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## Lot 2, Block 1, Zimmerman Home Place Subdivision, 3<sup>rd</sup> 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 sewer infrastructure making it a very cost-effective option for the city. This fits the cost-of-service concerns of the City currently, increasing the tax base with minimal increase in operational costs to the City.

Infill Development Policy - The goal of the Billings Infill Policy is to promote housing and retail choices to encourage a diversity of economic development within existing neighborhoods. By rezoning this area it will stimulate a diversity in housing choices in the area while providing commercial mixed use diversity to the existing and surrounding neighborhoods for the residents. With the project adding mixed use commercial to a largely residential area it is an opportunity to bring services closer to residents and reduce travel and trip generation, reducing impact to the transportation network in the area.

Diversified & Affordable Housing - This zone change will allow for affordable and safe housing for all demographics, those looking to downsize but not lose the ability to live independently and those looking to just get their professional lives started in our community. This zoning and it's fit with the surrounding zoning allows for a good neighborhood feel and mix while adding proximity to services in the area which does not exist today. The development will also be an affordable option for the city due to the low cost of service being an infill development. 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 neighborhood mixed use development; emphasis on public and non-motorized travel by bringing services closer to the end user in existing neighborhoods; and its cost-effective construction due being infill development with an inherent low cost of service to the City of Billings.

**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 Zimmerman Trail and Green Meadow Drive. Upon development, the site will be required to meet all fire and public safety code requirements as well as improving the undeveloped area. 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 east and the apartment buildings to the west. This zone change to CMU1 will also bring community services to the area reducing required travel within existing neighborhoods for specific services. The proposed zoning also requires some landscaped or natural open area which will improve the general well-being of the neighborhood, creating green spaces and well-manicured areas while adding more eyes to the streets and area to help reduce crime. The site will tie into extensive walkable areas in the overall Zimmerman Home Place Subdivision and the Zimmerman Trail pedestrian walkways to allow for walkability and non-vehicular mobility.

**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 sewer to the site as it is provided by within the previously developed Zimmerman Home Place Subdivision. Parkland was identified and dedicated in the overall PD development associated with the Zimmerman Home Place development. Even with that, the site development will provide ties to neighboring parks and sidewalks/trails in the area. Providing mixed use development will bring non-existent commercial services to this area which minimizes vehicular travel for residents in the area reducing pressure on the existing transportation network.

**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.

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

As the zone change will allow for additional residents to move to the area, there be an impact on the motorized transportation in the area. With that said, bringing commercial mixed use to the area new

neighborhood services will minimize trip generation for the directly impacted neighborhood and adjacent existing developments. That traffic impact has been accounted for in a Traffic Impact Study with contributions to intersection improvements already paid to the City to mitigate any potential impact. The close vicinity of the MET bus stop will mitigate this effect. The large number of sidewalks in the area leading to popular commercial areas will also help mitigate the additional motorized transportation. This area has an extensive network of sidewalks and trails to allow for non-motorized transportation as well to minimize traffic in the area.

**g. Will the new zoning promote compatible urban growth?**

The CMU1 zoning will promote compatible urban growth as it is nestled between medium and high density residential on three sides and low density commercial on the last side. This zoning will allow for new residents and new businesses to move into a thriving and safe neighborhood that can easily meet most of their needs in the immediate area. Mixed use will allow for easily accessible commercial services, creating a more walkable neighborhood for the ZHP neighborhood as well as established neighborhoods all around it.

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

This zoning change considers the character of the district by introducing much desired commercial mixed use into an infill development. This change to housing and commercial use will continue the development of the city by filling in this small patch of farmland that is surrounded by residential and low-density commercial zones. The project will be pushed internally to move the building away from the lower density housing across Zimmerman Trail and closer to the higher density within the development. This came specifically from comments directed to the landowner through a previous zone change attempt in an effort to minimize impacts to existing low-density housing across Zimmerman Trail. Similarly, City Council has made note that they would like to see true neighborhood mixed use in these infill projects which is precisely what this proposal will achieve.

**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. It will also minimize urban sprawl thus leading to increased property value of the surrounding area.

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

The zoning will encourage appropriate use of land by expanding the mixed use areas further west along Grand Avenue. The project will place higher density development along arterial corridors (i.e. Zimmerman

Trail) as encouraged by the zoning code. Further it provides housing diversity along with intermixed commercial services to improve access to the neighborhood and surrounding areas. The result of the project will create a more walkable community and neighborhood which will result in increased vibrancy for everyone.

**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 to the north with the more commercial focused, southern lots next to Grand Avenue. It can be fairly assumed that many of the developments to the west will be mostly high and low density residential in which a CMU1 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 while providing excellent connectivity for multi-modal travel. The site will help provide new housing for existing aging residents looking to transition from a single-family home to multi-family living with less responsibility for caretaking of a home. Similarly, it will create more opportunities for commercial services to be located within existing neighborhoods, increasing their walkability and vibrancy throughout.