
ORDINANCE NO. O-1819-37

ITEM NO. 6

STAFF REPORT

GENERAL INFORMATION

APPLICANT	310 Investments, L.L.C.
REQUESTED ACTION	Amendment of the approved uses and the Site Development Plan approved with the Planned Unit Development established by Ordinance No. O-0203-2, as amended by O-0506-9, and replaced in their entirety by O-0607-13, to allow for a senior living center, including but not limited to memory care and assisted living, with amenities for the residents and their guests (e.g., restaurant, bar), and with a reduced parking ratio
EXISTING ZONING	PUD, Planned Unit Development District
SURROUNDING ZONING	North: PUD, Planned Unit Development East: PUD, Planned Unit Development South: PUD, Planned Unit Development West: PUD, Planned Unit Development
LOCATION	Northeast corner of 24 th Avenue N.W. and Radius Way
SIZE	11.3504 acres more or less
PURPOSE	Senior Living Center with Amenities
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant East: Vacant and Immy Laboratory and Offices South: Terra Apartments West: Vacant
2025 LAND USE PLAN DESIGNATION	Mixed Use
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The applicant is requesting to amend the University North Park PUD for approximately 11.35 acres located on the east side of 24th Avenue NW and north of Rock Creek Road. The PUD amendment will allow a senior living center, a restaurant, a bar, and a reduced parking ratio of 1 parking space per living unit.

ANALYSIS: The PUD, Ordinance No. O-0607-13, passed on December 12, 2006 regulates uses allowed within University North Park. The PUD Narrative allows any use by right in the C-2, General Commercial Zoning District; as stated in the current PUD Narrative, only C-2 uses "permitted as a matter of right" are currently allowed in University North Park. A senior living center and a bar with reduced parking is not a permitted use under the C-2, General Commercial District and therefore, a PUD amendment is required to allow these uses.

ALTERNATIVES/ISSUES:

- **IMPACTS** As University North Park continues to develop with more hotels, apartments, retail shops, restaurants and professional offices it is evident there is a need for compatible diverse uses within the development. A senior living center with independent living, skilled nursing care, a memory care unit and a restaurant and bar is compatible with the surrounding mixed use development.

Furthermore, the residential elements currently allowed within the University North Park development demonstrate that population is increasing in the area and the need for more diverse goods and services will be required. A senior living center with on-site services for residents and the general public creates a unique opportunity for both the residents as well as the general public.

The applicant's goal is to create a semi-autonomous built environment for their clients; a restaurant and a bar on site without the need for transportation will provide residents this unique opportunity while in very close proximity to their residence.

Most clients living at the senior center will not have a car; therefore, the reduced parking ratio of one parking space per living unit will adequately accommodate parking needs. Total parking for the site is 255 parking spaces.

This proposal will not create any negative impacts to the overall development of University North Park; UNP development was designed as a master development plan to accommodate traffic, parking and commercial and entertainment uses to serve the surrounding population.

OTHER AGENCY COMMENTS:

- **PRE-DEVELOPMENT: PD19-03** **March 28, 2019**
There were no neighbors that attended the meeting.
- **PARK BOARD:** Park land dedication not required for this commercial application.
- **PUBLIC WORKS:** A final plat with all public improvements is required.

STAFF RECOMMENDATION: Staff supports the request for a PUD Amendment to permit a senior living center with a restaurant, a bar and reduced parking ratio of 1 parking space per living unit; staff recommends approval of Ordinance No. O-1819-37.