



CITY ZONING COMMISSION
AGENDA-Tuesday, March 5, 2019, 4:30 p.m.
Miller Building, 1st Floor Conference Room
2825 3rd Avenue North, Billings, Montana

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

Call the meeting to order.

Introduction of City Zoning Commission Members and Planning Department Staff.

Public Comment

Motion. Approval of Minutes: February 7, 2019

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff
a. The Exparté Communication Binder is available at the Sign-In and Agenda Station.

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

- a. **Special Review 974 - 3940 Rimrock Road** - This is a special review request to allow the expansion and reconfiguration of an existing senior living facility by more than 10% of gross floor area. A special review is required by Section 27-613.c (BMCC) of the zoning regulations. The construction will be renovating and reconfiguring an existing wing from 15,072 square feet of gross floor area (GFA), to 30,700 square feet GFA, and from 37 existing dwelling units to 56 dwelling units in Wing 2 of the St John's Lutheran Ministries Nursing Home complex at 3940 Rimrock Road. The property is legally described as Tract A4 of C/S 369, 5th Amendment, a 9.078 acre parcel of land. Presented by: Karen Husman, Planner 1.

Other Business/Announcements

- a. Motion. Election of City Zoning Commission Chairman and Vice Chairman for the 2019 term.
City Zoning Commission

Adjournment

The City Council has designated Monday, March 25, 2019, at 5:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the special review.

Before taking any action on an application for a **special review use**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a special review use other than the one advertised. The City Council shall take one of the following actions on these Special Review requests: 1) approve the application; 2) conditionally approve the application; 3) deny the application; 4) allow withdrawal of the application; or 5) delay the application for a period not to exceed thirty (30) days.

Testimony regarding the above mentioned item may also be submitted in writing to the Planning Division, 2825 3rd Avenue North, 4th Floor, Miller Building, Billings, MT 59101 (247-8676) or to the Mayor and City Council, P.O. Box 1178, Billings, MT 59103.

Additional information on any of these items is available in the Planning and Community Services Office. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Robbin Bartley, Administrative Assistant, at 247-8676 or e-mail to bartleyr@ci.billings.mt.us

City Zoning Commission

Meeting Date: 03/05/2019

Information

Subject

Motion. Approval of Minutes: February 7, 2019

Attachments

BZC_2019_02_05_DRAFT

City of Billings Zoning Commission Meeting Minutes February 5, 2019

The City of Billings Zoning Commission met on Tuesday, February 5, 2019 in the Miller Building 1st Floor Conference Room, 2825 3rd Avenue North, Billings, Montana.

Pro Tem Chairman Larson called the meeting to order at 4:30 p.m. The City Council has designated Monday, February 25, 2019 at 5:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the zoning applications.

Commission and Staff		01/03/2019	02/05/2019	03/05/2019	04/02/2019	05/07/2019	06/04/2019	07/02/2019	08/06/2019	09/03/2019	10/01/2019	11/05/2019	12/03/2019
Dan Wagner	Chairman	-	E										
Dennis Ulvestad	Commissioner	-	1										
Mike Boyett	Vice Chairman	-	E										
Michael Larson	Commissioner	-	1										
James Mariska	Commissioner	-	1										
Wyeth Friday	Director, Planning & Community Services	-	-										
Monica Plecker	Division Planning Manager	-	-										
Nicole Cromwell	Planner Zoning Coordinator	-	1										
Tammy Deines	Planning Clerk	-	1										
Dave Green	Planner II	-	-										
Karen Husman	Planner I	-	1										
Robbin Bartley	Administrative Support	-	-										

Total Number of 2019 Applications	01/03/2019	02/05/2019	03/05/2019	04/02/2019	05/07/2019	06/04/2019	07/02/2019	08/06/2019	09/03/2019	10/01/2019	11/05/2019	12/03/2019	TOTAL
Zone Change	0	-											
Special Review	0	1											

Pro Tem Chairman Larson introduced the Planning Division Staff and Commission: Attending Staff were Nicole Cromwell, Zoning Coordinator, Karen Husman, Planner I, and Tammy Deines, Planning Clerk

In Attendance: Brett Donaldson, LDS Church; Bill Morgan, Sanderson Stewart

Public Comment

Pro Tem Chairman Larson called for public comments. There were no public comments
Pro Tem Chairman Larson closed the public comment portion of the meeting.

