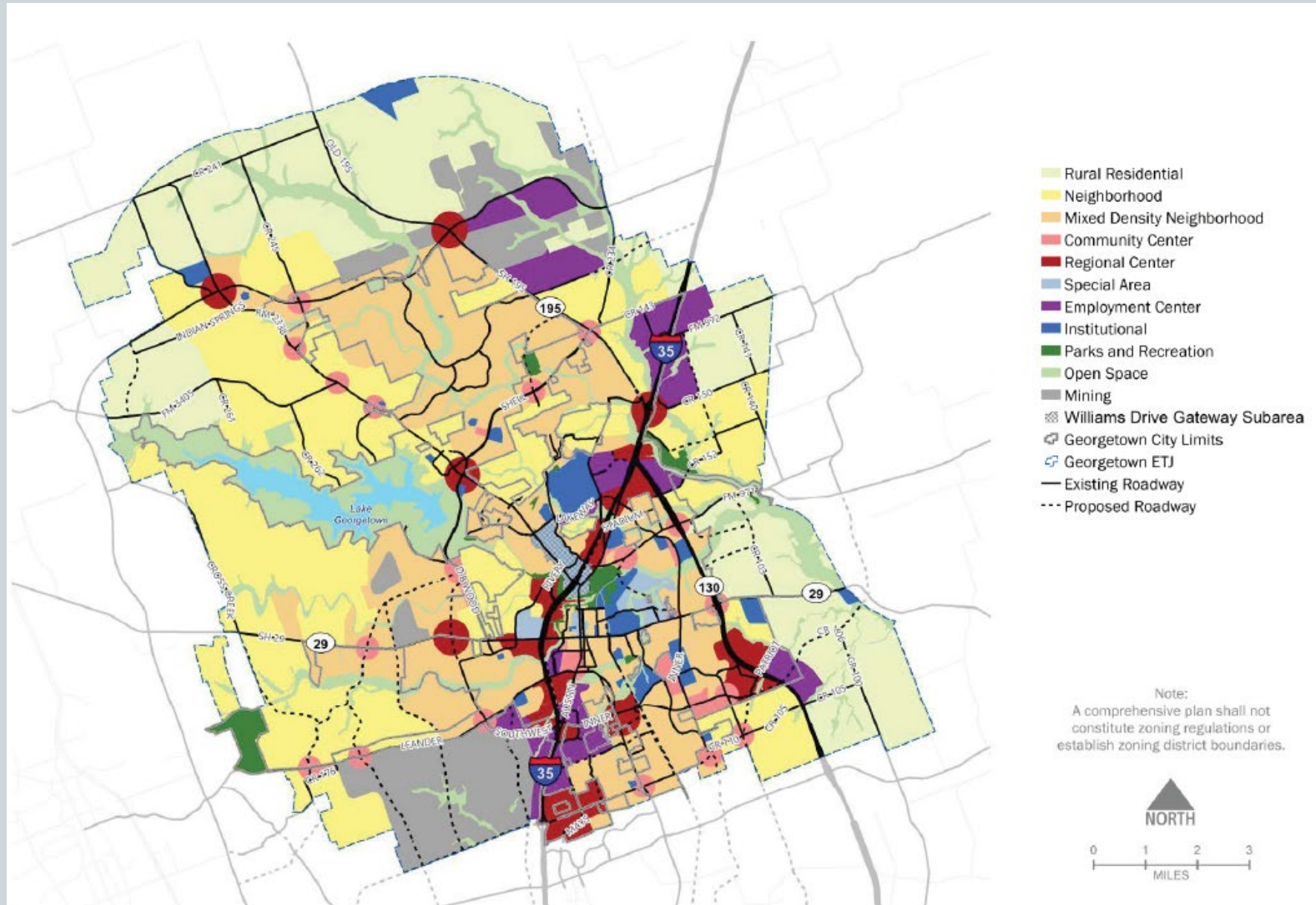
Montana Land Use Planning Act Requirements for Land Use Plans

- **Plan for a 20-year horizon**
 - Plan project housing needs through 2045
- **Quantify existing and projected needed housing types**
 - Identify the number of housing units
 - Identify the types of housing needed based on the estimated population
- **Inventory of sites available to meet needed housing types**

