Zone Change Application

R-9600 to Community Commercial
3329 Driftwood Ln.

Lockwood Rural Fire District #8 (Owner)

We believe that this zone change request is consistent with the Primary Goals and Objectives of the 2008 Growth Policy in the following ways:

Land Use Element – Issues 1, 2 & 6
This property is located on a lot that was subdivided in 1977. The building was built in 1980 and was used for the main Lockwood Fire Department until the new facility was occupied in 2015. It was built at this location because it was centrally accessible to the Lockwood community.

The neighborhood is changing along with the surrounding area. The second phase of the sanitary sewer extension is planned for the area and recent commercial development in the area, specifically Bretz RV Center is having a big impact on the character of the community.

This particular building and its configuration is not suitable or easily reconfigured for a residential development either single family or multi-family. It is basically a commercial building in good condition located on a residential lot. In order to provide the highest and best use for this property at this location, we believe that Community Commercial zoning provides a mixed-use solution for the property that allows for prospective buyers be able to operate a variety of businesses without allowing industrial type businesses which would be allowed under Controlled Industrial or Highway Commercial zoning. A lower zoning such as Neighborhood Commercial allows for mixed-use, but has limitations regarding the uses specifically the uses for this building which is best suited for a business utilizing the warehouse space of the property.

Economic Development Element – Issues 1, 7 & 11
This is an excellent piece of property that when rezoned will strengthen the economy by adding a building to the market with zoning matching the potential of the building to enable a use that will not detract from the neighborhood, but will strengthen the area economy.

This zone change will both preserve and sustain the rural culture of the area and promote options for businesses at the location which will help maintain the rural culture and at the same time, avoid dependence on travel to other areas of Billings.

Changing the zone will help strengthen the neighborhoods character and stability, as well as helping preserve the quality of life for the area.

Aesthetics Element – Issue 1

In order to avoid the possibility of the neighborhood becoming unattractive and in order for a new owner to keep the property visually appealing, the Community Commercial Zoning provides the great flexibility for a variety of business uses.

Natural Resources Element – Issue 6

The property is currently connected to Lockwood Water and will be in the 2nd phase of the Lockwood Sewer development which is scheduled for 2016. Being able to offer public water and sewer to prospective buyers as an amenity to the building and the community. Being able to connect to the sanitary sewer is an enhancement to the building, to the area, and when connected will help with groundwater issues in the Community of Lockwood.

Transportation Element - Issue 9

The Lockwood Pedestrian Safety District was formed in 2014. Voters approved a 10-mill levy, which will raise approximately $213,000 per year to improve community safety. The first project of several will provide safe routes to schools for neighboring students, by connecting other sidewalks in the area, according to Nic Talmark, LPSD Chairman. The priorities include sidewalks on Becraft and Old Hardin Road (location of the subject property) in two to three years.

Public Facilities and Services Element – Issue 2 & 7

Both issues involve dilapidated, unsafe and vacant properties that could be reused. The old Lockwood Fire Department building was a special-use building located in a mixed-use area on a lot located in an R-9600 residential subdivision. This property requires a zone change to make the building usable for anything.

One of the reasons for requesting the Community Commercial zoning was to allow for the highest and best use for the building, in order to keep it a viable property in the neighborhood and the community. Although there are industrial properties in the area, we felt that Community Commercial is more appropriate for the lot and will allow for a better fit with the neighborhood than an industrial zone. At the same time, the zoning offers prospective buyers reasonable flexibility for uses allowed under Community Commercial zoning.

LOCKWOOD RURAL FIRE DISTRICT #8

501 JOHNSON LANE, BILLINGS, MONTANA 59101
PHONE 406•252•1460 FAX 406•256•8237

FIRE CHIEF • John Staley

Invitation

Neighborhood Meeting
Pre-application County Zone Change Request

When:	Monday, November 30, 2015
Where:	New Lockwood Fire Station 501 Johnson Ln.
Time:	6:00 pm
Subject Property:	Old Lockwood Fire Station 3329 Driftwood Ln.
Legal Description:	Lot 7, Block 1, McIntosh Subdivision
Current Zoning:	R-9600 (Residential)
Requested Zoning:	Community Commercial

Description:

This is the site of the Lockwood Rural Fire District Station that was built in 1980. It is a 4,679 sq. ft. building on a 24,132 sq. ft. lot (.55 acres). The building is no longer being used, but has value as a business property. The property is currently unusable for a business under the current zoning. In order to offer the property for sale and at the same time offer prospective buyers a zoning that would accommodate many uses, without going industrial, we felt Community Commercial was the best zoning alternative.

Property Owners:	Lockwood Rural Fire District 8 501 Johnson Ln. Billings, MT 59101 John Staley, Fire Chief
Agent:	Chuck Platt Diamond Real Estate

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11/30/15 PLEASE SIGN IN Pre Appl meeting McIntosh

Brenda Robison

Blondel Johnson

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Pre-Application Meeting

The Pre-Application neighborhood meeting was held Monday, December 7, 2015 at 6:00 pm at the new Lockwood Fire Station located at 501 Johnson Ln.

The meeting was attended by Chief John Staley, representing the Lockwood Fire District and Chuck Platt, Diamond Real Estate, the agent working with the Fire District on the sale of the property.

The meeting was attended by two neighbors, Brenda Robison and Rhonda Johnson. They came to find what was going on and what a zone change meant to them and how it would impact their properties.

The discussion was informal and seamed to answer the questions that they had at the time.

Chuck Platt