

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:

- Goal: Contiguous development focused in and around existing population centers separated by open space.
This zone change would allow development in an area that is already built out and possibly provide a local service for the neighborhood.
- Goal: Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans.
This zone change would allow for low continued commercial use on a minor arterial street on a three frontage lot that is not suitable for residential development.
- Goal: More housing and business choices within each neighborhood.
This zone change will allow for another business choice within this neighborhood.

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

The subject property is currently served by the Lockwood Fire Department. The nearest fire station is located at 501 Johnson Lane, approximately 1.1 miles west and south of the subject property. Zoning and Commercial State Building codes require will also provide some safeguards from fire and other dangers.

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

Transportation: The new zoning may increase traffic on Driftwood Lane and McIntosh Drive just off Old Hardin Road. The proposed use, commercial development, may require county public works to re-evaluate the access points to ensure safe ingress and egress.

Water and Sewerage: The property would be served by the Lockwood Water and Sewer District. There is currently water in the area and the letter from the applicant states that sewer lines are scheduled to be installed in 2016. This would make the property more saleable for commercial uses.

Schools and Parks: The proposed zoning would not have a negative impact on schools because it is commercial zoning and is only one lot.

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 could allow development of the property into a local service for the neighborhood that could make the area a more walkable neighborhood. There is currently a business across the street and a little east and a new Bretz RV being built to the north and west of this property. This could promote the health and general welfare of the area by developing into a commercial site.

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 would not generate more traffic on adjacent streets. However commercial development on the lot would increase traffic to the specific lot. Traffic along Old Hardin Road would most likely not be impacted by commercial development on this lot but it may impact Driftwood Lane. There are no pedestrian facilities in the area but there are future plans to provide walking paths and sidewalks along Old Hardin Road in the near future. The commercial development may also participate in the installation of sidewalks in the area.
7. *Will the new zoning be compatible with urban growth in the vicinity?*
The proposed zoning is compatible with adjacent residential development in that it has been used as a commercial site since 1980 when the fire department was constructed. Continued commercial use may intensify traffic to the site but not change the general use of the property.
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 has low density residential development to the south, higher density development to the north and west and some ag zoned land to the north east with commercial uses on it. The property is suitable for CC uses to provide local services to the existing surrounding residential uses. The character of the area may change with a more intense commercial use on the subject property than the current fire station did.
9. *Will the new zoning conserve the value of buildings?*
The new zoning will allow commercial development of a more intense nature than the current use of a fire department building but it would continue as a commercial use. A neighborhood commercial convenience may increase values if it is seen as an asset and as a walkable neighborhood use. The new commercial use may result in market values for adjacent residential properties to remain stable or possibly increasing with new interest in living in the area.
10. *Will the new zoning encourage the most appropriate use of land in Yellowstone County?*
The property is suitable for the proposed commercial development and is not the most

desirable lot configuration for residential use. This is the most appropriate use of this parcel of land in the Lockwood area along a minor arterial road.

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

The proposed zoning will not have a negative effect on Billings because of its distance from the Billings city limits.