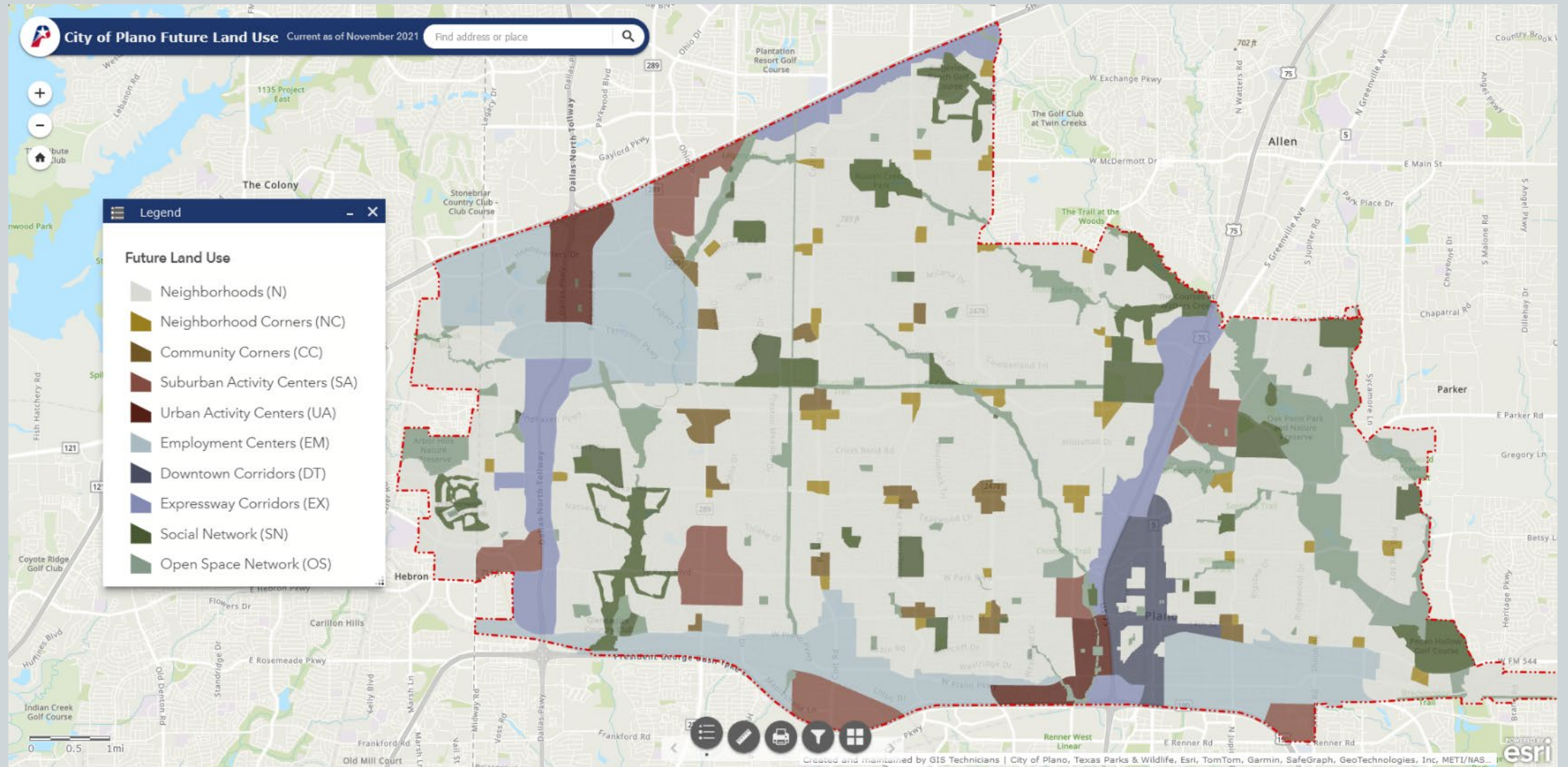
Reflect the anticipated and preferred pattern and intensities of development
General distribution, location, and extent of residential, commercial, mixed, industrial, agricultural, recreational, and conservation uses of land



Future Land Use Plan Examples: Georgetown, TX



Future Land Use Plan Examples: Plano, TX



Future Land Use Plan Examples: Overland Park, KS

Legend ✕

CHARACTER AREA TYPE

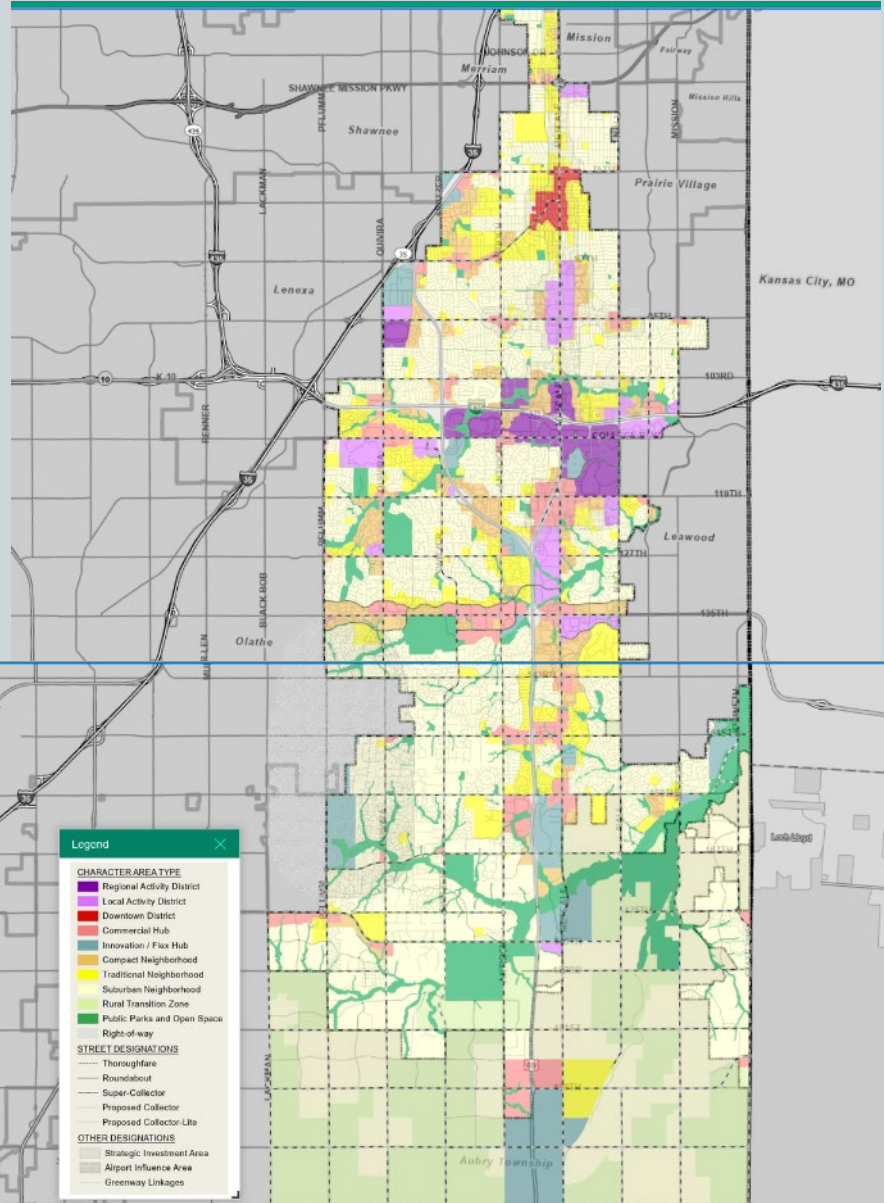
- Regional Activity District
- Local Activity District
- Downtown District
- Commercial Hub
- Innovation / Flex Hub
- Compact Neighborhood
- Traditional Neighborhood
- Suburban Neighborhood
- Rural Transition Zone
- Public Parks and Open Space
- Right-of-way

