

PROPOSED ZONING COMMISSION DETERMINATIONS – Zone Change 692

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 2008 Growth Policy?

The proposed zoning does comply in part with the following goals of the Yellowstone County Growth Policy and area plans:

- Goal: 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 for an overall zoning plan that is somewhat consistent and should remain consistent with growing neighborhoods. The existing R-96 zoning district is intended to allow low density residential land uses. 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 R-96 zone but is allowed in the RMH zone. The parcel could be used for other residential purposes but would be compatible with similar surrounding land uses including the adjacent mobile home park to the east, and RMH Zoning to the North. The requested zone is consistent with the 2016 Lockwood Growth Policy.
- Goal: New developments that are sensitive to and compatible with the character of adjacent development. (Land Use Element Goal, page 6).
This property is adjacent to agricultural land to the west, existing RMH zoning to the north and an existing manufactured home park to the east. 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. 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 property is located on a high traffic corridor that carries approximately 4700 vehicles a day.

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 have a larger impact on the student population. Once developed, families with school age children may live here.

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 agricultural uses to the west, and manufactured home park to the east.
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 2016 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. 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 urban zoning and developments. The proposed zoning is compatible with the urban zoning to the west, and should be compatible with urban development.
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 a mixture of rural and agricultural land uses and urban neighborhoods. It is expected that agricultural uses will continue on for the immediately adjacent parcel for some time but will eventually be converted to urban developments. The property is suitable for the particular uses allowed within the proposed RMH zoning district.
9. *Will the new zoning conserve the value of buildings?*
There are no existing buildings on the property.
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 proposed RMH zone. The property has direct access to an arterial street.

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

The property is not directly adjacent to any City zoning districts. To the north and west are a variety of suburban zoning districts including A-1, RMH and R-96. These zoning districts are compatible.