

City Zone Change 1078





Applicants: Diane Brown, Donna Barber-Schneider, Karin Barber

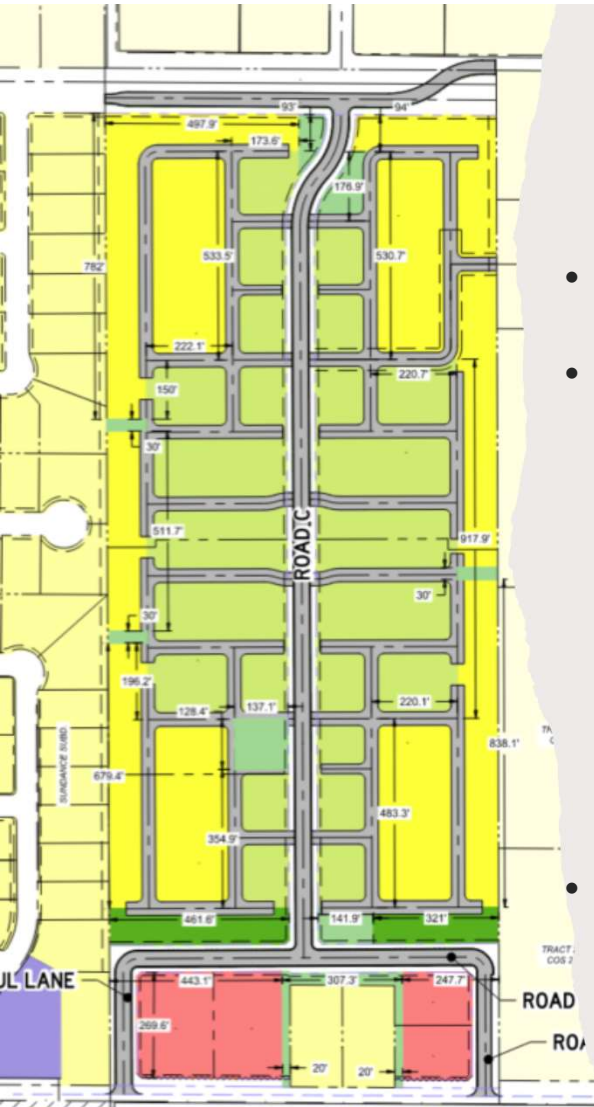
Agent: Taylor Kasperick, PE; Performance Engineering

History

- Previous application withdrawn November 2025 to address neighborhood concerns
- Changes Made
 - Removal of NX1 along Broadwater Avenue
 - Changing 43% of application from N2 to N3
 - Increase of included P1 by 100%
 - Commitment to increased buffer yard
 - Coordination with City staff to remove vehicular connection to Bluegrass Drive W