STREET DESIGNATIONS

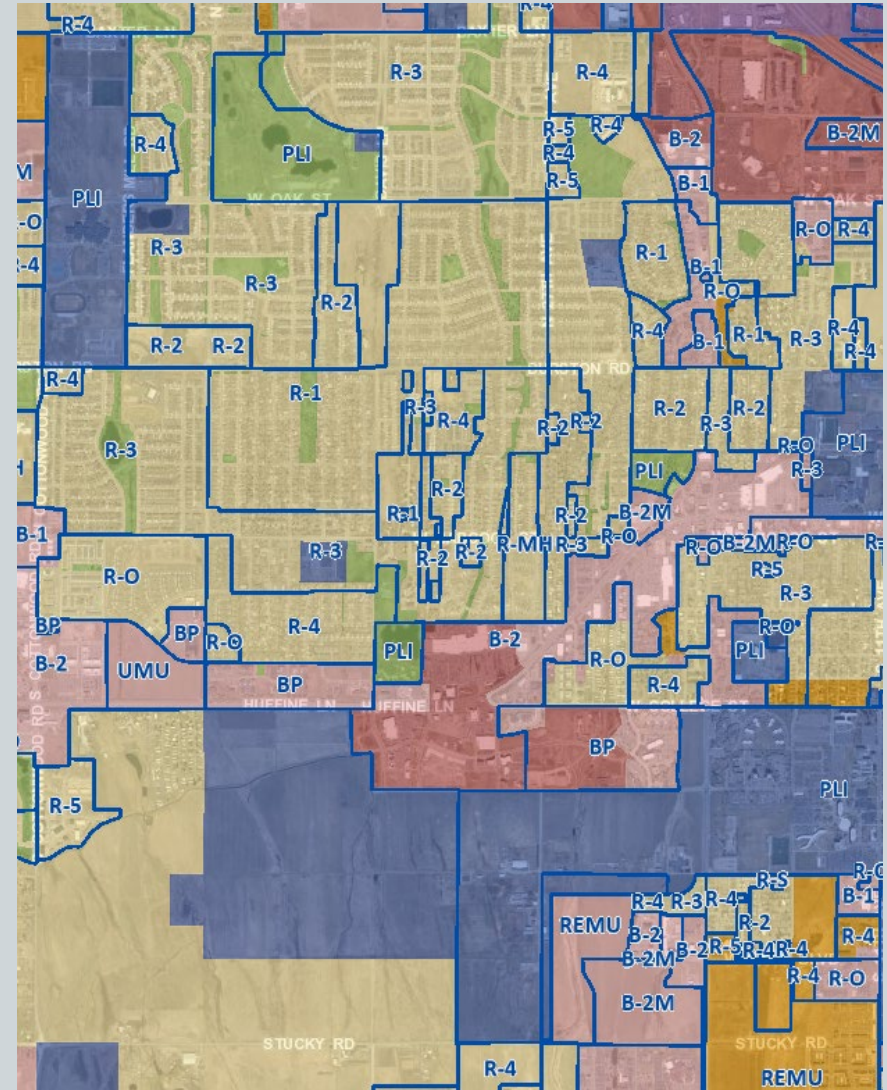
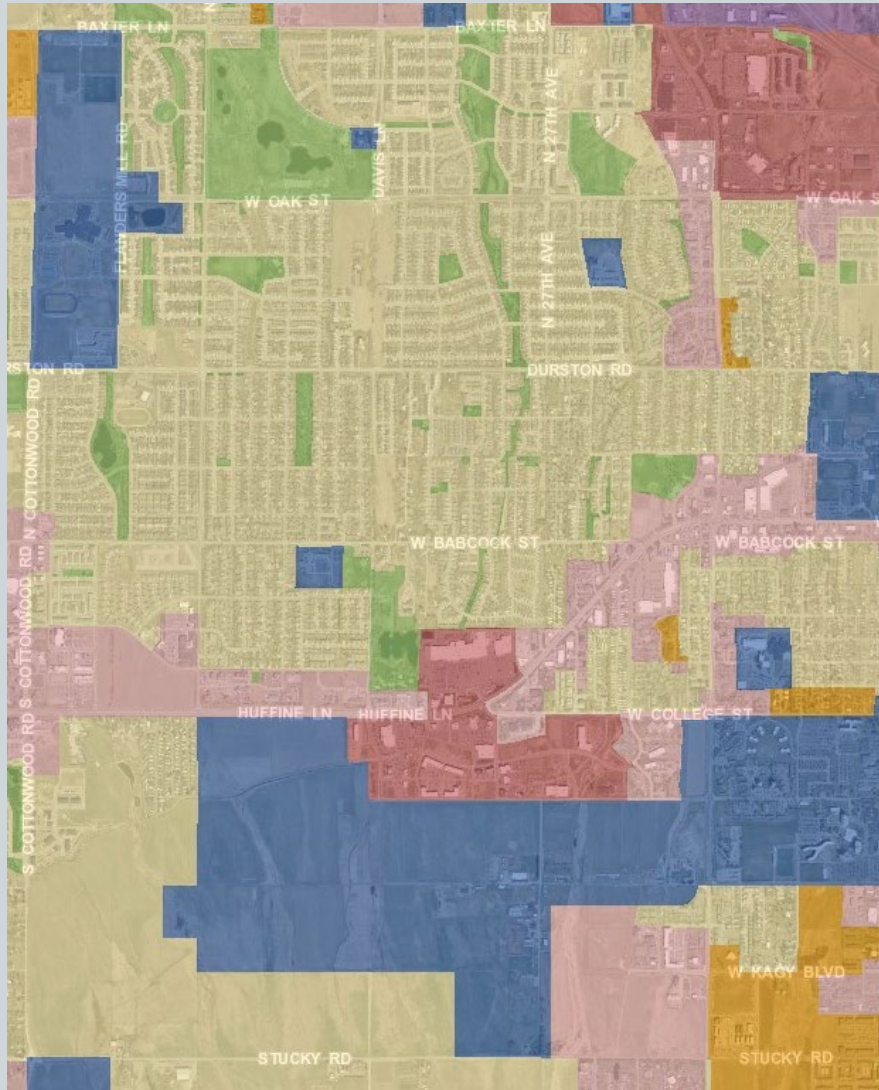
- Thoroughfare
- Roundabout
- Super-Collector
- Proposed Collector
- Proposed Collector-Lite

