

IMPACT STATEMENT

Legislation title:

Amend the Comprehensive Plan Map and Zoning Map and approve a Conditional Use Master Plan and Adjustment for property at 1825 NE 108th Avenue, 1918 NE 106th Avenue, 1910 NE 106th Avenue, 1824 NE 106th Avenue, 1820 NE 106th Avenue, and 1812 NE 106th Avenue, at the request of Andrew Tull, 3J Consulting Inc. (Ordinance; LU 17-113086 CP ZC CU MS AD)

Contact name: Andrew Gulizia, BDS City Planner

Contact phone: (503) 823-7010

Presenter name: Andrew Gulizia

Purpose of proposed legislation and background information:

The request is not for a legislative action, but rather for approval of a Type III quasi-judicial land use review. The proposal would apply the Multi-Dwelling 1,000 Comprehensive Plan Map designation and the corresponding R1 zoning designation to the site. The proposal also includes a Conditional Use Master Plan and Adjustment Review for the following development on the site:

- a. New 1-story, approximately 15,500-square-foot, 26-bed memory care building adjacent to NE 106th Avenue (classified as Group Living use);
- b. New 2-story, approximately 20,300-square-foot, 22-unit independent living apartment building adjacent to NE San Rafael Street (classified as Household Living use); and
- c. Approximately 1,500-square-foot, 1-story addition to an existing building in the interior of the site for use as common area for residents.

Quasi-judicial procedures described in Zoning Code Chapter 33.730, commonly known as land use reviews, are handled by the Bureau of Development Services. Quasi-judicial procedures specifically describe the City Council as the decision-maker for Type III Comprehensive Plan Map Amendments and concurrent review requests, per 33.730.030.E.3.a(2).

In this case, the Hearings Officer has recommended of approval of the land use review with conditions. Staff will be presenting the Hearings Officer's recommendation at the hearing.

Financial and budgetary impacts:

This is not a legislative action. There are no costs to the City associated with this quasi-judicial land use review. The City resources necessary to review the application are covered by the land use review fees already paid by the applicant.

Community impacts and community involvement:

The standard public involvement procedures of a Type III land use review have been followed. One person who lives near the subject site testified before the Hearings Officer with concerns about on-street parking impacts and the height of the proposed two-story apartment building. The Hearings Officer also received letters from neighbors with concerns about traffic and parking impacts. The Hearings Officer addressed neighbors' concerns in his written recommendation to City Council.

Budgetary Impact Worksheet**Does this action change appropriations?**☐ **YES:** Please complete the information below.☒ **NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

Motion Record

September 19, 2018

983

Amend the Comprehensive Plan Map and Zoning Map and approve a Conditional Use Master Plan and Adjustment for Parkview Christian Retirement Community at 1825 NE 108th Ave and properties at NE 106th Ave, at the request of Andrew Tull, 3J Consulting Inc. (Previous Agenda 974; Ordinance introduced by Mayor Wheeler; LU 17-113086 CP ZC CU MS AD)

Motion to amend the Comprehensive Plan Map and Zoning Map and approve a Conditional Use Master Plan and Adjustment for Parkview Christian Retirement Community:

Moved by Wheeler and seconded by Fritz.

(Y-4)

189170