Approval of Minutes: December 4, 2018. (The January 8, 2019 meeting was canceled).

Pro Tem Chairman Larson called for approval of the December 4, 2018 meeting minutes.

Motion

Commissioner Mariska made a motion and Commissioner Ulvestad seconded the motion to approve the December 4, 2018 meeting minutes.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Dan Wagner				X
Mike Boyett				X
Dennis Ulvestad	X			
Mike Larson	X			
James Mariska	X			

The motion for approval then carried with a unanimous voice vote 3-0.

Pro Tem Chairman Larson called for disclosures of conflict of interest. There was none.

Disclosure of Conflict of Interest

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Dan Wagner				X
Mike Boyett				X
Dennis Ulvestad		X		
Mike Larson		X		
James Mariska		X		

Disclosure of Outside Communication

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Dan Wagner				X
Mike Boyett				X
Dennis Ulvestad		X		
Mike Larson		X		
James Mariska		X		

Nicole Cromwell advised the board and attendees of the 3-ring binder containing Public Comments received prior to the staff report.

Public Hearings:

Pro Tem Chairman Larson reviewed the rules and the procedures by which the City Zoning Commission public hearings are conducted and advised the audience that this would be heard by the City Council on February 25, 2019.

Item #1

Nicole Cromwell read aloud the legal notice for this application:

City Special Review 973 – 3548 Rachele Circle – Expansion of an Existing Parking for the LDS Church – A special review request to allow the expansion of an existing church parking lot, on Lot 1C, Block 6 of Parkland West Subdivision, 1st Filing, a 3.15 acre parcel of land. The expanded parking area will be about 27,000 square feet in area and includes new landscaping and fencing. Tax ID: A29915

Planner Karen Husman presenting:

REQUEST

Special Review #973- 3548 Rachele Circle - This is a special review request to allow the expansion of an existing church parking lot on Lot 1C, Block 6, of Parkland West Subdivision, 1st Filing, a 3.15 acre parcel of land. The expanded parking area will be about 27,000 square feet in area and includes new landscaping and fencing. Tax ID: A29915. Presented by: Karen Husman, Planner I.

RECOMMENDATION

The Planning Division is recommending conditional approval.

PROPOSED CONDITIONS:

1. The special review is limited to Lot 1C, Block 6 of Parkland West Subdivision, 1st Filing.
2. The special review approval is to allow the expansion of an existing parking lot generally located at 3548 Rachele Circle. No other use is intended or implied.
3. The site will be developed in conformance with all applicable zoning and site development regulations.
4. No construction shall take place before 7 am or after 8 pm.
5. The applicant will install and maintain the landscaping as shown on the submitted site plan.
6. The proposed development shall comply with all other limitations of Section 27-613 of the Zoning Regulations concerning special review uses, and all other City of Billings, regulations and ordinances that apply.
7. These conditions of special review approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

Discussion

Pro Tem Chairman Larson called for questions and discussion from the Board. There was none.

Public Hearing

Pro Tem Chairman Larson opened the public hearing and asked for anyone wishing to speak in favor or against City Special Review #973.

Bill Morgan, Sanderson Stewart, 1300 N Transtech Way, Billings, Montana 59102

Mr. Morgan is representing the LDS church. He introduced Bret Donaldson, Project Manager, for LDS sites within the City of Billings. Mr. Morgan stated no expansion of the church building is planned but they wish to expand the parking area due to the increased attendance at this facility. He pointed out the proposed landscaping buffer and black chain link fencing on the site map. He noted the easement provided for access to the adjacent parcel.

