

**From:** [Brenda Rush](#)  
**To:** [Cromwell, Nicole](#); [John Halverson](#); [John Halverson](#); [Brenda Rush](#); [wolverine59105@gmail.com](#)  
**Subject:** [EXTERNAL] Opposition to proposed zone change  
**Date:** Saturday, November 9, 2024 4:16:23 PM

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November 9, 2024

Planning and Zoning Commission  
City of Billings

Re: Opposition to Proposed Zone Change - Case No. CMU1, NX3,  
NX1, N1

Dear Members of the Planning and Zoning Commission,  
I am writing to express my strong opposition to the proposed zone change for the area encompassing CMU1, NX3, NX1, and N1 districts. While I understand the desire to create a variety of housing options, I believe this application is motivated by the developer's interest in increasing profits at the expense of the established character of our community. The proposed changes will have long-term negative consequences for current residents, and I urge you to reject this application in favor of maintaining the existing single-family zoning.

The current zoning, which supports single-family dwellings, has been a fundamental element in preserving the quality of life for those of us who live here. The introduction of mixed-use zones, particularly NX3 and CMU1, represents a significant departure from the neighborhood's established character. These changes may increase density, introducing townhomes, fourplexes, and commercial establishments, which will not be in scale with the surrounding homes. While proponents may argue that this would create affordable housing and increase options for different income levels, it appears that the primary beneficiary of these changes would be the developer, who stands to profit from the construction of more units and the commercial development at the intersection of Annandale Rd. and High Sierra Blvd. This does not seem to be a decision made with the well-being of the existing community in mind, but rather an effort to maximize returns at the expense of the

neighborhood's stability.

Furthermore, the gradual transition of zoning from N1 to NX1 to NX3 within this proposal will likely result in overcrowding and increased traffic, which will diminish the quality of life for current residents. While some may see this as a necessary evolution to meet growing housing demands, it risks overcrowding our streets, straining local infrastructure, and changing the character of our peaceful, residential area. It is not unreasonable to be concerned that the financial interests of the developer are driving these changes, rather than a balanced approach that considers both the needs for new housing and the preservation of the community's unique character.

I also believe the proposed zone change could have detrimental effects on property values in the area. Many of us have made substantial investments in our homes, and we have chosen this neighborhood in large part because of its single-family residential character. The shift toward denser, mixed-use zones could make our properties less attractive to future buyers who are seeking the same quiet, residential environment we enjoy today. The proposal, while perhaps profitable for some, risks destabilizing the area and undermining the investments of long-term homeowners.

While I understand that there is a desire to create more diverse housing options, the current N1 and NX1 zones already offer flexibility in housing types, including single-family homes, duplexes, and small multi-family units, which are more in keeping with the existing neighborhood. The area currently enjoys a well-defined boundary between residential zones and denser, mixed-use areas further toward the center of town. I believe maintaining this boundary is in the best interest of the community and will protect the quality of life for those of us who have chosen to live in this neighborhood.

In conclusion, I urge you to reject the proposed zone change and preserve the single-family zoning that has helped our community thrive. The motivations behind this proposal seem to prioritize financial gain for the developer rather than the long-term needs of our neighborhood. I trust that the Planning and Zoning Commission will carefully consider the impacts of this application, both for the residents and for the broader community.

Thank you for your attention to this matter. I hope my concerns will

be fully considered during the review process.  
Sincerely,

**Brenda Rush**  
bkrush1@yahoo.com

**From:** [Harold Anderson](#)  
**To:** [Cromwell, Nicole](#)  
**Subject:** Harold Anderson OBJECTION to City Zone Change 1056  
**Date:** Sunday, November 10, 2024 5:31:17 PM

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Nicole,

This is the third notice of my opposition to the request by Gary Oakland and John Halverson for a City Zone Change 1056 – **From** N3 toNX1, NX3, CMU1, & P1 – C/S 3894 Tract 1.

It is obvious that they are only concerned about feathering their own nest and they could care less about the current residents in these Heights neighborhoods and the impact of what they intend to do with their own idea of development. Therefore, I am not in the slightest bit interested in seeking a compromise, I strongly oppose any change as they have requested. I suggest they seek land in a different part of the county or build dwellings that are consistent with the current surrounding neighborhoods. Please reject any and all requests from them in their attempt to change the quality of Heights residents lives for the sake of future tenants that have no property interests or investment in any way in our community that we have built into a neighborhood of family and friends.