OTHER DESIGNATIONS

- Strategic Investment Area
- Airport Influence Area
- Greenway Linkages

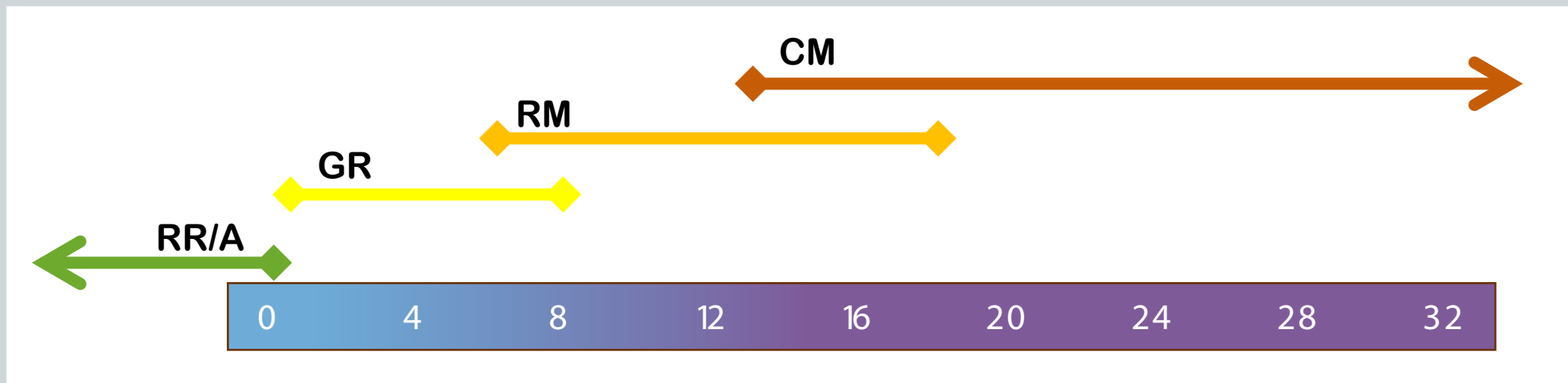


Future Land Use and Zoning



Draft Land Use Categories

Rural Residential	General Residential	Residential Mixed	Commercial Mixed	Heavy Commercial	Parks and Open Space
<ul style="list-style-type: none"> • Agricultural • Large Lot Residential 	<ul style="list-style-type: none"> • Existing Subdivisions • New suburban style developments • Two-Four Unit buildings • Limited Commercial Nodes 	<ul style="list-style-type: none"> • Mixed Housing Types • Single Family • Multi Family • Walkable • Commercial is nodes and other key locations 	<ul style="list-style-type: none"> • Larger scale places walkable from neighborhoods • Mix of commercial, office, multi-unit developments 	<ul style="list-style-type: none"> • Industrial site • Vehicle dependent commercial • Large Scale • Low rise buildings • Access to transportation network 	<ul style="list-style-type: none"> • Regional Parks • Recreation Areas • Natural or sensitive lands



Land Use and Zoning Compatibility

P= Primary Uses S =Secondary Uses		Rural Residential & Agriculture	General Residential	Residential Mixed	Commercial Mixed	Industrial & Heavy Commercial	Parks and Opens Space
A	Agriculture (County)	P					
N4	Large Lot Suburban Neighborhood (County)		P				
RR1	Rural Residential 1 (County)		P				
RR3	Rural Residential 3 (County)	P					
R-R	Rural Residential Manufactured Home		P				
N3	Suburban Neighborhood Residential		P	P			
N1	First Neighborhood Residential		P	P			
N2	Mid-Century Neighborhood Residential		P	P			
RMH	Residential Manufactured Home		P	P			
NX1	Mixed Residential 1		P	P			
NX2	Mixed Residential 2			P	P		
NX3	Mixed Residential 3			P	P		
NO	Neighborhood Office-Residential		S	S	P		
NMU	Neighborhood Mixed-Use		S	S	P		
CMU	Corridor Mixed-Use 1			S	P		
CMU	Corridor Mixed-Use 2			S	P		
CBD	Central Business District				P		
DX	Downtown Support				P		
CX	Heavy Commercial					P	
C3	General Commercial (County)		S	S	P		
I1	Light Industrial					P	
I2	Heavy Industrial					P	
EBU	East Billings urban Redevelopment District				P	P	
PD	Planned Development						
P1	Parks and Open Space		S	S	S		P
P2	Public, Civic, Institutional		S	S	P		
P3	Civic and Campus		S	S	P	P	