Discussion

Pro Tem Chairman Larson called for question and discussion from the Commission members. Commissioner Ulvestad asked for clarification of the church parcel property lines and if the church owns adjacent properties. Bill Morgan pointed out the property boundaries on the site map and stated the property to the east is platted as R-9600 for residential housing. There is a proposed public alleyway platted with an easement to Rachele Circle. Mr. Morgan clarified the access points for Commissioner Mariska and noted the existing entrance on Rachele Circle. He said the church owns Lot 1C to the east, which is planned for an athletic field. Mr. Morgan explained if there were plans to expand by more than ten percent, the applicant would have to return to the Zoning Commission for review. Mr. Morgan said the church plans to sell Lot 1A to a developer for residential development who will be responsible for the Rachele Circle improvements. Commissioner Mariska noted the easement for the multi-use bike-pedestrian path and asked if there will be barriers to stop vehicle traffic. Mr. Morgan said bollards might be used to prohibit vehicle traffic. As for the lighting, Mr. Morgan said the proposal is to match the existing low lighting standards and locate them along the eastern boundary of the property lot, facing inward. He commented on the existing pavilion said the landscaping which will be maintained as a part of this development. The easement is dedicated for a bike-pedestrian path and will be constructed at the time of development of Lot 1A. Construction and maintenance will be the responsibility of the new property owner.

Bret Donaldson, 1711 6th Street West, Billings, Montana, (Applicant)

Mr. Donaldson thanked staff for the favorable recommendation of this application and for the Zoning Commission's consideration of this request. Commissioner Mariska noted the applicable zoning history listed in the staff report. Mr. Donaldson explained the reasoning for this request is due to the increase in attendance and its designation as a stake center. The facility will be used for occasional events and meetings, which increases the need for additional parking. Commissioner Mariska asked if additional parking would be needed at the church facilities located on Belvedere, Rimrock Road, and 6th Street West. Mr. Donaldson explained the existing use of the buildings and there is no need for expansion at this time. Commissioner Mariska commented the Zoning Commission has considered several requests for expansion of parking lots; and in some cases, the approvals have created islands. He feels that growth is "eating up" residential properties that may not have planned for parking. Mr. Donaldson stated they try to be a good neighbor and Commissioner Mariska concurred with his statement, as this has been his experience with a neighboring church.

At 4:51 p.m., Pro Tem Larson asked if there is anyone else wishing to speak in favor or against City Special Review #973. There was none. Pro Tem Larson called for a motion.

Motion

Commissioner Ulvestad made a motion and Commissioner Mariska seconded the motion to forward a recommendation to City Council to conditionally approve with the conditions recommended by staff and adopt the findings of the three criterion for City Special Review #973

Discussion

Commissioner Mariska voiced concern with the potential for addition of more and more asphalt in neighborhoods that in some cases is not used. He stressed the need to have a balance without creating islands with parking lots. Zoning Coordinator Cromwell spoke regarding the reincorporation of parking requirements into the zoning code through Project ReCode. She explained the lot area calculation is based on an old formula that considers square footage but not the property use. Commissioner Mariska asked Mr. Donaldson what the alternative would be for this facility if this request were is denied. Mr. Donaldson responded he is unsure but in that case there may be more parking on the streets. He said the building could accommodate the attendees but there are not enough available parking spaces.

Commissioner	YES	NO	ABSTAINED	ABSENT
Dan Wagner				X
Mike Boyett				X
Dennis Ulvestad	X			
Mike Larson	X			
James Mariska	X			

The motion carried with a 3-0 vote. The City Council has designated **Monday, February 25, 2019** at **5:30** p.m. in the City Council Chambers as the time and place to hear testimony for or against the zoning applications.

Other Business

A. The next City Zoning Commission meeting will be held on Tuesday, March 5, 2019 and the Commission will hear one application.

