

REVIEW CRITERIA – ZC 660 – 6132 Grand Avenue

The Yellowstone County Zoning Commission, prior to any recommendation, shall consider the following:

1. *Is the new zoning designed in accordance with the Yellowstone County and City of Billings 2008 Growth Policy?*

The proposed zoning does comply with the following goals of the Yellowstone County and City of Billings 2008 Growth Policy and area plans:

- Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in the growth policy. (Land Use Element, page 6).
This zone change would allow the property owner to subdivide the 20 acre parcel into more than 2 lots. The applicant intends to provide lots to their children for estate planning purposes. The current zoning only allows the property to subdivide into 2 10-acre lots. The surrounding property is zoned A-S or R-150 and used for agricultural production as well as low density residential dwellings. The property will retain the ability to use land for agricultural production and will be consistent with the goals and policies of the 2008 Growth Policy and the 2001 West Billings Neighborhood Plan.
- Goal: New developments that sensitive to and compatible with the character of adjacent development. (Land Use Element Goal, page 6).
This property is directly adjacent to A-S zoning to the east, west and south. There is R-150 zoning to the north. The proposed zoning is sensitive to and compatible with the adjacent development.

2. *Is the new zoning designed to secure from fire and other danger?*

The subject property is currently served by the Billings Urban Fire Service and will be continue to be served by BUFSA. The nearest fire station is located on 54th Street West about 1 mile to the east. BUFSA will be involved in the review of any future subdivision and may require special construction or site protection measures. The existing and proposed zoning requires building separations, setbacks and height limits that should provide security from fire or other public safety emergencies.

3. *Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?*

Transportation: The new zoning and the existing zoning may increase traffic slightly on Grand Avenue. The County will require any new development that adds 500 new vehicle trips per day to analyze the impact of the additional traffic. Any traffic impacts will be assessed at the time of future subdivision.

Water and Sewerage: The property will not be served by public water and sewer systems unless it is annexed to the city. The property is not yet within the limits of annexation for Billings. If it is developed in the county, no public services for water or sewer will be provided.

Schools and Parks: The proposed zoning should not any significant impact on the student population. The property is within School District #2 boundaries.

Fire and Police: The subject property is serviced by BUFSA and the Yellowstone County Sheriff's Department. Fire protection will be evaluated at the time of a development plan. If the property is annexed city, public safety services will be provided by the City Police Department.

4. *Will the new zoning promote health and general welfare?*
The new zoning will allow development of property that is adjacent to existing A-S zoning east, west and south of the subject property. Any new subdivision will need to meet or exceed requirements for safe access, water and waste water disposal and other development standards. This will help promote the health and general welfare of the area.
5. *Will the new zoning provide adequate light and air?*
The proposed zoning would require minimum setbacks, maximum building heights and maximum lot coverage. These requirements should allow adequate light and air to reach the subject property and adjacent properties.
6. *Will the new zoning effect motorized and non-motorized transportation?*
The proposed zoning itself will not generate more traffic on any of the adjacent streets. Pedestrian traffic in the area is limited due to the lack of sidewalks and trails. Grand Avenue is designated as an arterial bike route but is not proposed for a dedicated bike lane. Higher density residential development within the city is located north and east of the property. A new transportation planning study is scheduled for the next fiscal year that will study traffic patterns throughout West Billings and make recommendations for improvements.
7. *Will the new zoning be compatible with urban growth in the vicinity?*
The proposed zoning is compatible with the adjacent zoning and developments. The urban growth is primarily to the north and east of this location. The proposed A-S zoning is compatible with the existing and potential urban growth in the area.
8. *Does the new zoning consider the character of the district and the suitability of the property for particular uses?*
The subject property is in an area that is still an active agricultural production but has low density residential development as well. The property is suitable for A-S uses and the site development will be in character with the adjacent uses.
9. *Will the new zoning conserve the value of buildings?*
The new zoning will allow the property owner to provide future building sites for their children for estate planning purposes. The existing buildings on the site will be conforming to the new zoning.
10. *Will the new zoning encourage the most appropriate use of land in Yellowstone County?*
The property is suitable for the uses allowed in the A-S zoning district.

11. *Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?*

The proposed zoning is on land not directly adjacent to Billings. The proposed zoning of A-S however is compatible with the closest city zoning districts – residential zones R-70 and R-60-R. The property is not within the limits of annexation for Billings at this time.