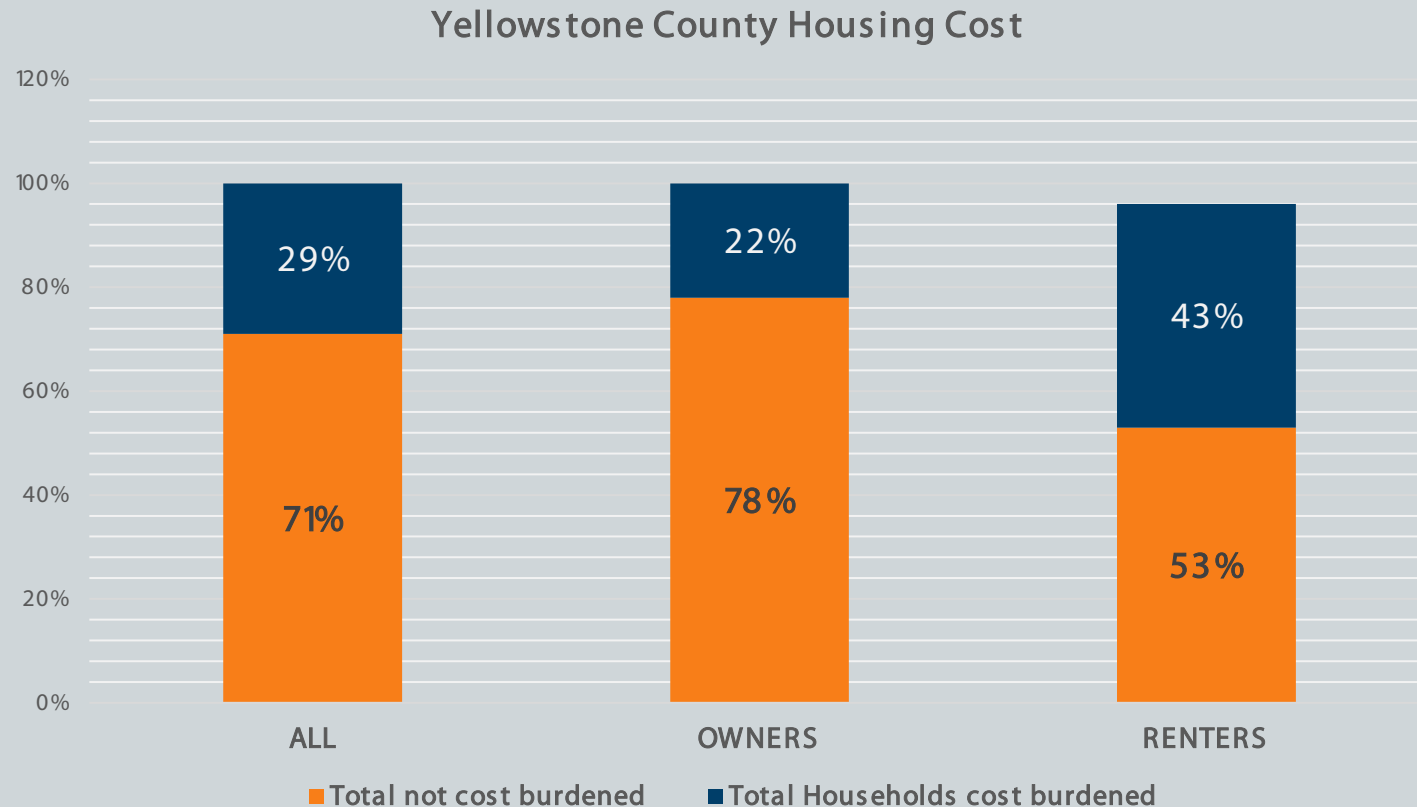
Population & Housing Projections

Population Projections				
	2000	2021	2045 Projected	2020-2045 Change
Study Area	6,226	16,182	30,770	14,588
MPO Planning Area	112,092	142,358	190,986	48,628
Housing Needs				
	2000	2021	2045 Projected	2020-2045 Change
Study Area	2,155	6,644	13,444	6,800
MPO Planning Area		58,815	78,814	20,000
Assumes a 30% capture rate of population growth and new housing units				

Housing Needs

US Census 2023 Estimates for owner-occupied and renter-occupied units considered cost burdened*

“When it comes down to it, the health and well-being of families, our communities, our businesses and our economy rely on access to affordable, attainable housing,” (Governor) Gianforte said.
“Hardworking Montanans should be able to live in the communities where they work.”