Adjournment: The meeting adjourned at 5:40 p.m.

ATTEST: DRAFT to be approved by a motion March 5, 2019
Tamara L. Deines, Planning Clerk



City Zoning Commission

Meeting Date: 03/05/2019

SUBJECT: Special Review 974 - 3940 Rimrock Road

THROUGH: Monica Plecker

PRESENTED BY: Karen Husman

Information

REQUEST

Special Review 974 - 3940 Rimrock Road - This is a special review request to allow the expansion and reconfiguration of an existing senior living facility by more than 10% of gross floor area. A special review is required by Section 27-613.c (BMCC) of the zoning regulations. The construction will be renovating and reconfiguring an existing wing from 15,072 square feet of gross floor area (GFA), to 30,700 square feet GFA, and from 37 existing dwelling units to 56 dwelling units in Wing 2 of the St John's Lutheran Ministries Nursing Home complex at 3940 Rimrock Road. The property is legally described as Tract A4 of C/S 369, 5th Amendment, a 9.078 acre parcel of land. Presented by: Karen Husman, Planner 1.

RECOMMENDATION

The Planning Division is recommending conditional approval.

APPLICATION DATA

OWNER: Lutheran Retirement Home, Inc.
 LEGAL DESCRIPTION: Tract A-4, C/S 369, 5th Amendment
 ADDRESS: 3940 Rimrock Road
 CURRENT ZONING: R-96/North Shiloh Corridor Overlay District
 EXISTING LAND USE: Senior Living Facility
 PROPOSED USE: Senior Living Facility
 SIZE OF PARCEL: 9.078 acres

CONCURRENT APPLICATIONS

None

APPLICABLE ZONING HISTORY

SIMILAR APPLICATIONS	Special Review #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
3940 Rimrock Rd	SE #9	11/8/1974	Expand Sr. Facility	Y	Tract B
3940 Rimrock Rd	# 558	8/14/95	Expand Sr. Facility	Y	Tract B
3940 Rimrock Rd	#647	12/14/98	Add Daycare Cntr	Y	
3940 Rimrock Rd	#764	7/26/04	Nursing home	Y	Tract A-2

SURROUNDING LAND USE & ZONING

NORTH: Zoning: R-96
 Land Use: Residential
 SOUTH: Zoning: R-96
 Land Use: Residential
 EAST: Zoning: R-96
 Land Use: Residential

WEST: Zoning: R-96
Land Use: Residential

BACKGROUND

This is a special review request to allow expansion and reconfiguration of an existing senior living facility by more than 10% of gross floor area (Section 27-613.c BMCC). The construction will be renovating and reconfiguring an existing wing from 15,072 square feet of gross floor area, to 30,700 square feet of gross floor area, and from 37 existing dwelling units to 56 dwelling units in Wing 2 of the St John's Lutheran Ministries Nursing Home.

The Planning Division has reviewed this application and is recommending conditional approval. Before a recommendation of approval or conditional approval can be made, each special review request must demonstrate conformance with three primary criteria:

- 1) The application complies with all parts of the Zoning Regulations,
- 2) The application is consistent with the objectives and purposes of the Zoning Regulations and the Growth Policy, and
- 3) the application is compatible with surrounding land uses and is otherwise screened and separated from adjacent land to minimize adverse impacts.

This application conforms to the first criteria in so far the zoning regulations adopted by the City Council have designated all residential zoning districts can have senior living facilities on them as long as they go through the special review process. There are requirements for landscaping and screening from residential uses next to commercial uses within the zoning regulations.

The application meets criteria from the second requirement, as it is consistent with the objectives of the City of Billings Growth Policy:

Strong Neighborhoods: Neighborhoods that are safe and attractive and provide essential services are much desired. Infill development and development near existing City infrastructure may be the most cost effective.

The proposed special review will provide an additional service to those residents within the neighborhood.

The new facility renovation will support this neighborhood and create an environment that is safe and attractive.

