



ORDINANCE NO. 28382

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3 AN ORDINANCE relating to zoning; in which the applicant is seeking a
4 rezone of one parcel, from an R-2 Single-Family Residential District to
5 an R-3-PRD Two-Family Planned Residential District; a major
6 modification of prior rezones; and a major modification of the Planned
7 Residential Development site approval for the 19.28-acre Franke
8 Tobey Jones retirement community originally established in 1924.

9 WHEREAS the Franke Tobey Jones Retirement Community was
10 established in 1924 at a site near the Point Defiance Park, and

11 WHEREAS the campus has developed over the years to include a
12 range of facilities designed to serve the housing needs of older adults in
13 Tacoma, and

14 WHEREAS Franke Tobey Jones is proposing to upgrade and expand
15 the current housing options on the property, to include the addition of five
16 buildings over a 3-5 year period, and



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WHEREAS proposed improvements 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, and

WHEREAS, when completed, the proposed configuration would include 283 residents, 223,700 square feet of developed structures, 345 onsite parking spaces, and approximately 624,810 square feet of site area without building coverage, and

WHEREAS, in order to accomplish the project, Franke Tobey Jones is seeking a rezone of a smaller parcel at the northwest corner of the property, from an R-2 Single-Family Residential District to an R-3-PRD Two-Family Planned Residential District, and

WHEREAS major modifications to previously granted rezones at the site are also being requested to allow greater density and increased building height, which would result in decreased open space, and

WHEREAS 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, which facility is consistent with the Franke Tobey Jones campus and designed to blend well with the surrounding neighborhood, and



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WHEREAS the Hearing Examiner is recommending denial of the modifications requested by Franke Tobey Jones to increase density limitations on the existing zoning primarily because (1) 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, and (2) 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, and

WHEREAS the Hearing Examiner is recommending a limited modification to the existing maximum height for structures in the R-4-PRD zone because the approval being recommended would allow only the increase in height needed for construction of the proposed independent living/assisted living building; 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 have a much larger visual impact on the neighborhood than the existing and proposed facilities, and

WHEREAS the Hearing Examiner is recommending approval of the request to reduce existing open space requirements for the property only in part because (1) the prior zoning changes were obtained based on the specific condition that the large grassy areas at the south of the property would be



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retained as open space; (2) the proposed skilled nursing/memory care facility would encroach on the existing open space, and (3) a recent amendment to the Planned Residential Community provisions has reduced the required open space to 15 percent of the overall area. However, the amendment specifically indicates that prior approvals will retain the open space requirements imposed at the time the developments were approved, and 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, and

WHEREAS further reduction of the open space requirement is not recommended, and, as a result, one replacement duplex proposed for construction in the grassy area would not be allowed, and

WHEREAS, 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; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby adopts the Hearing Examiner's Findings, Conclusions, and Recommendations contained in the Hearing



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Examiner's Report dated August 24, 2016, bearing File No. LU16-0101, which Report is on file in the office of the City Clerk.

Section 2. That the request to rezone the following portion of the Franke Tobey Jones property, from an R-2 Single-Family Residential District to an R-3-PRD Two-Family Planned Residential District, subject to conditions contained in paragraph 25 of the Hearing Examiner's Recommendation, is hereby approved:

That portion of the Northeast quarter of the Northwest quarter of Section 23, Township 21 North, Range 02 East, W.M. more particularly described as follows:

Lots 1, 2, 5, and 6, Block 7 of Replat of Point Defiance Park Addition to Tacoma, Washington as recorded in Volume 10 of Plats at Page 78, records of Pierce County Auditor;

Together with that portion of North Park Avenue lying westerly of the center line of North Bristol Street and easterly of the northerly extended West line of Lot 2, Block 7 of Replat of Point Defiance Park Addition to Tacoma, Washington as recorded in Volume 10 of Plats at Page 78, records of Pierce County Auditor;

Also together with the West one half of North Bristol Street lying northerly of the easterly extended South line of Lot 6, Block 7 of Replat of Point Defiance Park Addition to Tacoma, Washington as recorded in Volume 10 of Plats at Page 78, records of Pierce County Auditor.



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Section 3. That the request to increase the density limitations on the existing R-3-PRD and R-4-PRD areas on the site is hereby denied, and the 3,000 square feet per living unit standard that formed a key basis for the original PRD zoning approvals at this site is hereby retained.

Section 4. That the request to increase the existing limit on the height of structures in the R-4-PRD zone is partially approved, 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 previously approved.

Section 5. That the request to reduce the existing open space requirements for the property under the R-3-PRD and R-4-PRD zoning is partially approved; the large grassy areas at the south of the property shall 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



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plans submitted for the project at hearing; the overall open space requirement is hereby reduced from 33.3 percent to 26 percent to accommodate the proposed expansion.

Passed _____

Mayor

Attest: _____

City Clerk

Approved as to form: _____

Property description approved: _____

Deputy City Attorney

Chief Surveyor
Public Works Department

Location: 5340 North Bristol Street
Petitioner: Marathon Development, Inc.
Request No.: LU16-0101