

St Vincent Healthcare Subdivision St Vincent Healthcare Subdivision 2nd Filing

Planned Development Agreement (PDA) Zone Change Amendment modifying certain Land Uses, and updating certain development standards to comply with updated and revised Guidance and Code Documents

Statement of Proposal

Sisters of Charity Leavenworth, in association with St. Vincent Healthcare, as representative of the owners of St Vincent Healthcare Subdivision, are seeking a PDA Zone Change Amendment for the entire St Vincent Healthcare Subdivision, generally located at the northeast corner of King Ave. and Shiloh Rd. The property is approximately 104 acres.

Responses to Questions in Zoning Application

- a. **In what ways is your proposal consistent with the statutory criteria, guidelines, and policies of the adopted Growth Policy?**

The Growth Policy states:

In the next 20 years, Billings will manage its growth by encouraging development within and adjacent to the existing City limits, but preference will be given to areas where City infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from development. The City will prosper with strong neighborhoods with their own unique character that are clean, safe and provide a choice of housing and transportation options.

The PDA amendment replaces references to the Shiloh Corridor Overlay with references to the new zoning code, which was written and adopted to be consistent with this growth policy.

The PDA amendment also introduces language stipulating that residential development within the subdivision adhere to the standards of the city's NX2 (Mixed Residential 2) zone, consistent with the character of existing residential development surrounding the St. Vincent Healthcare Subdivision.

Essential Investments (Relating Public and Private Expenditures to Public Values)

- ***Neighborhoods that are safe and attractive and provide essential services are much desired.***

Yes. The language of the PDA amendment replaces references to the Shiloh Corridor Overlay with references to the recently-adopted zoning code which will ensure that development and landscaping is attractive, safe, and consistent with the latest code. The

proposed amendment also specifies that residential development within the subdivision will be consistent with the city's NX2 zone, providing the opportunity for further residential development near commercial and other services in the King and Shiloh area.

- ***Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors***

The St Vincent Healthcare Subdivision has developed with high standards for its landscape areas. Updating its references to the Shiloh Corridor Overlay to refer to the updated code for the CMU2 and NX2 zones will ensure that future development is consistent with the high standards set forth in the updated zoning code, that its landscape areas continue to be visually appealing, and that the PDA text is easy to interpret.

Community Fabric (Attractive, Aesthetically Pleasing, Uniquely Billings)

- ***Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity.***

Yes. The St Vincent Healthcare Subdivision includes several parks including an approximately 2.7-acre park at its center, and the Ann Ross Green Space, featuring a multi-use trail running along the Shiloh Rd. right of way.

- ***Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods.***

Yes. All rights of way within the subdivision have been, and will be developed in accordance with Billings landscaping code, and Billings subdivision regulations.

Strong Neighborhoods (Livable, Safe, Social and Resilient Neighborhoods)

- ***Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels.***

The residential uses allowed on lots 1-8 of Block 2 will develop in conformance with the standards of the CMU2 and NX2 zones, thereby providing the kind of housing that is attainable for Billings' workforce.

- ***Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, good will and social interaction.***

The St Vincent Healthcare Subdivision provides many of the destinations which this statement desires such as Rocky Vista Medical School, and several other employment

and commercial destinations. The residential neighborhoods surrounding the subdivision and the residential uses allowed in the subdivision also contribute to a walkable neighborhood character.

Home Base (healthy, safe and diverse housing options)

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

By including NX2 and CMU2 zoning standards on Lots 1-8 of Block 2, this amendment allows a range of residential structure types from 2-8-plex residences. The CMU2 zone allows for mixed use structures with commercial on the ground floor and residential uses above. Introducing such uses into the subdivision will contribute to the vitality of the neighborhood and provide housing types which are more naturally affordable to more diverse populations.

- ***Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.***

This PDA amendment updates the plat exhibit to the most recently filed plat, which includes numerous internal multi-use path easements. The subdivision's streets will also be developed to city standards to include boulevard sidewalks throughout.

Mobility and Access (transportation choices in places where goods and services are accessible to all)

- ***Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses, and visitors.***

The subdivision is served by a fixed MET transit route which will provide transportation choice for future residents in the subdivision in accessing their daily transportation needs.

Prosperity (Promoting Equal Opportunity and Economic Advancement)

- ***A diversity of available jobs can ensure a strong Billings economy.***

The St Vincent Healthcare Subdivision continues to host a broad diversity of employment opportunities from medical professional services like dentistry, to banking, to lower-skill forms of employment like retail at REI. The subdivision also contributes to the local employee pool by hosting Rocky Vista Medical School. The proposed amendments will make the PDA easier to interpret and promote further commercial development that will contribute to the diversity of employment opportunities in Billings.

The 10 Zone Change Criteria:

- ***Whether the new zoning is designed in accordance with the Growth Policy.***

Yes, the amendments to the Planned Development Agreement of St Vincent Healthcare Subdivision consistent with the Growth Policy statements and guidelines on previous pages.

- ***Whether the new zoning is designed to secure from fire and other dangers.***

Yes, The subdivision is serviced by City fire and police services and, if re-developed, will be designed in accordance with City of Billings rules and regulations thus assuring protection from common dangers.

- ***Whether the new zoning will promote public health, public safety and general welfare.***

Yes. Any uses within the St Vincent Healthcare Subdivision are subject to City of Billings building codes, and the utility and surface infrastructure will be constructed in accordance with City of Billings rules and regulations assuring compliance to this criterion.

- ***Whether the new zoning will facilitate the adequate provision of transportation, water sewerage, schools, parks and other public requirements.***

Yes, the proposed amendments to the PDA will simplify and bring the PDA more in-line with the City of Billings zoning code.