Home Base:

- A mix of housing types that meet the needs of a diverse population is important.

The proposed special review will provide additional housing options for senior citizens in Billings in an environment that provides services for seniors while also provide some independence and flexibility in living arrangements.

- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe.

The proposed special review will provide for additional housing options in an area that already has a mix of housing types in a stable neighborhood in Billings.

Essential Investments: Neighborhoods that are safe and attractive and provide essential services are much desired.

Existing infrastructure and service investments are leveraged, thereby improving community fabric and making strong neighborhoods.

The application also meets the third criteria in that it is compatible with surrounding land uses in the area. The renovation of the facility will create additional housing for its senior residents in a neighborhood setting. Since the underlying facility already exists, there will be no need to extend municipal services. City Engineering Division has been working with the agent on the project to ensure all needed utility and access services can be met. There are minimal impacts from the proposed location that need to be mitigated. The conditions recommended with the special review should mitigate impacts on the site and the surrounding properties.

SUMMARY

Zoning Commission Action

The City Zoning Commission shall make a recommendation to the City Council to:

1. Deny the application for a special review use.
2. Grant the application for a special review use.
3. Conditionally grant the application for a special review use.
4. Delay action on the application for a period not to exceed thirty (30) days.
5. Give reasons for the recommendation.

Before approving a special review use, the Zoning Commission shall find that the contemplated use:

1. Complies with all requirements of this Article (27-1500);
2. Is consistent with the objectives and purposes of Chapter 27 and the Comprehensive Plan;
3. Is compatible with surrounding land uses or is otherwise screened and separated from adjacent land in such a way as to minimize adverse effects.

Further the Zoning Commission shall consider and may impose modifications or conditions concerning, but not limited to the following:

1. Street and road capacity;
2. Ingress and egress to adjoining streets;
3. Off-street parking;
4. Fencing, screening and landscaping;
5. Building bulk and location;
6. Usable open space;
7. Signs and lighting; and/or
8. Noise, vibration, air pollution and similar environmental influences.

RECOMMENDATION

The Planning Division recommends conditional approval, with the following conditions;

1. The special review is limited to Tract A4 of C/S 369, 5th Amendment, a 9.078 acre parcel of land.
2. The special review approval is to allow the expansion and reconfiguration of an existing senior living facility by more than 10% of gross floor area, per Section 27-613.c BMCC. The construction will be renovating and reconfiguring an existing wing from 15,072 square feet of gross floor area, to 30,700 square feet of gross floor area, and from 37 existing dwelling units to 56 dwelling units in Wing 2, generally located at 3940 Rimrock Road. No other use is intended or implied.
3. The site will be developed in conformance with all applicable zoning and site development regulations, and substantial conformance to the submitted site plan.
4. No construction shall take place before 7 am or after 8 pm.
5. The development will preserve and maintain the landscaping as shown on the submitted site plan, and will make significant effort to preserve existing mature trees.
6. The proposed development shall comply with all other limitations of Section 27-613 of the Zoning Regulations concerning special review uses and Section 27-1400 (Shiloh Corridor Overlay District), and all other City of Billings, regulations and ordinances that apply.
7. These conditions of special review approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

****NOTE**** Approval of this Special Review does not constitute approval of a building permit, sign permit or fence permit. Compliance with all applicable local codes will be reviewed at the building permit or zoning compliance permit level. This application is for a Special Review as noted above and no other request is being considered with this application. The use and development of the property must be in accordance with the submitted site plan.

Attachments

Zoning Map & Site Photos
Application, Applicant letter
Site Plan

Site Photos



Subject Property looking west



Looking north across Rimrock Road

Site Photos



Looking east



Looking West



Looking South (structures to be altered)



Looking South West.



