

# CITY OF LYNDEN



## EXECUTIVE SUMMARY

<b>Meeting Date:</b>	December 2, 2019	
<b>Name of Agenda Item:</b>	PRD Amendment – RB Development for the Parkview Apts Project	
<b>Section of Agenda:</b>	New Business	
<b>Department:</b>	Planning Department	
<b>Council Committee Review:</b>	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
	<b>Legal Review:</b> <input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
<b>Attachments:</b>		
Planning Commission Package and Minutes of October 10, 2019, Staff memo re Conditions of Approval		
<b>Summary Statement:</b>		
<p>Planned Residential Development (PRD) Amendment 19-01 has been brought forward by Scott Goodall representing the property owner of Parkview Apartments. The application is proposing a revision to the PRD Development Agreement which would allow for utilization of residential units originally planned for the area by modifying the perimeter setback of the project, reestablishing a height limitation of 45 feet, and modifying outdoor storage requirements for the proposed units.</p> <p>If the amendment is permitted the application details the construction of senior apartments which would compliment the surrounding property uses.</p> <p>The application went to a public hearing before the Planning Commission on October 10th. The hearing demonstrated that there was consistent support for senior housing opportunities. However, concerns related to scale of the building and traffic impacts ultimately resulted in a recommendation for denial.</p> <p>Despite the recommendation the project applicant has requested that the application continue to the City Council for a final decision.</p> <p>Given the support for the housing type, staff is proposing that the City Council consider the potential conditions detailed in the attached staff memo. The conditions are meant to address the concerns of the Planning Commission while providing a path forward for additional senior housing within the City of Lynden.</p> <p>If the Council determines approval with conditions is warranted, the application will return to Council with detailed findings and the projects corresponding CC&amp;R's.</p>		
<b>Recommended Action:</b>		
Motion to [deny] or [approve with conditions] the PRD Amendment Application #19-01 of the RB Development PRD.		