

# Quia Health Services

*Affordable Healthcare at Stillpoint*

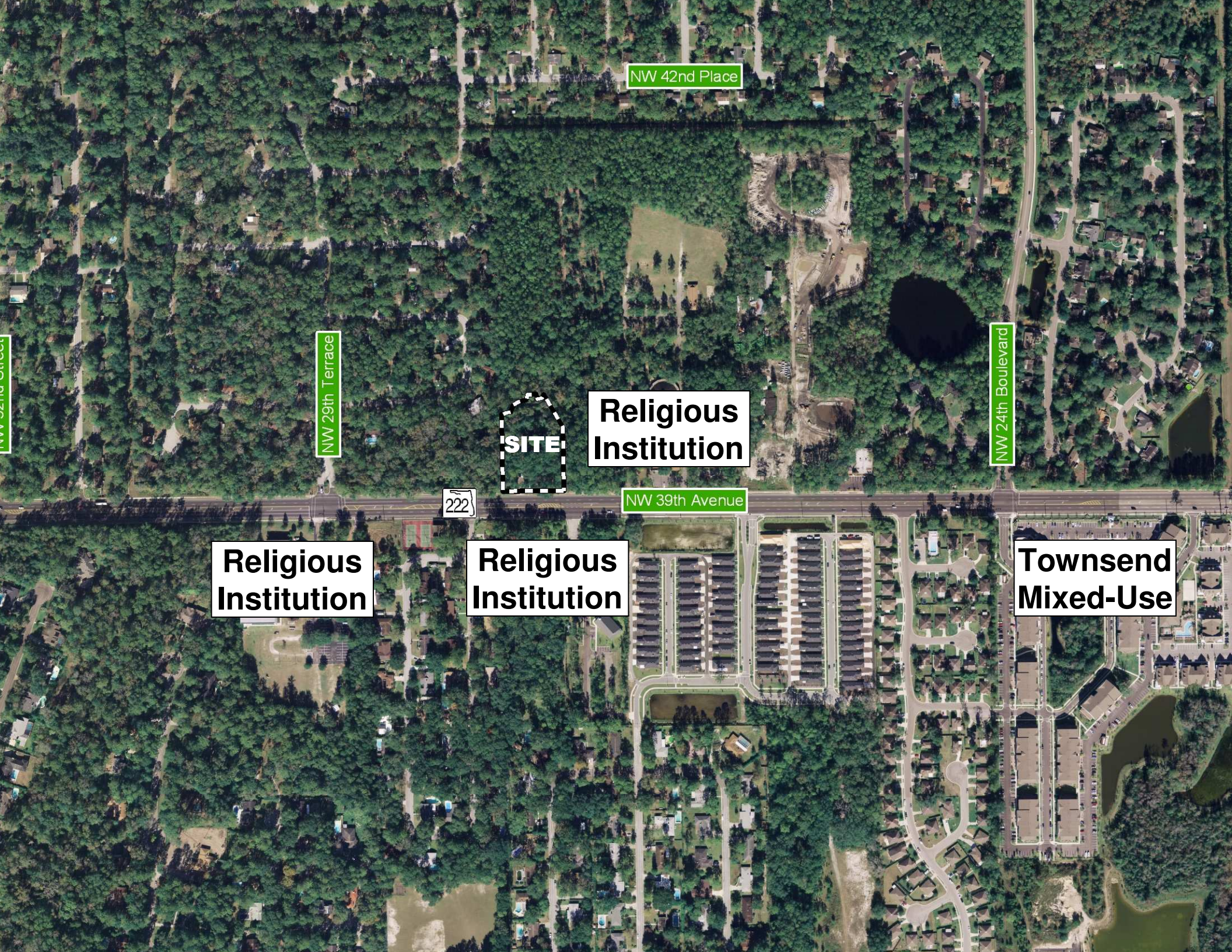


Development Amendment  
City Commission

12/04/08







NW 42nd Place

NW 29th Terrace

NW 24th Boulevard

222

NW 39th Avenue

SITE

Religious Institution

Religious Institution

Religious Institution

Townsend Mixed-Use





Day Care  
Center  
1989

Chiropractic  
Center  
1993



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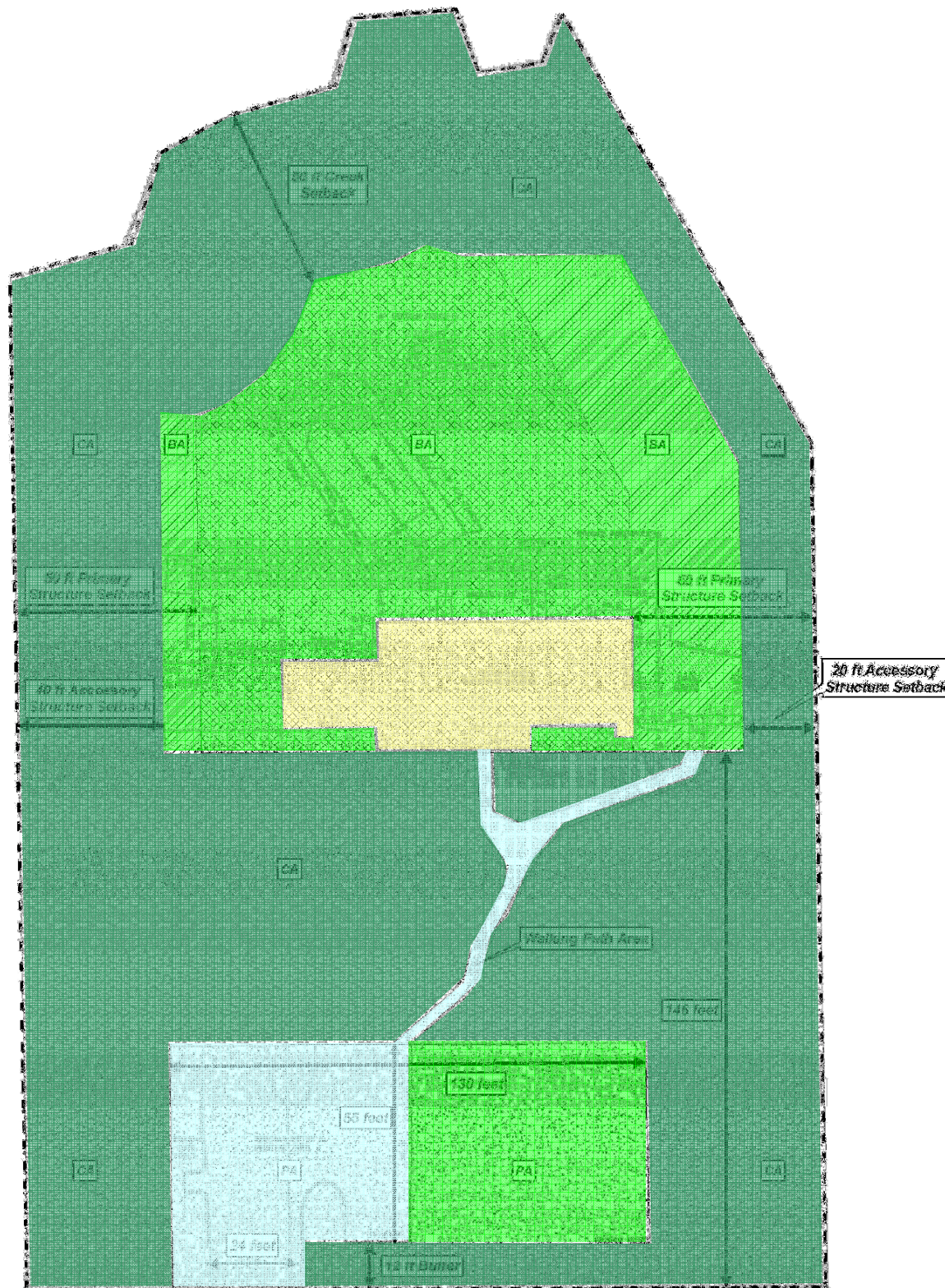


Commence at a set nail (H3524) on the Southeast Quarter (SE 1/4) of S... East, and a point on the centerline... degrees, 20 minutes, 40 seconds West... concrete monument marking the inter... of NW 39th Avenue and the Point of I... 59 minutes, 12 seconds West a dista... (H3524), marking the intersection w... along the centerline of said creek, ... of, North 74 degrees, 49 minutes, 4... feet to a set iron pin (H3524), the... 13 seconds East a distance of 26.24... thence North 61 degrees, 47 minutes... feet to a set iron pin (H3524), the... seconds East a distance of 28.65 fe... North 13 degrees, 30 minutes, 16 se... to a set iron pin (H3524), thence N... seconds East a distance of 28.64 fe... South 19 degrees, 40 minutes, 41 se... to a set iron pin (H3524), thence N... seconds East a distance of 17.31 fe... North 23 degrees, 27 minutes, 46 se... to a set iron pin (H3524), thence 1... degrees, 14 minutes, 34 seconds East... iron pin (H3524), thence South 00 d... distance of 230 feet to a set iron... with the North right of way line of... North right of way line South 89 de... distance of 217.74 feet to the Point

**Legend**

-  Planned Develop
-  300 ft Distance





Parking Area (PA)	Up to thirteen (13) paved parking spaces. A minimum of six (6) spaces remaining area designated mulched parking spaces.
Common Area (CA)	Walking paths, trails, and stormwater management.

Uses permitted in the Common Area are permitted in the