Recommended for Approval by Planning Staff and Zoning Commission

	N2		P1
	N3		NX1



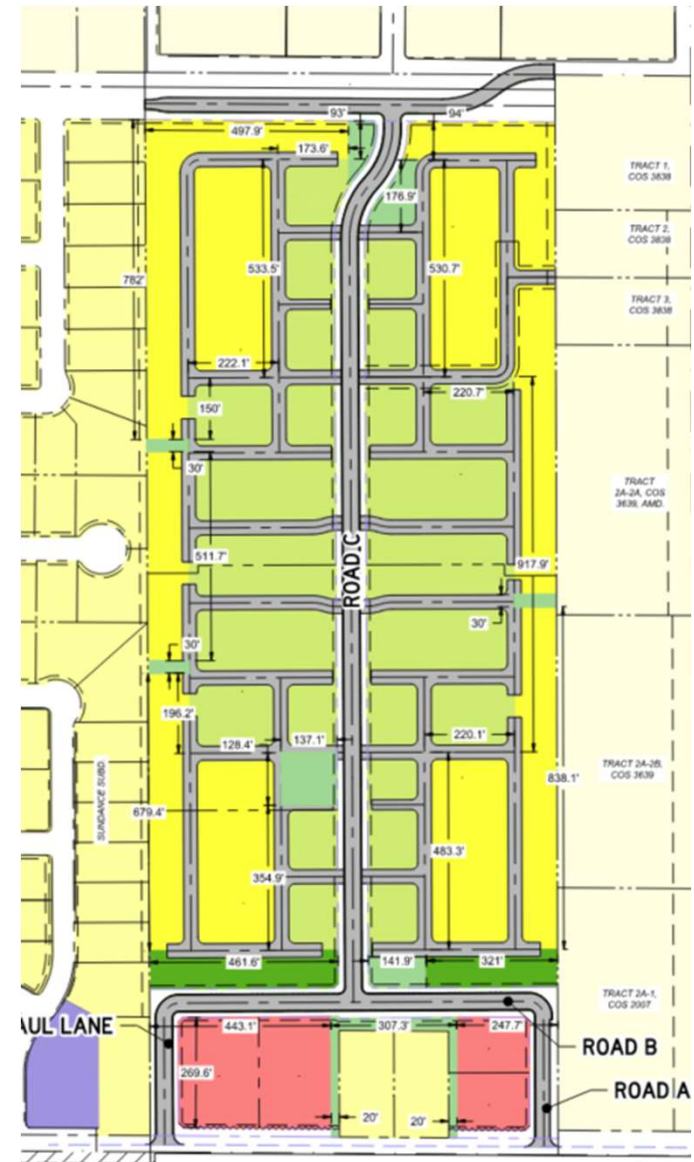
CURRENT APPLICATION



NOVEMBER 2025

Our Proposed PND - MU

- Suburban Neighborhood, N3 (43%)
 - Allows single family and duplexes (SB 323)
- Mid-Century Neighborhood, N2 (42%)
 - Allows single family and duplexes
- Mixed Residential 1, NX1 (4%)
 - Allows 1 to 4 units per building
- Corridor Mixed Use -1, CMU1 (~7%)
- Park and Open Space, P1 (4%)





Zone District	Minimum Lot Width	Lineal Feet of Road Frontage	Number of Lots Based on Road Length	High End
NX1 (1-4 units)	20	782	39	156
N2 (SFR and duplex)	50	9,880	197	394
N3 (SFR and duplex)	65	8,007	123	246
		Total	359	796

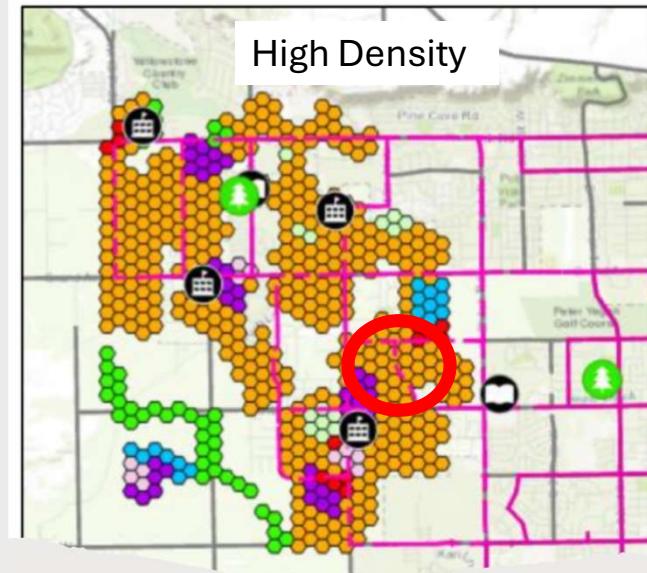
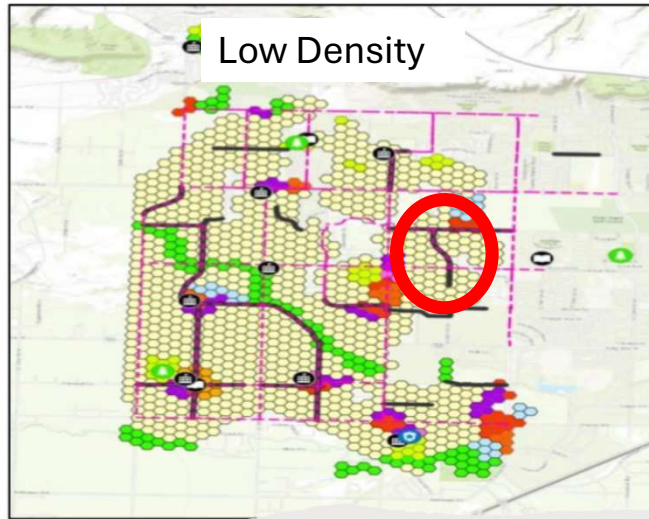
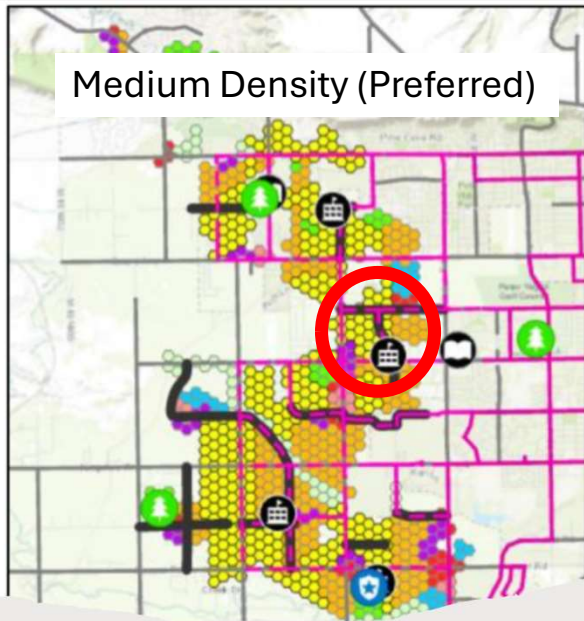
Our Proposed Density

