

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Bill Enright, Deputy Director Planning and Community Development
 Meeting Date: February 24, 2016
 Date Prepared: February 18, 2016
 Project Title: Memory Care Facility
 Address: 511 W. Rand Road

BACKGROUND INFORMATION

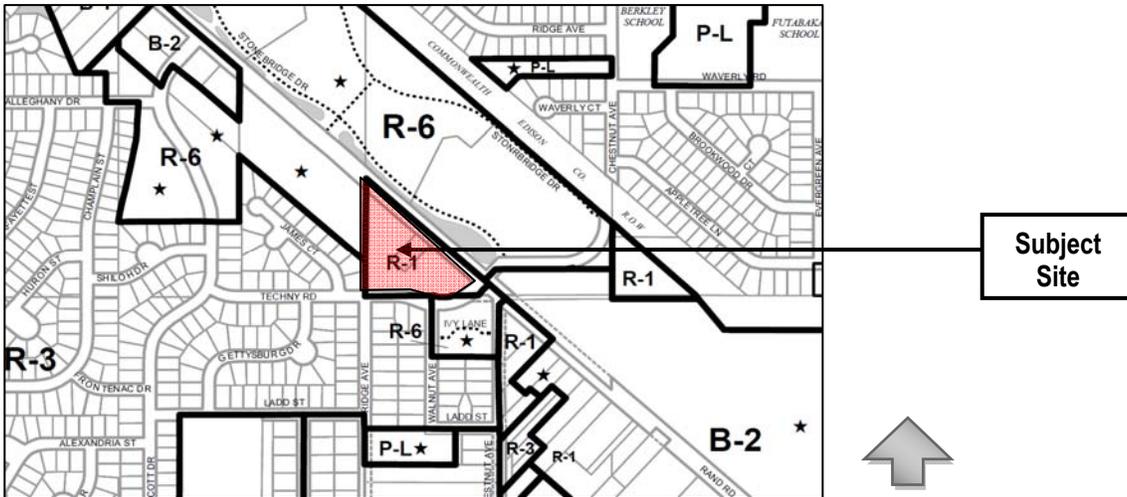
Petitioner: Jeff Yates
 Address: RJ Development
 401 Central St SE
 Olympia, WA 98501
 Existing Zoning: R-1, One Family Dwelling District

Requested Action:

1. A rezoning from R-1 One Family Dwelling District to I-Institutional.
2. A Comprehensive Plan Amendment from Moderate Density Multi-Family to Institutional.
3. A Preliminary Planned Unit Development.

Variations Required:

1. A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building to Paved area to allow a reduction from the required distance of 12 feet to allow 5.5 feet.
2. A variation from Chapter 28, Section 5.1-8.11a. Requiring Inner Courtyards to include a direct emergency vehicle access of minimum of 12 feet width, to permit no emergency vehicle access to an inner courtyard.



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6 Multiple Family Dwelling District	Stonebridge Apartments	Moderate Density Multi-Family
South	R-3 and R-6 One Family Dwelling District & Multiple Family Dwelling District	Single Family homes & Townhomes	Single Family Detached & Moderate Density Multi-Family
East	R-6 and B-2 Multiple Family Dwelling District & General Business District	Stonebridge Apartments & Vacant Land	Moderate Density Multi-Family & Commercial
West	R-6 and R-3 Multiple Family Dwelling District & One Family Dwelling District	Fountains of Arlington & Single Family homes	Moderate Density Multi-Family & Single Family Detached

Background Summary

The subject site is approximately 4.216 acres (183,683 square feet) in area and is located at the northwest corner of Rand Road and Techny Road, and is zoned R-1, One Family Dwelling District.

The proposed action, if approved would allow the petitioner to develop the site with a one-story, 38,685 square foot care facility for individuals diagnosed with Alzheimer's disease and other dementias. The proposed facility will be operated by Koelsch Senior Communities, based in Olympia, Washington. Koelsch currently operates 23 senior living communities in 7 states. In Illinois, Koelsch broke ground on a memory care facility in Northbrook which is expected to open in February or March of 2016.

The proposed Arlington Heights facility would have a total of 72 beds. The unit mix will include both private and semi-private rooms with a bathroom, and closet space. The property will include a central courtyard, two nurse stations, and include amenities such as a beauty salon, two living rooms, two dining rooms, and a commercial grade kitchen facility. Along with the memory care facility the proposal also includes 2 duplexes (4 units) with the purpose of providing a place for the spouse to reside while the spouse lives in the memory care.

