

PROPOSED ZONING COMMISSION DETERMINATIONS

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 neighborhood plans. (Land Use Element, page 6).
This zone change would allow for development of a vacant parcel to the same site standards as surrounding parcels. The proposed use is not an allowed use in the CC zone but is allowed in the HC zone. The parcel could be used for other HC purposes but would be compatible with similar surrounding land uses. The requested zone is consistent with the Lockwood Community 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 S Bar S which zoned HC and also exhibits outdoor storage and sale of merchandise. The proposed use will be compatible with adjacent land uses.

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

The subject property is currently served by the Lockwood Fire Department with mutual aid from the Billings Fire Department. The property will have access from Old Hardin Road, a minor arterial street. There should be adequate ingress and egress to the property for emergency vehicles. The property is served by the Lockwood Water District that has fire hydrants throughout the Lockwood community.

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

Transportation: The property is located on a high traffic corridor that carries approximately 4700 vehicles a day. The applicant will be required to apply for an access permit through MDT and be constructed to MDT requirements.

Water and Sewerage: The property will be served by public water and sewer systems through permission of Lockwood Water and Sewer District. The proposed use does not intend to use either public utility at this time.

Schools and Parks: The proposed zoning should not impact the student population. Residential uses are not planned for the property.

Fire and Police: The subject property is serviced by the Lockwood fire Department and the Yellowstone County Sheriff's Department.

4. *Will the new zoning promote health and general welfare?*
The new zoning will allow development of property that is adjacent to existing commercial uses to the north, east and west and residential uses to the south. Commercial development should not have a negative impact on the residential use to the south at this time due to separation of the parcel by the irrigation ditch. No development is planned for the southern portion of the parcel.
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. Residential development is generally located south of the property. The 2011 Bikeway and Trail Master Plan indicate Old Hardin Road as a potential long-range, on-street bike lane. The additional traffic generated if the property is developed may affect transportation on the adjacent streets. Lockwood recently passed a bond measure to begin construction of sidewalks and trails in selected areas to increase pedestrian safety. Johnson Lane and Old Hardin Road will likely be on the list of streets where pedestrian facilities will be constructed.
7. *Will the new zoning be compatible with urban growth in the vicinity?*
The proposed zoning is compatible with the adjacent entryway developments because the building design, landscaping and site lighting will be the same as those properties.
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 a mix of commercial and residential uses. The property is suitable for HC 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 development of new commercial uses adjacent to similarly zoned property. There are no existing structures on the site. The proposed development will conserve the value of adjacent properties through compatible land uses.
10. *Will the new zoning encourage the most appropriate use of land in Yellowstone County?*
The property is suitable for most of the uses allowed in the HC zoning district. The most appropriate use of the land is for sales and service to local and county residents. The proposed outdoor storage and sale of large equipment may be amenity used by residents of Lockwood and Yellowstone County.

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

The proposed zoning is not close to the City of Billings but is compatible with the typical urban development near arterial intersections.