- ESTIMATED at ~360 residential units (**1/2 of max density allowed**)
 - Actual density may decrease or increase from estimate
- Based on frontage requirements of N3, N2, and NX1, roughly 359 individual lots could be created.
- **Planned to be built out over the span of 10-12 years**

Our Planned Project

- **Local Developer** is from Billings
- Single Story Duplex Residences
 - Shared Garage Walls – **Independent Living Spaces**
 - Increased Space Between Buildings
 - 1-Bedroom/1-Bath and 2-Bedroom Options
- High desirability from residents and customers – over 1,300 units in Billings
- Typical layout from Developer – 2026 →



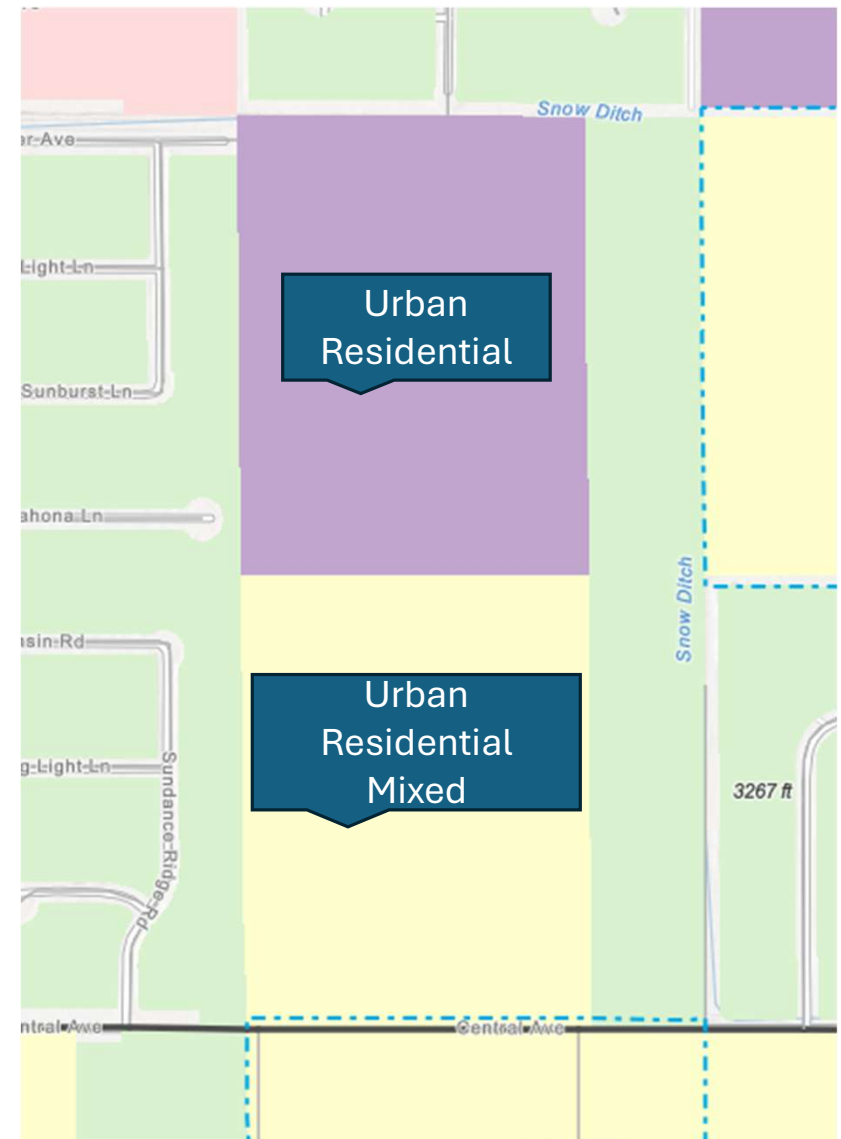


Our Proposed Density vs 2016 Growth Policy

- **Our Proposed Density = ~6 units/acre**
 - Low Density Scenario = 5 units/acre
 - Medium Density Scenario = 9 units/acre
 - High Density Scenario = 16 units/acre

Our Proposed Density vs Billings 2045 Growth Plan

- Our Proposed Density = ~6 units/acre
- Billings 2045 Placetypes Allow:
 - Urban Residential – 6 to 16 units/acre
 - Urban Residential Mixed – 12 to 24 units/acre