Structure to be removed



Structure to be removed



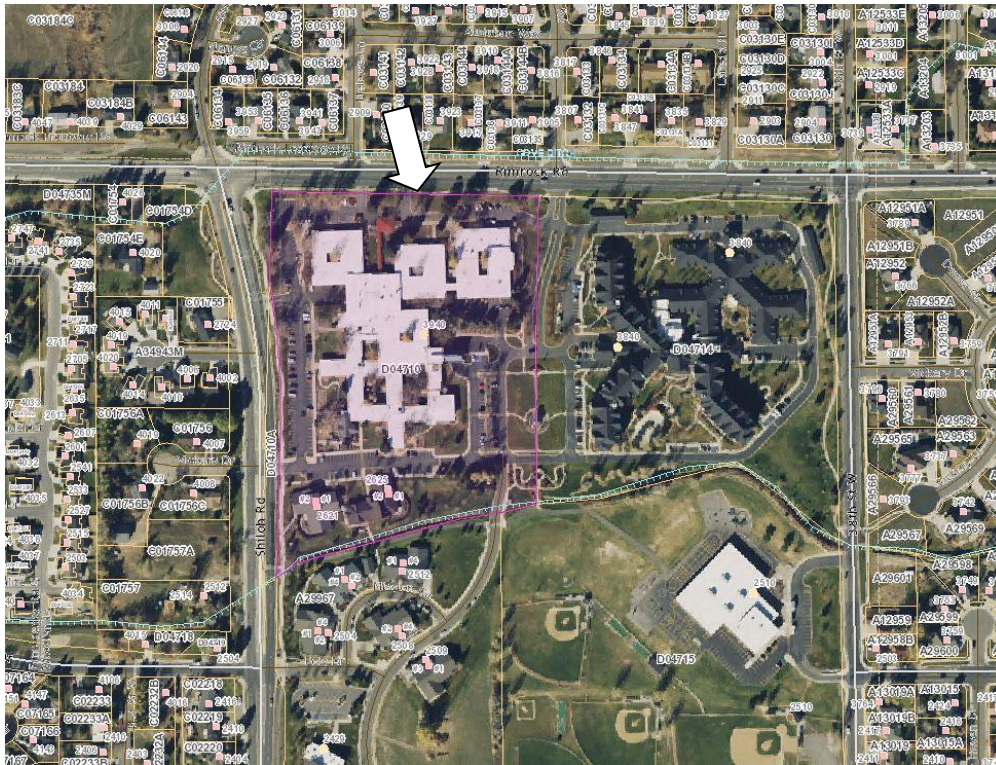
Structure to be renovated



Structure to be renovated



Structure to be renovated



Photos taken from this location

Application

APPLICATION FORM

CITY SPECIAL REVIEW Billings Special Review# _____ - Project # 12-19-00014

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the City of Billings Zoning Regulations.

Present Zoning: Residential - 9600

Special Review Requested: The purpose of the Special Review is to allow for expansion and reconfiguration of an existing senior living facility by more than 10% of gross floor area pursuant to Section 27-613.c of City Code.

TAX ID# D-04710 CITY ELECTION WARD # 4

Legal Description of Property: Tract A-4, Certificate of Survey No. 369, Fifth Amended

Address or General Location (If unknown, contact City Engineering): 3940 Rimrock Road, Billings, MT 59102

Size of Parcel (Area & Dimensions): 9.0783 acres

Present Land-Use: Senior Living Facility

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Lutheran Retirement Home, Inc. (c/o David Trost, President and CEO)

(Recorded Owner) 3940 Rimrock Road, Billings, MT 59102

(Address) 406-655-5623 dtrost@sjlm.org

(Phone Number) (email)

Agent(s): A&E Architects (c/o Jason McGimpsey)

(Name) 124 North 29th Street, Ste. 100, Billings, MT 59101

(Address) 406-248-2633 jmcgimpsey@ae.design

(Phone Number) (Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 1/31/19

(Recorded Owner)