The project is expected to create approximately 40 medical related jobs. The primary work shift will be from 7 a.m. to 7 p.m. over two shifts. Estimated employees during each shift is 18. The overnight shift would include an estimated 5 employees. Employees will be required for activities, dietary, administration, nursing, maintenance, marketing, housekeeping, transportation and receptionist duties. In addition, there will be a bus to take residents to doctor visits and community activities as they cannot drive themselves. As part of the formal review process the Petitioner will need to provide a detailed summary that describes visiting hours and the various uses and operations within the building.

Plat and Subdivision Committee

The Plant and Subdivision Committee met on August 26, 2015 to discuss the project and were in favor of the project proceeding. The Committee felt this was a good low intensity use that would be compatible with the neighborhood. There was some discussion on affordability and market demand, to which the petitioner provided information. In addition the Committee agreed that the developer should hold a neighborhood meeting to provide early input from the neighborhood.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must approve and the Village Board must approve several zoning actions. The first action is a rezoning from the R-1 One Family Dwelling District to I, Institutional; the second action is the approval of a preliminary Planned Unit Development (PUD) and lastly a Comprehensive Plan Amendment from Moderate Density Multi-Family to Institutional. In addition the petitioner submitted a justification for the change in zoning which is included in the packet.

The Petitioner held a neighborhood meeting on February 1, 2016 at Village Hall (see attached meeting summary).

Building Related Issues

The Design Commission recommended approval of the design at their meeting February 9, 2016. Overall, the proposed architectural design is nicely done with rich materials and traditional detailing that will complement the surrounding residential properties. The proposed building is set back from the street on all sides which will provide a nice buffer from the surrounding properties, and the single story design will fit in well with the scale of the adjacent single-family homes. The proposed duplex residences fit in well with the development by sharing the same materials, forms, and detailing as the primary building. In addition the developer has provided ample landscaping around the site and has provided screening of the mechanical equipment behind the building.

The Design Commission made several suggestions regarding the design as indicated in their motion to approve (see minutes attached to the packet).

Zoning Code Bulk Standards

Staff conducted a zoning analysis based on the 'I', Institutional bulk standards outlined in the Village's Zoning Ordinance (see Table 1, next page).

Table 1: Zoning Analysis (I, Institutional District Standards)

Standard	I, Institutional Requirements	Proposed
Location	Institutional sites 4-acres to 20 acres frontage on a street classified at least as a Secondary Arterial	Major Arterial
Minimum Area for Zoning District	2 acres	4.2 acres
Minimum Lot Area (2,400 SF/unit)	3.8 acres (2,400 X 69, 165,600 SF)	4.2 acres
Minimum Lot Width (south – along Techny Road)	150 feet	612.33 feet
Front Yard Setback (south – along Techny Road)	25 feet	25 feet
Side Yard Setback (west)	25 feet	25 feet
Exterior Side Setback (northeast – along Rand Road)	25 feet	25 feet
FAR	100%	24%
Lot Coverage	40%	24%
Building Height	45 feet	14 feet*
Minimum Distance from building to paved area	12 feet	5.5 feet

**Building height measured to mid point of roof; top of roof is 24 feet.*

The proposed development complies with all applicable I, Institutional Overlay district bulk requirements with two exceptions for minor variations as outlined below. The petitioner has provided a response to justify said variations which is included in the packet.

Variations to Chapter 28, Zoning:

- **A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building to Paved area to allow a reduction from the required distance of 12 feet to allow 5.5 feet.**

Staff has no concerns with this variation as there is one small area at the far east end of the building that is 5.5 feet from the parking lot. The site overall has significant landscaping.

The Institutional zoning district also requires that inner court yards have an opening a minimum of 12 feet wide for access for emergency vehicles. The proposed floor plan has a one story inner court yard without access for vehicles, therefore the following variation is requested:

- **A variation from Chapter 28, Section 5.1-8.11a which requires Inner Courtyards to include a direct emergency vehicle access of minimum of 12 feet width, to permit no emergency vehicle access to an inner courtyard**

Since the inner court yard is only one story, staff does not object to this variation.