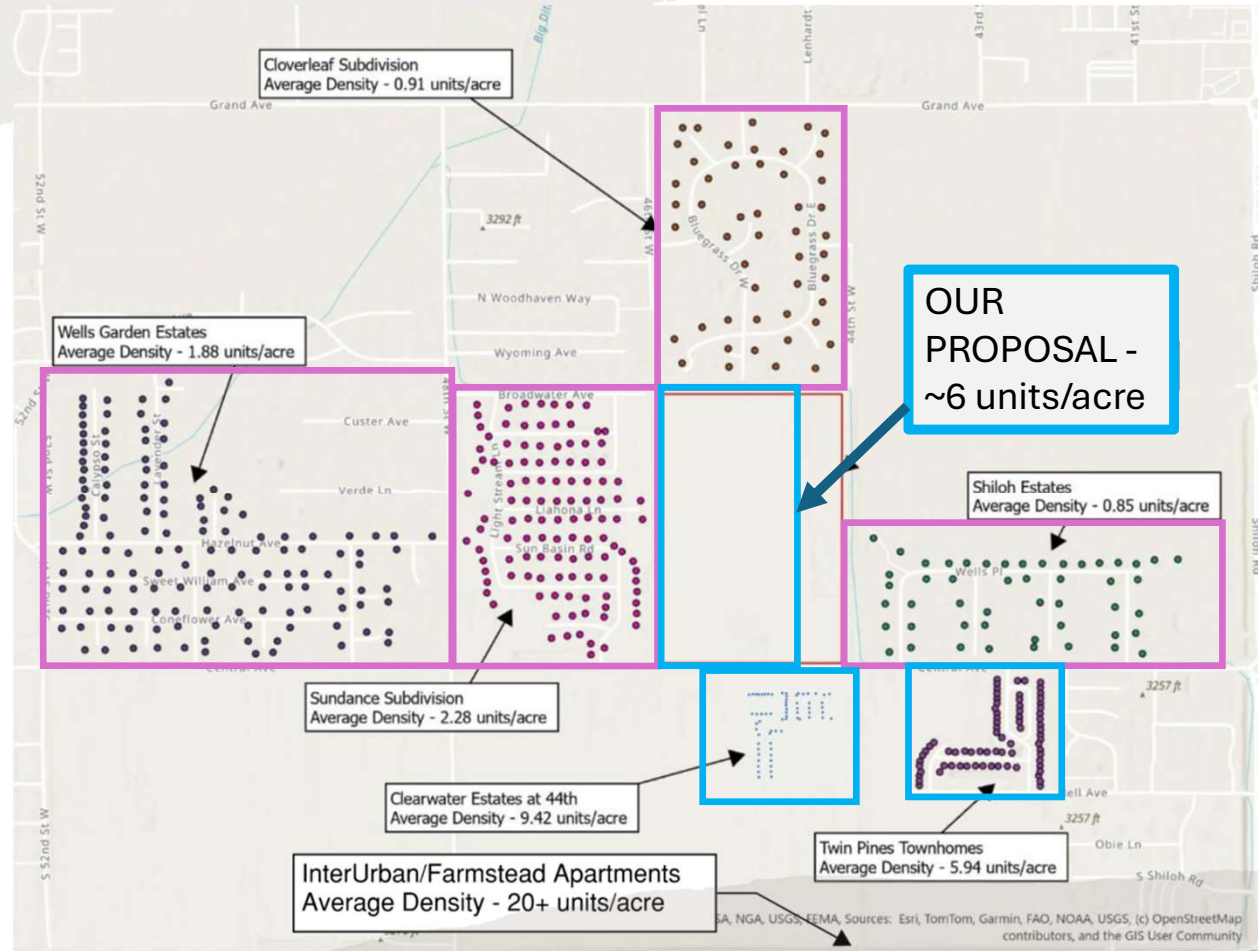


Our Proposed Density vs Adjacent Neighborhoods

COUNTY NEIGHBORHOODS
(0.33 – 1 units/acre)

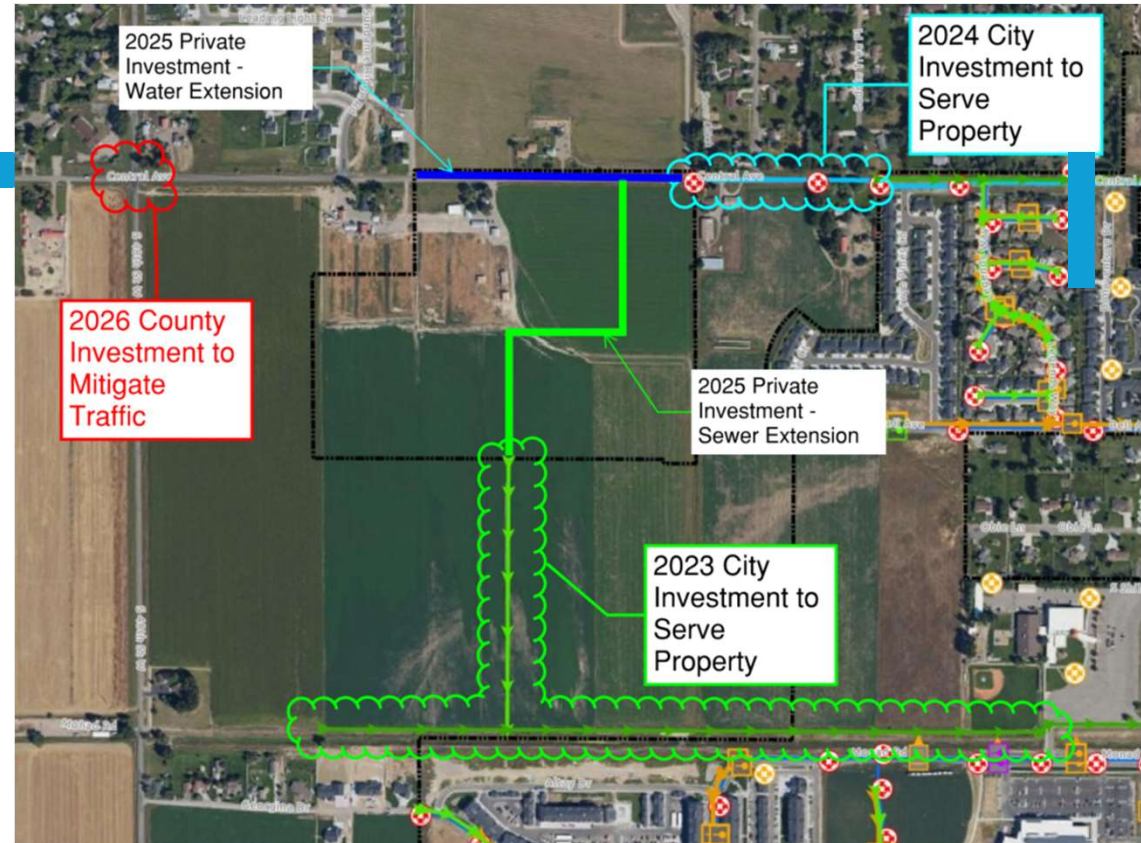


URBAN RESIDENTIAL (CITY)
(6-16 units/acre)



