

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Bill Enright, Deputy Director Planning and Community Development
 Meeting Date: May 25, 2016
 Date Prepared: May 19, 2016
 Project Title: RJ Development - Waverly Inn Memory Care
 Address: 511 W. Rand Road

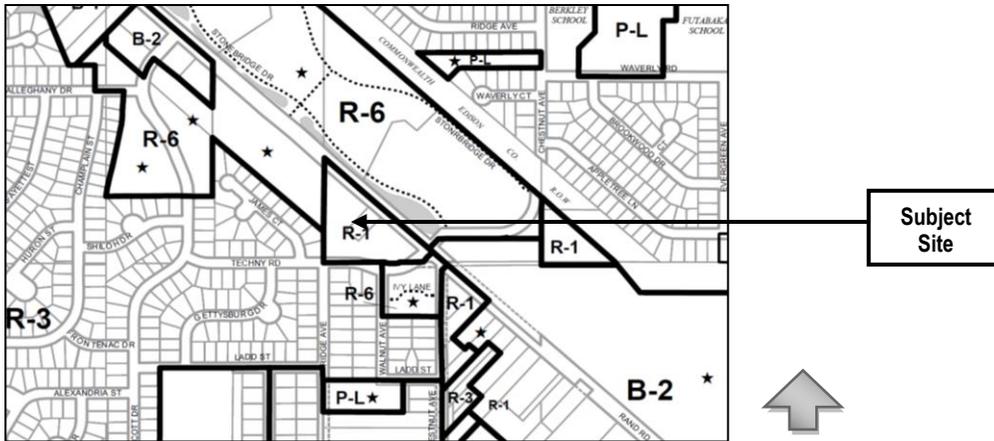
BACKGROUND INFORMATION

Petitioner: Jeff Yates
 Address: RJ Development
 401 Central St SE
 Olympia, WA 98501

Existing Zoning: I Institutional

Requested Action:

- A Final Planned Unit Development



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

Summary:

On April 18, 2016 the Village Board adopted Ordinance 16-016 approving a Preliminary Planned Unit Development and rezoning from R-1 One Family Residential to Institutional for a memory care facility at 511 W Rand Road. The petitioner has complied with all conditions of approval, specifically:

Condition: Driveway modifications on Rand Road are subject to IDOT approval (the petitioner applied to IDOT for a driveway permit and IDOT limited said driveway to right in and right out; the Final PUD plans indicate this change);

Condition: Compliance with the Design Commission motion (the petitioner has screened all mechanical equipment);

Condition: provide additional landscaping along Rand Road in front of the portico (the landscape plan was revised to add landscaping in front of the portico).

In addition, all required engineering fees have been paid.

Current Request

The Petitioner is now seeking approval of the following action:

- A Final Planned Unit Development

The Final Planned Unit Development plans comply with all applicable Village Codes and are in substantial compliance with the terms and conditions outlined in preliminary PUD Ordinance 16-016.

Regarding IDOT approval of the Rand Road driveway, IDOT restricted this drive to right-in, right-out. The petitioner has provided a revised 'pork chop' median within the driveway so that it is 4 inch mountable to allow for emergency vehicles to enter and exit this location. In addition the traffic study was modified to account for this minor change in traffic distribution. With the right-in, right-out drive on Rand Road (compared to full access onto Rand), traffic using the Techny Road driveway is estimated to change from 6 trips to 9 in the AM peak and from 9 trips to 16 in the PM peak.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of a Final Planned Unit Development subject to the plans submitted.

_____ May 19, 2016

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: *Randy Recklaus, Village Manager*
All Department Heads