



**TO:** T.C. Broadnax, City Manager  
**FROM:** Phyllis K. Macleod, Hearing Examiner *PKM* *AK*  
Shanta Frantz, Senior Planner  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No.: 16-0831- LU16-0101 – October 11, 2016  
**DATE:** September 26, 2016

**SUMMARY:**

An ordinance seeking a rezone of one parcel and major modifications of prior rezones for the 19.28 acre Franke Tobey Jones retirement community, originally established in 1924.

**COUNCIL SPONSORS:**

N/A

**STRATEGIC POLICY PRIORITY:**

The proposed actions would be aligned with the following strategic policy priorities:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Encourage thriving residents with abundant opportunities for life-long learning.
- Assure outstanding stewardship of the natural and built environment.

**BACKGROUND:**

The Franke Tobey Jones Retirement Community was established in 1924 at a site near the Point Defiance Park. The campus has developed over the years to include a range of facilities designed to serve the housing needs of older adults in Tacoma. Franke Tobey Jones is proposing to upgrade and expand the current housing options on the property. The project would add five buildings to the site over a 3-5 year period. The improvements would include an 84-unit Independent Living/Assisted Living building, a 16-unit Independent Living building, a 43-bed/24-unit Skilled Nursing Facility and Memory Care building and two replacement duplex buildings. When completed, the proposed configuration would include 345 on-site parking spaces, 283 residents, 223,700 square feet of developed structures, and approximately 624,810 square feet of site area without building coverage. To accomplish the project, Franke Tobey Jones is seeking a rezone of a smaller parcel at the northwest corner of the property from R-2 Single-Family Residential District to R-3-PRD Two-Family Planned Residential District. A major modification to previously granted rezones is also requested to allow greater density, increased building height, and decreased open space.

The Hearing Examiner is recommending approval of the rezone from R-2 to R-3-PRD to facilitate construction of the 16-unit independent living facility. The proposed structure is consistent with the Franke Tobey Jones campus and is designed to blend well with the surrounding neighborhood. No citizens testified against the proposed rezone.

**ORIGINAL**



The Hearing Examiner is recommending denial of the modifications requested by Franke Tobey Jones to increase density limitations on the existing zoning. The 3,000 square feet per living unit standard was a key component of obtaining approval for the previous upzoning of the property from R-2 to R-3-PRD and R-4-PRD. The requested density level would allow Franke Tobey Jones to double the living units on the site, which would have significant negative impacts on the neighborhood.

The Hearing Examiner is recommending a limited modification to the existing maximum height for structures in the R-4-PRD zone. The approval being recommended would allow only the increase in height needed to allow construction of the proposed Independent Living/Assisted Living building as depicted on the project plans. A blanket approval for increased height in other portions of the R-4-PRD zone is not recommended because 60-foot structures in other locations on the site would present a much larger visual impact on the neighborhood than the existing and proposed facilities.

The Hearing Examiner is recommending a partial approval of the request to reduce existing open space requirements for the property. The prior zoning approvals were obtained based on the specific condition that the large grassy areas at the south of the property would be retained as open space. The proposed Skilled Nursing/Memory Care facility would encroach on the existing open space. A recent amendment to the Planned Residential Community provisions has reduced the required open space to 15 percent of the overall area. The amendment, however, specifically indicates that prior approvals will retain the open space requirements imposed at the time the developments were approved. The partial approval of an open space reduction is limited to the amount of reduction necessary to build the proposed skilled nursing/memory care structure while retaining the majority of the existing grassy area. Further reduction of the open space requirement is not recommended. As a result, one replacement duplex proposed for construction in the grassy area would not be allowed.

In a related matter that has not been appealed, the Hearing Examiner has approved, with conditions, site plan modifications to the Planned Residential Development that accommodate Franke Tobey Jones's proposed project.

**ISSUE:**

Whether the Council should approve this rezone request and the request for major modifications of prior rezones.

**ALTERNATIVES:**

The Council could choose to deny the requested rezone and major modifications to prior rezones or to approve with conditions different from those recommended by the Hearing Examiner.

**RECOMMENDATION:**

The Hearing Examiner recommends approval of the request to rezone a portion of the Franke Tobey Jones property from R-2 to R-3-PRD, subject to conditions contained in paragraph 25 of the Hearing Examiner's Recommendation.

The Hearing Examiner recommends denial of the request to increase the density limitations on the existing R-3-PRD and R-4-PRD areas on the site. The Hearing Examiner recommends retaining the 3,000 square feet per living unit standard that formed a key basis for the original PRD zoning approvals at this site.



The Hearing Examiner recommends partial approval of the request to increase the existing limit on the height of structures in the R-4-PRD zone. The approval is recommended only to the extent necessary to allow for construction of the proposed Independent Living/Assisted Living building as depicted on the submitted project plans. The remaining R-4-PRD area would remain subject to the height limits agreed to at the time the R-4-PRD zone was approved.

The Hearing Examiner recommends partial approval of the request to reduce the existing open space requirements for the property under the R-3-PRD and R-4-PRD zoning. The Hearing Examiner recommends that the large grassy areas at the south of the property should remain as open space with the exception of the area necessary for construction of the new Skilled Nursing/Memory Care facility, as depicted on the plans submitted for the project at hearing. The overall open space requirement is recommended for reduction from 1/3 to 26 percent, which will allow for a limited decrease in the required open space to accommodate the proposed expansion.