Growth Policy – Essential Investments

- City has been planned for **this property** to be annexed since 2022/23 and had been investing accordingly
 - Monad Road Sewer Extension (W.O. 23-07) - **\$3.0 Million, completed in 2023**
 - Central Ave Water Extension (W.O. 24-18) - **\$1.0 Million, completed in 2024**
- Road Improvements being made to mitigate traffic issues
 - **Traffic signal currently being installed at 48th/Central**
- Low density development (1-2 units/acre) would not cover long term **cost of service** of these investments by the City of Billings





Concerns from Neighbors



OUR DENSITY AS IT
RELATES TO ADJACENT
PROPERTIES



TRAFFIC GENERATION



FOR PURCHASE VS
FOR LEASE



ADJACENT PROPERTY
VALUES



PARK SPACE

Density Concern

- 360 residential units are currently contemplated – **built out over 10-12 years**
 - 180 duplex units = 360 single family lots
- Our density may decrease to roughly 300 residential units depending on final development plan
- Our proposed density of ~6 units/acre is a step down from City approved zoning across Central
- 85% of this proposal is N2/N3
 - **Lowest density available within City Zoning Options**
- County vs. City density is not comparable, but is still **compatible**



Traffic Concerns

1. Traffic signal and intersection improvements CURRENTLY being conducted at 48th and Central
2. Traffic Impact Study conducted for this project makes mitigation recommendations including:
 - Eastbound left turn lanes
 - Westbound right turn lane
 - Intersection impact contributions
3. Vehicular connection to Bluegrass Drive W (Cloverleaf) removed from requirements after coordination with City Staff
4. Cloverleaf Subdivision access via Grand Ave. roughly ½ mile from Project
5. Project to be built out in three phases over 10-12 years
6. Broadwater Avenue planned to connect to Shiloh Road in future