- ***Whether the new zoning will provide adequate light and air.***

Yes. All current and future development in the St Vincent Healthcare Subdivision is constructed in accordance with City of Billings rules and regulations and therefore meets this requirement.

- ***Whether the new zoning will affect motorized and nonmotorized transportation.***

Yes. To the extent that the proposed amendments encourage further development in the subdivision, they will promote development in an area of town that hosts a diversity of land uses within close proximity of one another. This will encourage higher rates of non-motorized transportation.

- ***Whether the new zoning will promote compatible urban growth.***

Yes, the proposed amendments to the PDA will bring the text of the PDA more in-line with current zoning regulations. The amendments also call for development consistent with CMU2 and NX2 zones on Block 2 Lots 1-8, which is compatible with existing surrounding uses.

- ***Whether the new zoning considers the character of the district and the peculiar suitability of the property for the particular use.***

Yes. The development envisioned in the PDA and encouraged through the proposed amendments is consistent with both residential and commercial uses in the area surrounding the intersection of King Ave. and Shiloh Rd.

- ***Whether the new zoning will conserve the value of buildings.***

Yes. The proposed amendments to the PDA will continue the character of development that has already occurred within the subdivision and will facilitate further development under the updated zoning code through compatible uses that will conserve the value of existing buildings.

- ***Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.***

Yes. The proposed amendments will streamline the regulations that apply within the St Vincent Healthcare Subdivision, thus encouraging development on the currently vacant lots within the subdivision. Further development will contribute to the node of development occurring around the intersection of Shiloh Road, and King Avenue.

APPLICATION FORM

CITY ZONE CHANGE **Billings Zone Change #** _____ **- Project #** _____

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

Present Zoning PUD

Proposed Zoning: PUD

TAX ID# Exhibit A CITY ELECTION WARD 5

Legal Description of Property: Exhibit B

Address or General Location (If unknown, contact City Engineering): 715 HENRY CHAPPLE ST

Size of Parcel (Area & Dimensions): **Combined Area:** 91.34 Acres **Dims:** Approx 2,600' x 1,900'

Present Land-Use: Commercial, Office, Residential

Proposed Land-Use: Commercial, Office, Residential

Covenants or Deed Restrictions on Property: Yes X No _____

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): Sisters of Charity of Leavenworth

(Recorded Owner) Attn Lease Administration, 500 Eldorado Blvd Ste 4300, Broomfield, CO 80021

(Address) 303-813-5454 Kelly Adams <Kelly.Adams@imail.org

(Phone Number) (email)

Agent(s): John Halverson

(Name) 1300 N Transtech Way, Billings, MT 59102

(Address) 406-869-3311 jhalverson@sandersonstewart.com

(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 Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature:  _____ Date: 6/28/2023

(Recorded Owner) Mark Korth, President



Date Stamp

Exhibit A

Block	Lot	TaxID	Acres
1	1	A31914	0.93
1	2A	A31915	1
1	3A-1	A31917	1.99
1	4A	A31917A	1.12
1	4B	A31918	2.83
1	5A	A31919	3.59
1	6A1	A31920	1.32
1	6A2	A31920A	1.41
1	6A3	A31920B	1.89
2	1	A37671	1.17
2	2	A37672	1.05
2	3	A37673	1
2	4	A37674	1
2	5	A37675	1
2	6	A37676	1
2	7	A37677	1
2	8	A37678	2.23
2	9	A37679	2.54
2	10	A37680	2.04
2	11	A37681	1.22
2	12	A37682	1.27
2	2A	A31924	2.11
3	1A	A31930	12.88
3	1	A37683	1.76
3	2	A31931	5.72
3	3	A37684	4.72
3	4	A37685	2.54
3	5	A37686	2.69
3	6	A37687	2.61
3	7	A37688	2.8
3	8	A37689	2.52
3	9	A37690	2.49
3	10	A37691	2.62
3	11	A37692	2.09
3	12	A37693	5.55
4	1	A31945	0.57
4	2	A37694	1.05
4	3	A37695	1.33
4	2A2	A31946	0.95
4	3A	A35421M	0.8
4	4	A35422	0.94

Total	91.34
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Exhibit B

Parcel Description:

Lot 1, Block 1 & Lot 4, Block 4 of St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on June 12, 2014, under Document No. 3707746;

and

Lots 2A, Block 1 of Amended Plat of Lots 2 & 3, Block 1, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on March 23, 2017, under Document No. 3808971;

and

Lots 2A, Block 2 of Amended Plat of Lots 1 & 2, Block 2, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on April 6, 2018, under Document No. 3845745;

and

Lots 3A-1, 4A, 4B, & 5A, Block 1 of Amended Plat of Lots 3A, 4, 5, 6, & 7, Block 1, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on August 2, 2019, under Document No. 3890847;

and

Lot 3A, Block 4 of Amended Plat of Lots 2 & 3, Block 4, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on November 24, 2020, under Document No. 3948936;

and

Lot 1A, Block 3 of Amended Plat of Lots 1 & 9, Block 3, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on September 22, 2021, under Document No. 3990958;

and

Lots 2A-2, Block 4 of Amended Plat of Lot 2A of Amended Plat of Lots 2 & 3, Block 4, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on May 18, 2022, under Document No. 4017536;

and

Lots 6A-1, 6A-2, & 6A-3, Block 1 of Amended Plat of Lot 6A of Amended Plat of Lots 3A, 4, 5, 6, & 7, Block 1, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on May 18, 2022, under Document No. 4017538;

Exhibit B cont'd

and

Lots 1-12 of Block 2, Lots 1-12 of Block 3, and Lots 1-3 of Block 4 in St. Vincent Healthcare Subdivision, Second Filing, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on December 21, 2022, under Document No. 4037363;