Applicant Letter

SPECIAL REVIEW APPLICATION, CITY OF BILLINGS

Section 1. Answer the following questions:

a. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

The Chapel Court Apartments project will achieve the objectives of the Growth Policy in the following ways:

- As this project is considered the first phase of an overall renovation of the existing Saint John's Lutheran Ministries (SJLM) nursing home facility, the architectural character of the Chapel Court Apartments development will complement the aesthetics already established on the current campus and the surrounding neighborhoods. The four story tower will radiate a modern feel with special attention paid to incorporating local contextual types of building materials such as masonry and siding. Respecting the surrounding neighborhood fabric, the scale of the tower itself will not exceed the height of the existing evergreen trees on site, all of which will be preserved. The development, bordered by arteries Rimrock Road to the north and Shiloh Road to the west, will not affect the handsomely landscaped boulevard and sidewalk areas which serve as buffers to those streets. The sidewalk network on the SJLM campus is extensive and offers access to nearby Arrowhead School and Poly Vista Park to the southeast; across Shiloh Road to the southwest, Rimrock West Park is accessible.
- When completed, the Chapel Court Apartments project will actually account for a reduction in the total number of living units on the SJLM campus; but, the area of living space per unit will be doubled, from 232 square feet per living unit existing to 467 square feet per living unit new construction. This additional living space offered at Chapel Court Apartments will directly improve the quality of life for seniors in need of affordable housing. These safe, secure, and efficient apartments will be offered to qualified tenants at a cost equal to or below 30% of their income. As this infill project will be relying on existing City and utility infrastructure, employing Green strategies, and using energy efficient building materials and equipment, the reduced overall tenant density will result in a positive impact on the municipal water, sewer, and energy systems, while minimizing its environmental footprint.
- The Chapel Court Apartments project and SJLM campus are located in an area with one of the lowest crime rates in the City of Billings. Public safety is taken seriously in the surrounding areas as a neighborhood task force is in place, and attention has been given to pedestrian scale lighting and boulevards that separate pedestrian and vehicular traffic. These same streetscapes employ

attractive landscaping, trees and, as previously mentioned, pedestrian access to various parks, open spaces, and neighborhood services. The SJLM campus is a continuation of that established neighborhood fabric, employing pleasant, well landscaped walking paths and manicured open spaces that foster social gatherings and events such as the popular Summer Concert Series. An attractive amenity of the Chapel Court Apartments project will be to provide tenants the ability to view these concerts from south facing balconies accessed from the 2nd, 3rd, and 4th level corridors. Balconies will also be constructed off of the same corridors on the north side of the building where views to the Rimrocks and adjacent neighborhoods will be possible.

- The SJLM campus has become a prominent and enduring feature of the west-end of Billings. One of the biggest benefits to future Chapel Court tenants will be the countless services offered by SJLM. St. John's has been living out their mission of *"providing living opportunities within nurturing environments of hope, dignity and love every day for the past 55 years."* In doing so, St. John's offers its residents numerous services that include, but are not limited to, transportation, housekeeping, meal preparation, medication management, personal care, pastoral care and much more. In addition to these services, SJLM offers a full continuum of care and housing for older adults. There is also a state-of-the-art rehabilitation center and a Pharmacy located within the campus. Ample access to public transportation is located along both Rimrock Road and Shiloh Road, and Chapel Court Apartments residents will have a short, 10 minute commute to Billings Logan International Airport which is 6 miles away. Two Emergency Rooms in the Hospital Corridor are located 5 miles away, and the nearest Fire Station is located less than 3 miles away. Emergency response should be prompt due to the project's close proximity to various emergency responders and arterial streets. Many other amenities are located within a short distance including various medical clinics, retail and mercantile establishments, and restaurants.

b. Why is there a need for the intended use of the property at this location?

