

MEMORANDUM

TO: Pullman Board of Adjustment

FROM: Pete Dickinson, Planning Director
Heidi Sowell, Assistant City Planner

FOR: Meeting of April 17, 2006

SUBJECT: Conditional Use Permit Application No. C-06-2
High Point Assisted Living Facility

DATE: April 12, 2006

Staff Report No. 06-5

BACKGROUND DATA

Applicant: High Point Development, LLC.

Property Location: Southwest of the terminus of Center Street, west of Jameel Court and north of SW Crestview Street (See Attachment A, Location and Zoning Map).

Applicant's Request: Construction of an assisted living facility containing 80 living spaces and a central kitchen/ dining area, and an associated off-street parking lot (See Attachment B, Application C-06-2; and Attachment C, Proposed Site Plan).

Property Zoning: R1 Single Family Residential District.

Applicable Zoning Regulations: An assisted living facility is classified in the zoning code as a rest home. Section 17.70.030 states that a rest home is allowed in the R1 district by means of a conditional use permit.

Property Features: **Current Land Use:** Vacant; farmland.
Lot Area: 7.8 acres.
Utilities: currently the property is not on City utilities; however, utilities are available through Center Street extension, and a storm drain facility would be constructed with any future development on the property.
Topography: property is relatively flat with the exception of substantial slopes on the south and east portion of the site.
Vegetation: wheat.

Adjacent Zoning and Land Use: **North:** R1 and R2 Low Density Multi-Family Residential zoning district; undeveloped;
South: R1 zoning district; single-family homes;
East: R1 zoning district; single-family dwellings;
West: R1 zoning district; undeveloped.

Access: Center Street; Center Street is classified as both a collector street (from Grand Avenue to Fountain Street) and a local access street (from Fountain Street to the proposed site) on the Comprehensive Plan Arterial Street Plan Map.

Environmental Review: Environmental Checklist submitted 1/9/06 (See Attachment D); Mitigated Determination of Nonsignificance issued 2/13/06 (See Attachment E).

Comments from Affected Agencies : **Department of Public Works:** Noted no outstanding concerns.
Protective Inspections Division: *No response.*
Department of Public Services: Commented that Itani Linear Park and Itani Park are both easily accessible from the subject property.
Fire Department: Noted no concerns.
Police Department: Noted that impact on police services would be insignificant; recommended a future secondary access into the site and sidewalks on both sides of the street; stated that signage should be provided indicating that the streets are private and speed reduction approaches should be considered; and recommended additional parking stalls.
Pullman School District: *No response.*

Correspondence Received: Letter from K. Duane Brelsford, received April 4, 2006 (See Attachment F).

Hearing Notification: Notice of Public Hearing mailed 3/21/06; Notice posted 3/22/06; Notice published 3/23/06 (meeting was continued from April 3, 2006).

PERTINENT PLANNING PROVISIONS

There are a number of provisions contained within the Comprehensive Plan and zoning code that relate to this conditional use permit application. These provisions, which are available for review at the city’s web site (www.ci.pullman.wa.us), are referenced below.

Comprehensive Plan Goals LU3, LU4, H2, T1, and T4 and their respective policies.
 Zoning Code Chapters 17.01, 17.70, 17.75, and 17.125.

ZONING CODE DEVELOPMENT STANDARDS

The following table compares applicable zoning code development standards to the characteristics of the subject proposal.

DEVELOPMENT STANDARDS	ZONING CODE REQUIREMENTS	SUBJECT PROPOSAL
Lot Size	0.14 acres minimum	7.8 acres
Lot Width	60 feet	Approximately 325 feet wide
Building Coverage	35 percent maximum	Approximately 10% coverage
Building Height	35 feet maximum	32 feet
Setbacks	Front: 15 feet minimum Rear: 10 feet minimum West Side: 5 feet minimum East Side: 5 feet minimum	Front: app. 70 feet Rear: app. 370 feet West Side: app. 25 feet East Side: app. 85 feet
Off-Street Parking	29 stalls (one stall per three beds minimum)	31 stalls

CONDITIONAL USE PERMIT REVIEW CRITERIA

In accordance with Zoning Code Section 17.125.020, a conditional use permit may be approved when all of the following findings can be made:

- (1) that the proposed use is consistent with the Comprehensive Plan;

- (2) that the proposed use, and its location, are consistent with the purposes of the zone district in which the use is to be located;
- (3) that the proposed use will meet all required yard, parking, and other material development standards of the Zoning Code unless otherwise varied in the approved conditional use permit;
- (4) that the use, as approved or conditionally approved, will
 - (a) be located on a site that is adequate in size and shape;
 - (b) be located on a site that has sufficient access to streets and highways adequate in width and type of surface to carry the quantity and quality of traffic generated by the proposed use;
 - (c) not have a significant adverse environmental impact on the adjacent area or the community in general;
 - (d) be compatible with surrounding land uses;
 - (e) be provided with adequate parking; and,
 - (f) be served by adequate public utilities and facilities.

STAFF ANALYSIS AND RECOMMENDATION

From planning staff's perspective, the applicable criteria of the zoning code would be met if this conditional use permit were granted. The subject parcel appears to meet the development standards for the R1 zoning district as specified in Section 17.75.080 of the Pullman Zoning Code, including lot size, lot shape, building coverage, and setbacks. Given that a Mitigated Determination of Nonsignificance was issued for the proposed project, it is not expected to create a significant adverse environmental impact, and any possible environmental impacts will be mitigated. The affected agencies that were contacted regarding this proposal had no significant concerns. Also, city water, sanitary sewer, and storm drain lines in the area can adequately serve the subject property.