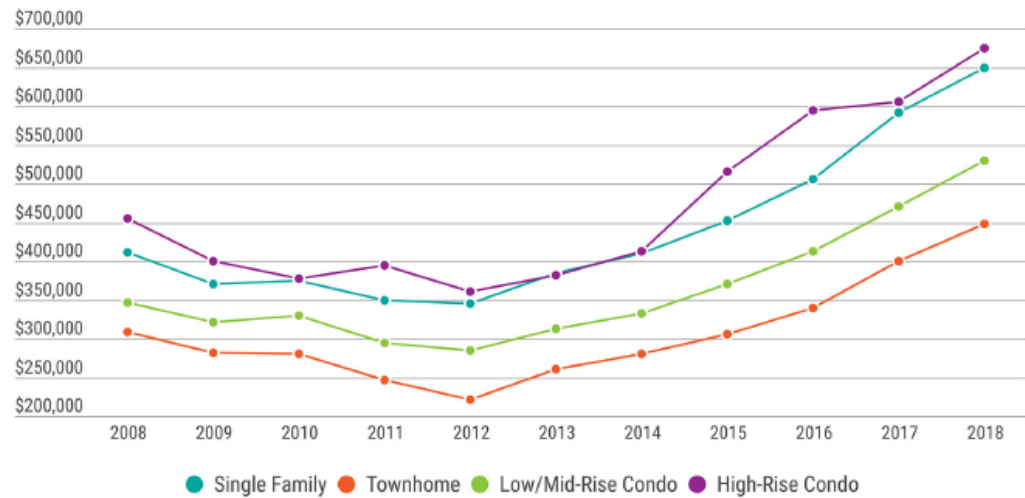


*Monthly housing costs as a percentage of household income is 30% or more

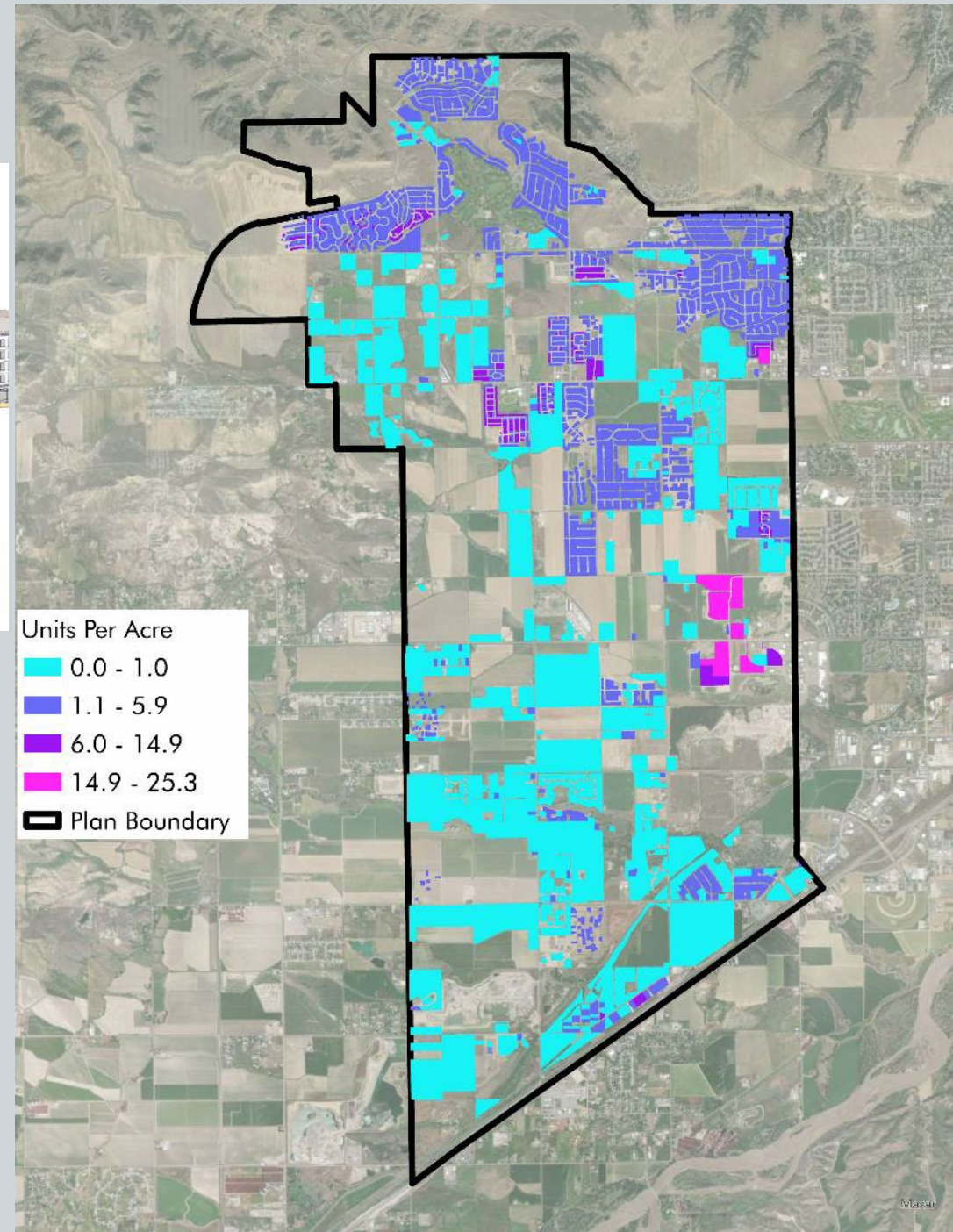
Analysis

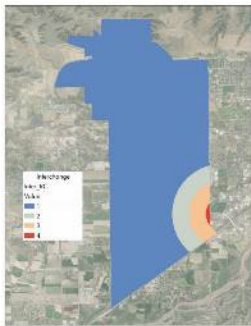


Median Sales Price by Housing Type, King County

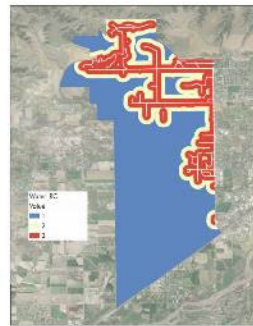


Source: King County Assessor Database

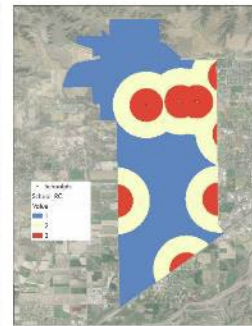




Interstate Access
4x
0.5 mile
1.0 mile
1.5 mile



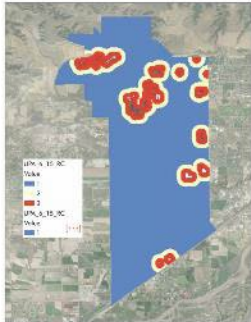
Water (12\"/>



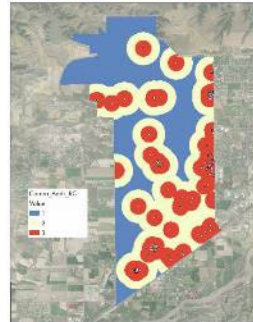
Schools
3x
0.5 mile
1.0 mile



Res 15+ U/A
3x
0.25 mile
0.5 mile



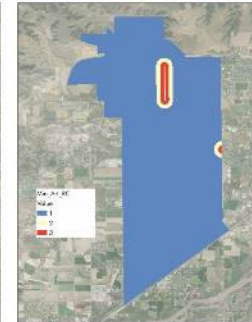
Res 6-15 U/A
1x
0.125 mile
0.5 mile



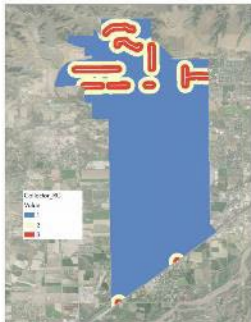
Commercial Addr
2x
0.25 mile
0.5 mile



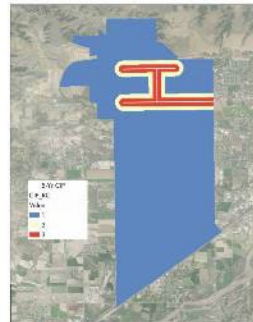
Principal Arterials
2x
0.125 mile
0.25 mile



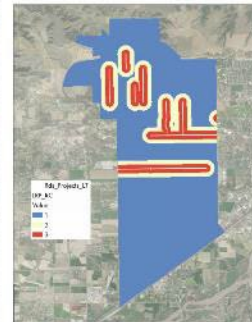
Minor Arterials
1.5x
0.125 mile
0.25 mile