The current Chapel Court development is not a business model that Saint John's Lutheran Ministries can sustain much longer. The annual maintenance and repair costs required by the aging property are becoming a serious financial burden for the organization. In addition to the maintenance and repair costs required by the property, the 50+ year old building design and layout are no longer attractive to today's senior population. At 232 square feet, the units at the existing Chapel Court facility are no longer desirable homes to reside in. Many of the residents living in the existing facility have chosen to do so because of the community, services and other offerings that are synonymous with living on the SJLM campus. The redevelopment of this property and the construction of the Chapel Court Apartments will allow SJLM to appropriately serve low-income seniors in the Billings community for many years to come.

Chapel Court Apartments is a senior Independent Living development that will allow individuals aged 62 and over to rent an apartment unit. These 56 units will be dedicated to individuals earning 60% or less of the Area Median Income of Billings. It will be the first affordable housing development on the SJLM Billings campus and will be integrated into an existing community of nearly 400 residents from all walks of life.

While the minimum age to become a tenant at SJLM is typically limited to individuals age 62 and above, the tenant population is still very diverse and the Chapel Court Apartments project will further diversify this population. SJLM currently offers the following care and living options:

- ✓ Transitional Care
- ✓ Independent Living
- ✓ Assisted Living
- ✓ Skilled Nursing Care

While the Chapel Court Apartments project will be an Independent Living project, it is unique, as it will be the first income restricted project on the SJLM Billings campus. Through the Chapel Court Apartments project, SJLM is broadening its reach and ability to serve low-income seniors, one of the most vulnerable populations in Billings.

c. How will the public interest be served if this application is approved?

Seniors need the ability to live comfortably, including having safe, secure, modern and efficient housing at an affordable price. The Chapel Court Apartments will prove very beneficial in that regard, by increasing quality rental options for seniors at a price they can afford. The Chapel Court Apartments will assist the City of Billings in overcoming its housing deficiency, enabling waiting lists and wait times to decrease at other properties, thereby fulfilling the goal to provide efficient, safe and secure homes for seniors in the community.

The Chapel Court Apartments project will, in part, address many of the City's housing needs as determined by the City of Billings Five Year Consolidated Plan FY 2015-2019. The City of Billings has been experiencing a rapid increase of population for the past several years. Annually for the past four years, the City has been expanding at a 2% rate per year, with the elderly being one of the fastest growing segments of the population. Currently 40% of the population of Billings is rent-burdened, meaning that they pay more than 30% of their household income on rent. The Chapel Court Apartments is a quick and efficient solution to this problem, as the project will add 56 apartment units to Billings' housing stock with rent limits ensuring residents do not pay more than 30% of the income on rental payments. These income and rent limits will be included in Restrictive Covenants

that will be recorded at the property and will remain in place for 46 years, ensuring the long-term affordability of the property.

d. Prepare a written statement addressing what is intended to be done with the property, including new construction or change in the use of the property, and why the special review is being sought.

This project will replace a 56 year old wing (Wing 2) of the existing nursing home that has long exceeded its useful life and is currently subject to expensive maintenance and repairs. The scope of the project is to demolish the majority of Wing 2 and leave the existing corridor and living units to the south intact. The existing living units at that area will be renovated into 8 living units. To the north/northeast of this work, a new four-story apartment building containing 48 living units will be constructed and will be accessible from the renovated corridor. All new and renovation work in the living units will result in much improved accessibility features for tenants. Other areas of work to be completed under this contract include the rehabilitation of approximately 5,000 square feet of adjacent common area space with new finishes, the creation of a new drive/drop-off area to the northwest of the living units, and construction of a new entry into the facility.

The purpose of this Special Review is to allow for expansion and reconfiguration of the existing senior living facility by more than 10% of gross floor area pursuant to Section 27-613.c of the City Code.

Site Plan and Elevation Rendition



Orientation Map

- Housing units
- Common Space
- Support Space



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NW view from Rimrock Road



North view from Rimrock Road

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Exterior view Wing 2 looking west (existing trees to remain)



View from Chapel Commons looking North to Rimrock Road



Exterior view Wing 2 looking north to Rimrock Road