The subject property is located approximately 1,300 feet west of the current terminus of Center Street. The proposed assisted living facility would necessitate the extension of Center Street. Staff suggests a condition that requires Center Street to be dedicated to the City and designed and constructed to the City of Pullman Design Standards.

Many of the concerns that have been voiced during the comment period for this project include incompatibility with single-family homes in the area, the scale of the proposed building, traffic

associated with the site (including emergency and delivery vehicles), and noise associated with the building. Staff has reviewed these concerns and worked to address them through this staff report, or through conditions on the conditional use permit.

Staff believes that the proposed assisted living facility appears to be compatible with the surrounding area. The facility is characterized as a residential, low intensity land use. The applicant is also proposing 24 single dwelling units to be located around the perimeter of the building. The dwelling units would not require a conditional use permit; however, they will be included in the site plan review and building permit processes. Staff anticipates the proposal (including the single dwelling units) will have limited impact on the adjacent properties.

The proposed assisted living facility is 33,000 square feet and would cover approximately 10 percent of the total property. A 35 percent building coverage is permitted in the R1 zoning district. The building height is represented as 32 feet, under the 35-foot height restriction for the R1 zone, and the applicant has noted that the finishing materials and details will be harmonious with the high-quality existing residences in the area. Concerns regarding noise associated with the building's mechanical system (e.g. heating and cooling apparatus) were conveyed to planning staff. It is suggested that a condition be placed on the conditional use permit requiring the project to meet the residential district noise restrictions provided for in the Pullman city code, which prohibit transmittal of sound above 55 decibels at any receiving property.

Zoning code subsection 17.35.080(4) requires that assisted living facilities be buffered from contiguous residential uses with a "Type I" landscape buffer or a sight-obscuring fence to decrease potential impacts on surrounding homes. The Type I landscape buffer, defined in zoning code section 17.45.080, is a mixture of evergreen trees and shrubs measuring a minimum of four feet at the time of planting and placed so as to grow together within three years of planting. The location of the assisted living facility is in somewhat of a depression and planning staff believes that the Type I landscape buffer would provide a better screen for lighting and sound than would a fence, especially after the vegetation had time to mature. Staff suggests that a condition be added to the permit requiring that a modified Type I landscape buffer be established around the perimeter of the project; the modification would involve an emphasis on trees (as opposed to shrubs) measuring at least six feet in height at planting.

The applicant is proposing a 31-stall off-street parking area for this project. According to the zoning code, one parking stall is required per three beds in an assisted living facility. The proposed assisted living facility includes 80 units, with 86 beds. Thus, 29 parking stalls would be required for the facility under consideration. The location of the parking is proposed near the entrance on the north side of the building. This location should decrease the impact of car lights and noise from the existing homes. The units proposed around the perimeter of the building will be required to meet the parking requirements for single-family dwelling units (.75 parking stalls per bedroom).

The applicant had an informational meeting for the neighborhood on April 11, 2006. During this meeting, an information sheet was provided by the applicant (See Attachment G). Based on this

information sheet, the applicant indicated that the average daily traffic at the proposed assisted living facility would be 182 vehicular trips. Staff has heard concerns from neighbors regarding the potential traffic associated with the proposed facility, including emergency and delivery vehicle trips. The information sheet states that on-site nurses and specialty care for the elderly will reduce the number of emergency vehicle trips to the site. Delivery vehicle traffic, incorporated in the average daily traffic count cited above, is not expected to be significant.

If the subject property were to be developed with single-family houses instead of the proposed facility, planning staff estimates the about 30 residences would be constructed at the site, given its topography. The average daily trips expected from 30 homes would be approximately 287, well in excess of the overall traffic count anticipated with the proposed assisted living center.

Only two assisted living facilities are currently located within the Pullman city limits. Staff believes that an additional facility would be a benefit to the City and surrounding area. Given the above information, planning staff finds that the proposed use is consistent with the applicable Comprehensive Plan objectives and zoning code purposes. Therefore, planning staff recommends that the applicant's request be approved subject to the following conditions:

1. Center Street shall be dedicated to the City and extended according to the City of Pullman Design Standards.
2. The assisted living facility (including any exterior apparatus) shall meet the noise restrictions provided for in Pullman City Code Chapter 8.80.
3. A Type I landscape buffer, as amended by this condition, shall be installed around the perimeter of the assisted living facility. Said buffer shall be predominantly composed of evergreen trees measuring six feet in height at the time of planting, as approved by the planning department.

FINDINGS OF FACT AND CONCLUSIONS

The applicant has prepared findings of fact for the Board to review (See Attachment H). Planning staff has also prepared findings of fact and conclusions for consideration at the public hearing. Staff's findings and conclusions are incorporated in draft Resolution No. BA-2006-4 (See Attachment I).

Prior to making a decision to approve or deny a conditional use permit application, the Board must adopt findings of fact and conclusions which specify the basis for its decision. The Board may abstract findings and conclusions from the applicant, staff, public, or Board of Adjustment members.

ACTION REQUESTED

- A. Establish rules of procedure and ask Appearance of Fairness questions.
- B. Accept staff report.
- C. Take testimony on the request for a conditional use permit.
- D. Adopt, by motion, Findings of Fact.
- E. Adopt, by motion, Conclusions.
- F. Move to approve or deny the granting of the conditional use permit. If the motion is to approve, the same motion should include any conditions the Board wishes to apply.

ATTACHMENTS

- “A” Location and Zoning Map
- “B” Conditional Use Permit Application C-06-2
- “C” Site Plan
- “D” Environmental Checklist
- “E” Mitigated Determination of Nonsignificance
- “F” Letter from K. Duane Brelsford, received 4/4/06
- “G” Community Meeting Information Sheet
- “H” Applicant’s Findings of Fact
- “I” Draft Resolution No. BA-2006-4