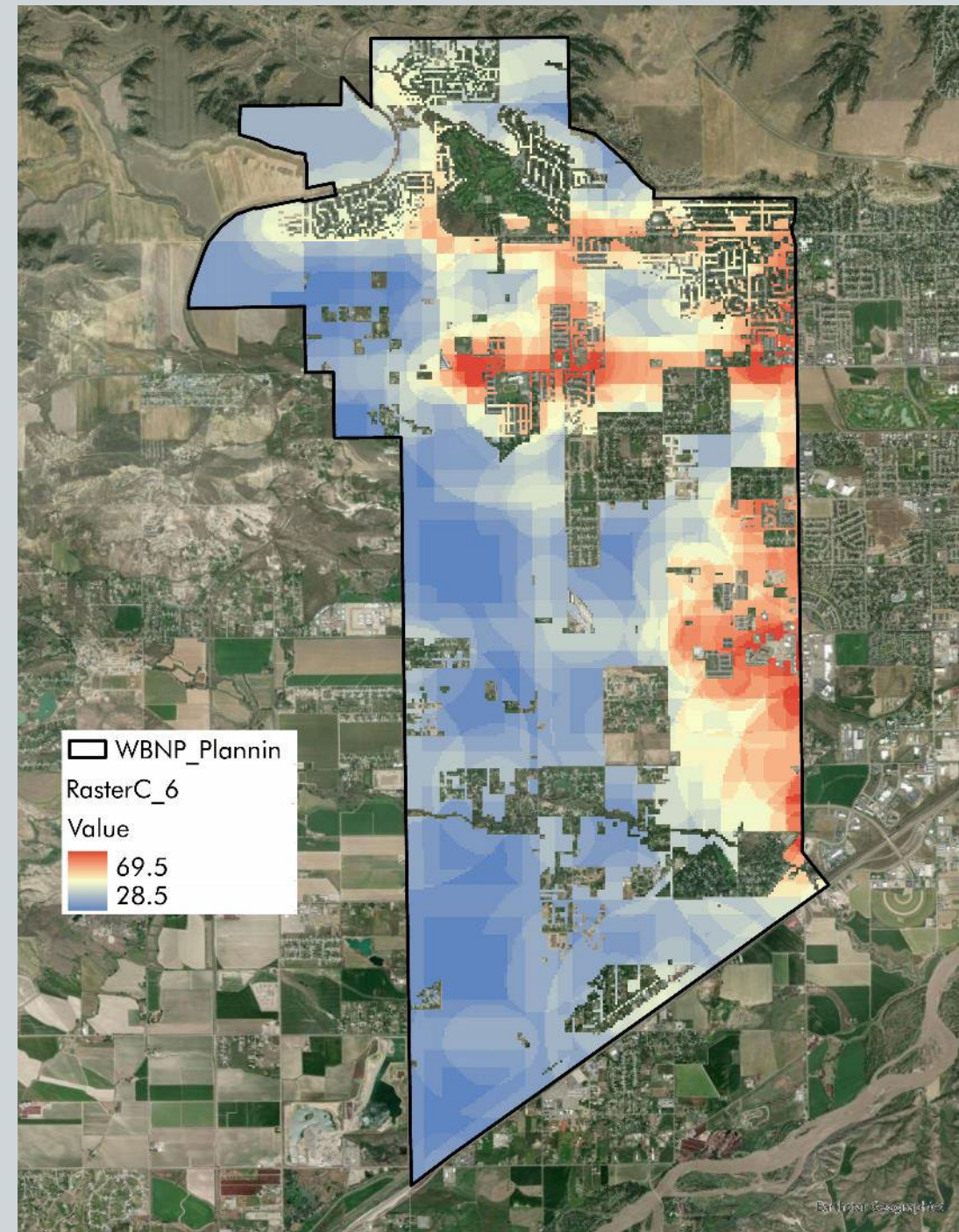
Collectors
1x
0.125 mile
0.25 mile



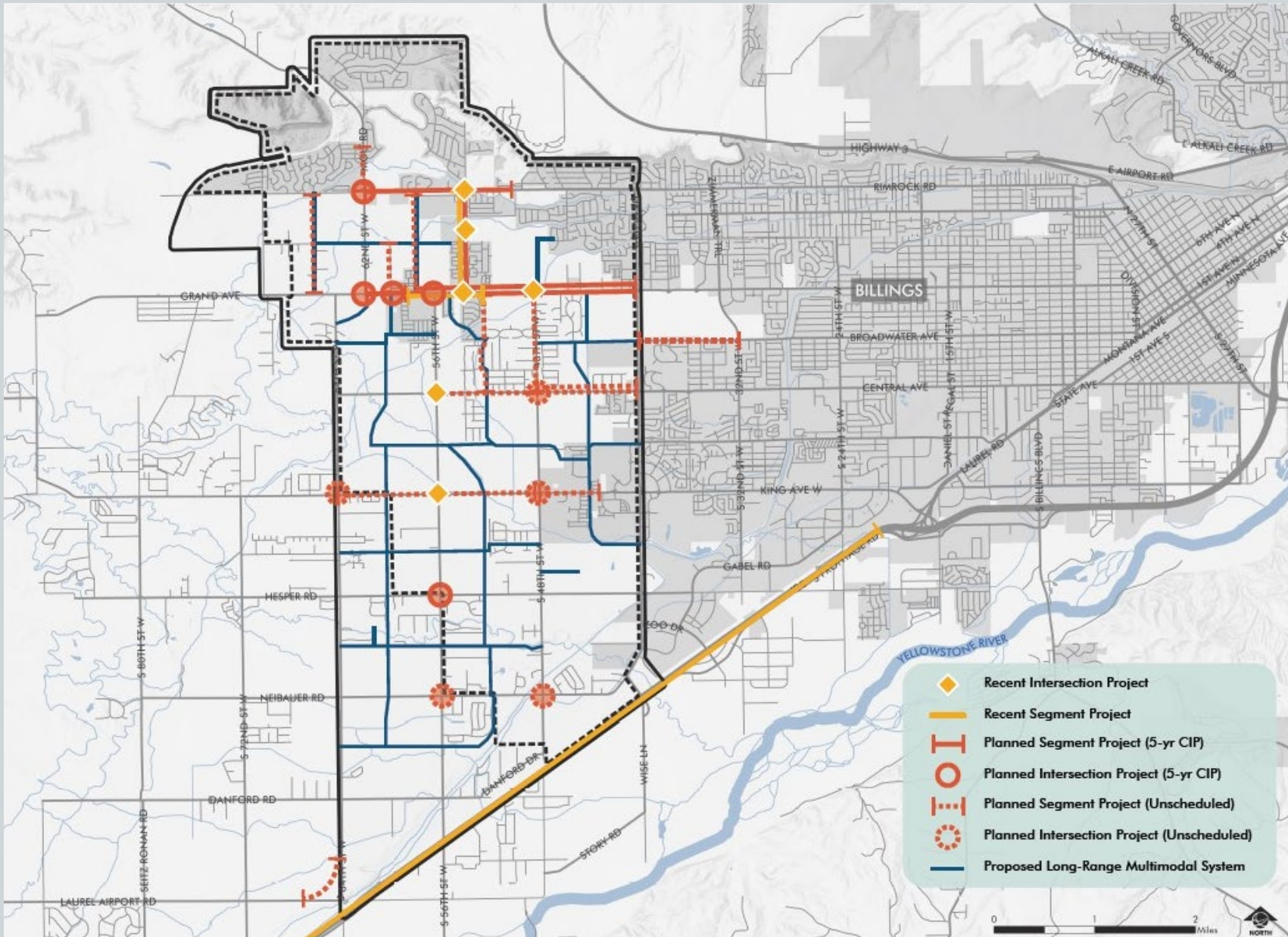
Projects (CIP)
2x
0.125 mile
0.25 mile



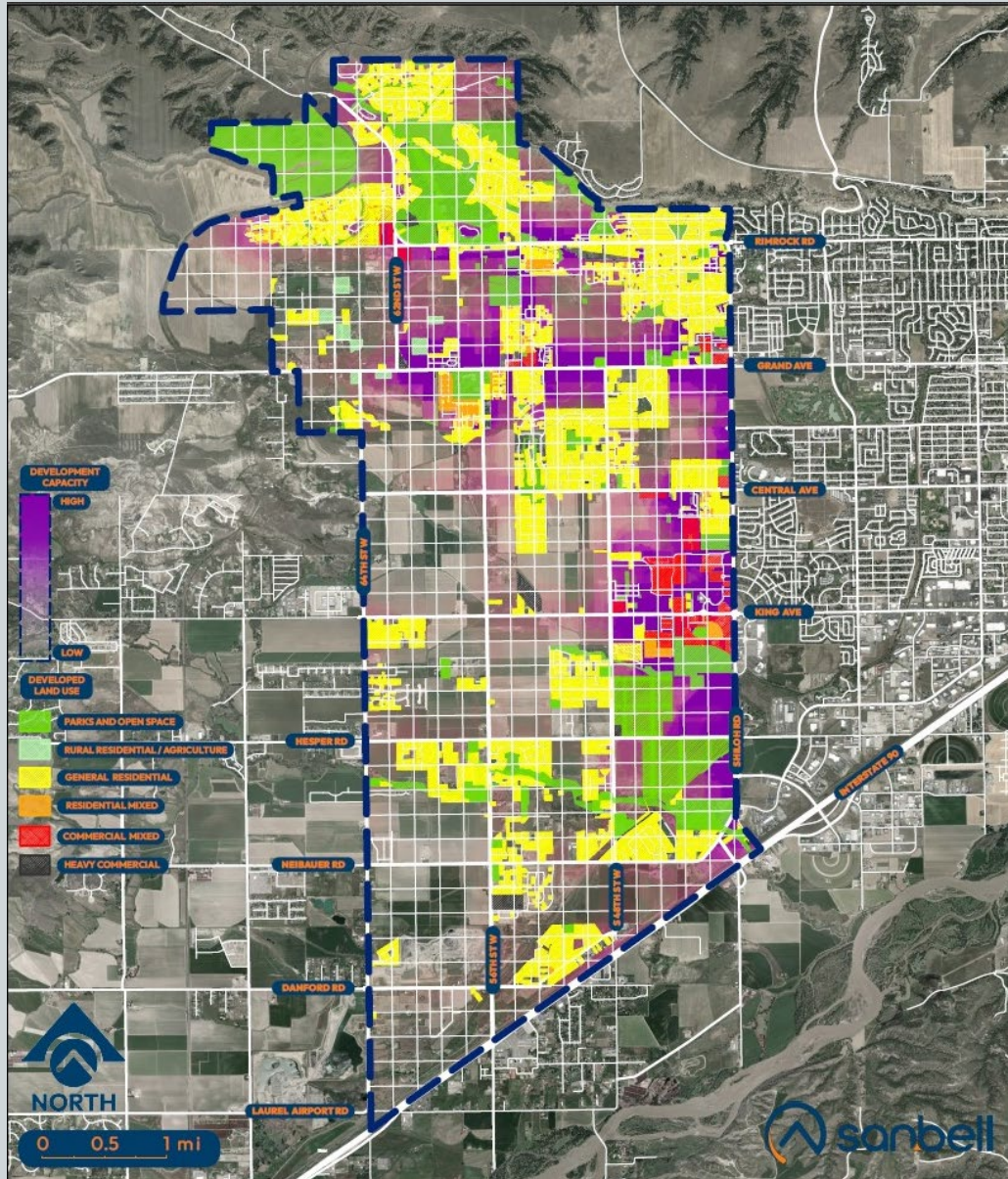
Projects (Unscheduled)
1x
0.125 mile
0.25 mile



Transportation Network



Land Use Base Map Workshop



Draft Land Use Map & Goals

12/5/24		Draft Goals and FLUM to Staff
12/6/24	12/11/24	Staff Review
12/12/24	12/17/24	Prepare Public Draft of FLUM
12/17/2024		Issue Public Draft of FLUM and Goals
12/17/24	1/31/25	Public Comment Period for FLUM and Goals
12/12/24	1/31/25	Plan Document Drafting
2/1/25		Draft Plan Submittal