



PLANNING DEPARTMENT
Heidi Gudde, Planning Director
(360) 354 - 5532

Planning Department Memorandum

To: City Council

From: Heidi Gudde, Planning Director

Meeting Date: December 2, 2019

Re: PRD Amendment – RB Development Potential Conditions of Approval

Given the support for this housing type proposed at this location and the support for infill development within the City's Comprehensive Plan, the City Council may wish to consider conditions of approval for the PRD amendment.

The following conditions have been vetted with the applicant and are meant to address the concerns of the Planning Commission while providing a path forward for additional senior housing within the City of Lynden. These include:

- Requiring the off-site installation of a pedestrian crosswalk over Aaron Drive that includes curb bump outs to provide pedestrian refuge and traffic calming. This would help to address concerns related to pedestrian safety and improve visibility for vehicles using the Christian Healthcare Center main entrance. (see attached graphic)
- Require parking spaces located on Aaron Drive to be striped to facilitate more efficient on-street parking.
- Increase the minimum setback from Aaron Drive from 15 feet to 20 feet. This would result in a space of 24.4 feet from the edge of sidewalk to the closest point of building frontage. This compares to a setback of approximately 30 feet from the sidewalk at the adjacent building at Bender Plaza. (see attached graphic)
- Reduce the height of the building to a maximum of 41 feet. This would lower the height to less than the adjacent building at Bender Plaza which is 43 feet tall at its peak. (The maximum height of buildings within a PRD is typically 45 feet in association with a 25 foot setback.)
- Reduce the proposed unit count from 50 to 43. This also reduces the ratio of studio apartments to one-bedrooms.

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- Maintain the proposed number of parking spaces. The number of spaces provided would meet the City's parking code and in addition, provide 7 guest spaces. Parking would be assigned to units as a condition of each lease. (Code requires one parking space for each senior unit and two parking spaces for every other unit. Guest parking is not required per code).
- Clarify the bed count to unit count ratio within the PRD to specific that 4 beds within a group quarters (such as the Christian Health Care Center) being equal to 1 residential unit.
- Coordinate with the Lynden Fire Department to provide the fire safety measures of call buttons at each stairway landing. This is more than required by current fire code.

It is important to note that LMC 19.29 requires the applicant to return to City Council with detailed CC&R's. Compliance with these or other conditions would be confirmed within the CC&R approval and detailed findings related to any conditions of approval brought forward to the City Council for review.