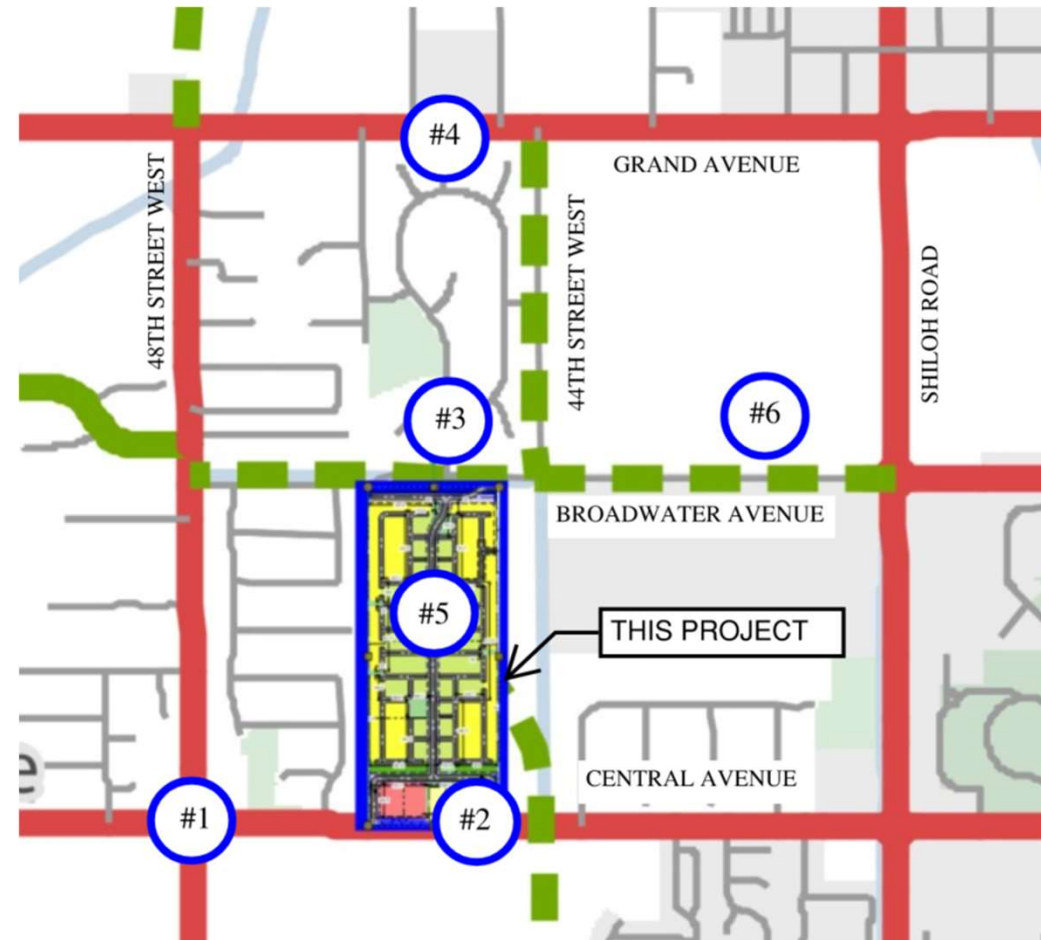


Image from Billings Long Range Transportation Plan



For Purchase vs For Lease

- Not a consideration of City, nor should it be, for land use applications (**Discriminatory**)
 - “Most in demand are smaller affordable rental units, as the Housing Authority of Billings has identified over 1,200 households on the waiting list for rental units with one bedroom.” – Growth Policy
 - “The development of smaller rental units would....
 - Meet the needs of millennials, who prefer to rent small units.”
 - Support the needs of the elderly, who may prefer to rent or purchase maintenance assisted condos.”
 - 30-40% of ALL housing is Leased
 - Customer profile: young professionals, aging population, transitional housing
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Adjacent Property Values

- Development of **multi-family properties for lease or sale has not been shown nationally or locally to decrease adjacent property values**: market trends, property maintenance, interest rates, time on market, etc.
- Studies conducted by the Joint Center for Housing Studies at Harvard and Shelterforce – no evidence of multi—family rental developments decreasing property value of surrounding properties
- Local Examples
 - Annafeld - New development with mix of for lease and for sale residences
 - Ridgeline Subdivision - New development with mix of for lease and for sale residences
 - Forrest Park - 12-plexes and Billings Housing Authority Apartments (~114 units, 14.25 units/ac) across 24th St W.

Appreciation Analysis

- Analysis of 24 single-family homes north of the Zimmerman Apartments found 96% showed positive appreciation over 8+ years.
- The average annual appreciation rate was 8.7%, with the only negative case tied to a peak-market purchase in 2022.
- Overall, no evidence that nearby multifamily development reduced home values; homes continued to appreciate strongly despite high-density apartments nearby.

SUMMARY	
Total Properties Analyzed	24 Homes
Total Properties with Positive Appreciation	23 of 24 Homes
Average Annual Appreciation (All Comps)	8.75%
<i>*One comp had a negative appreciation but was within 3% of original value. Negative appreciation is attributed to home being bought in 2022 at the peak of the market.</i>	



Our Park Space

- Our Park Space has been further identified on the application
 - 4 distinct small neighborhood parks – sized for activities such as basketball court, pickleball, and playgrounds
 - 3 smaller parklets for community sitting area, grills, picnic tables, etc





Closing

- **We have worked to address the neighborhood concerns**
 - **Proposal meets all statutory criteria** for a zone change within the City of Billings and complies with the Planned Neighborhood Development requirements.
 - While not comparable to adjacent County neighborhoods, the planned use of largely single family zoning and our patio townhomes **are compatible**.
 - Our planned density is step down from that across Central Avenue and further south, aligning more closely with the surrounding properties
 - Our patio townhomes are consistent with the State's, City's, and Growth Policy's housing initiatives.
 - **Request City Council to accept the recommendations of Planning Staff and the Zoning Commission and approve Application.**
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Questions?