Site Layout and Access

The petitioner had previously explored a different layout with the memory care building running north-south, parallel to the west property line. This site plan allowed for 5 duplexes on site located on the east portion of the site. In response to staff comments, the petitioner has revised the site plan to orient the memory care building to run parallel with the street and 2 duplex homes to the west as a transition. With respect to access, the existing access on Rand Road will be removed and a new access on Rand Road is being proposed, which is subject to IDOT approval. The petitioner is also proposing a driveway on Techny Road.

The petitioner originally had two driveways onto Techny Road which staff did not support. The plan submitted has one driveway onto Techny which aligns with Walnut Avenue. The projected traffic for this driveway is minimal and also provides better site access for larger emergency vehicles.

Storm Water Management

The petitioner is proposing two stormwater detention basins, one each at the southeast and southwest portion of the site. Currently the natural grade of the property is 705 feet at the southwest corner and gradually slopes down to 701 feet at the southeast corner. A new storm sewer will be constructed along the west property line and feed into the southwest detention basin. From there a storm sewer will run from the detention basin easterly to the southeast detention basin. From there storm water will be released into storm sewer in Rand Road. The petitioner has provided preliminary engineering plans to the satisfaction of staff. Final Engineering plans and fees shall be provided as part of Final Planned Unit Development.

Landscape & Tree Preservation Related Issues

The southwest detention basin has been modified to include a terraced north face. Previously there was a 6 foot vertical retaining wall along the north side of this detention basin, but staff requested that the developer redesign the basin. In response the developer has provided a terrace which breaks down the wall into two, three foot segments, with the terrace landscaped to provide a more natural appearance and to screen the upper portion of the wall. As part of Final PUD, the petitioner shall provide additional screening of the Rand Road frontage in front of the main entrance / drop off area. Code requires three foot tall screening, which could also be a decorative wall.

There are only four trees on site, two of which are in good condition, however given the location of the trees they cannot be preserved. The developer has provided an excellent landscaping plan which includes 198 new trees such as shade trees, ornamental trees, and evergreens, as well as various plantings throughout the site. Mechanical equipment and the loading area to the rear is well screened and the detention basins are also well landscaped.

Traffic & Parking Issues

As required the petitioner submitted a traffic and parking study from KLOA, which is included in this packet. The study analyzed access (configuration, location, Level of Service), on-site circulation, parking (supply, demand, distribution), trip generation, trip distribution, and impacts to local streets. The only off site improvement recommended is a left hand turn lane off Rand Road into the site's main entrance drive. This can be accommodated by striping a left turn lane within the existing Rand Road geometrics and is subject to IDOT approval. Overall the projected trips generated by this development is very low as illustrated on pages 9 and 12 of the KLOA report. A total of only 15 trips in and out are estimated for the morning peak hour (7:30am to 8:30 am) and 24 total trips in and out during the afternoon peak hour (5:00pm to 6:00pm). The Techny Road driveway to the development is estimated to have 6 of the peak morning hour trips and 9 of the peak afternoon hour trips. It should be noted that the Techny driveway is important for emergency vehicle access to the site and to provide better circulation within the site.

With respect to the code required parking, 1 parking space is required for every 2 beds. As a result, a total of 36 parking spaces are required for the 72 bed facility. The duplex units will require 2 parking stalls per unit for a total of 8 spaces. Therefore 44 spaces are required and 52 parking spaces are provided, a surplus of 8 spaces. The duplex units have one parking space within a garage and one space on the driveway.

RECOMMENDATION

The Staff Development Committee recommends approval of PC#15-023, a rezoning from R-1 One Family Dwelling District to I-Institutional; a Comprehensive Plan Amendment from Moderate Density Multi-Family to Institutional; a Preliminary Planned Unit Development; and the following variations to permit a Memory Care facility:

1. A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building to Paved area to allow a reduction from the required distance of 12 feet to allow 5.5 feet.
2. A variation from Chapter 28, Section 5.1-8.11a. Requiring Inner Courtyards to include a direct emergency vehicle access of minimum of 12 feet width, to permit no emergency vehicle access to an inner courtyard.

Said approval is subject to the following conditions:

1. Approval of Final Planned Unit Development.
2. Driveway modifications, and the left turn lane, along Rand Road shall be subject to IDOT approval
3. Design Commission motion dated February 9, 2016.

4. Additional landscaping shall be provided along Rand Road to screen the drive aisle in front of the portico.
5. The Petitioner shall comply with all applicable Federal, State, and Village codes, Regulations and Policies.

February 18, 2016

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads