

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	December 2, 2019	
Name of Agenda Item:	Remand Order for PRD Amendment 19-01 – RB Development (Parkview Apts)	
Section of Agenda:	Consent	
Department:	Planning Department	
Council Committee Review:	<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: _____
	Legal Review: <input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
Attachments:		
Planning Commission Package and Minutes of October 10, 2019, Staff memo re Conditions of Approval		
Summary Statement:		
<p>Planned Residential Development (PRD) Amendment 19-01 proposes a revision to the RB Development PRD Development Agreement. The amendment seeks to utilize residential units originally planned for within the PRD by modifying the perimeter setback associated with Parkview Apartments, reestablishing a height limitation of 45 feet, and removing outdoor storage requirements for the proposed units. If the amendment is permitted, the applicant proposes 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>Given the support for the housing type, staff proposed that the City Council consider conditions of approval which would reduce the scale and impacts of the project. The proposed 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>On December 2, 2019 the City Council reviewed the applicant’s request and the staff recommendation and determined that the application, and proposed conditions, should return to the Planning Commission for review. Subsequently, the attached Order of Remand has been created which outlines the proposal and the requested remand to the Planning Commission. Per code, remand orders must include a timeframe. In this case the Planning Commission shall pass a resolution with new findings by March 31, 2020.</p>		
Recommended Action:		
Motion to approve the Findings of Fact, Conclusions of Law, and Order of Remand as presented and authorize the Mayor’s signature on the document.		