- The existing driveway access will be utilized to access the area. The area dedicated for parking shall be limited to internal pedestrian circulation, trails, and concrete paths.

Building Type	Height
Primary Structure	35'
Accessory Structure	35'

Primary and accessory structures shall be limited to the

- Common area is depicted herein. Internal pedestrian circulation is permitted in the common areas.
- The site is a privately owned and operated business. Not designated for public or semipublic uses.
- Existing architecture has been established. If expansion is proposed, the expansion will be consistent with the

### Legend

- Planned Development
- Land Use Areas
  - Buildable Area (BA)
    - Primary and Accessory
    - Accessory Area
  - Parking Area (PA)
  - Common Area (CA)
  - Setback / Buffer
  - Walking Path Area

# Permitted Uses Include

Exercise Physiologists  
Occupational Therapists  
Physical Therapists  
Acupuncturists  
Herbal Medicine

Hypnotherapists  
Nutritionist  
Physical Fitness  
Chiropractic Office  
Massage Therapy



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## Minimum requirements for a PD Zoning District

promoted by comprehensive plan. The proposed development is unique. Although it does not fit within the existing zoning district, it is consistent with the city comprehensive plan, except it may require a land use classification that is not allowed under the existing zoning district (s) in the city land development code would not allow the implementation of the proposed project.

The proposed land use classification is PUD requires a PD zoning district for implementation. The existing zoning is not a practical primary use. The proposed holistic therapy center is unique given its foundation and design.

The proposed development is of such size, scale, complexity, and design that it is inconvenient and inefficient to process such a proposal outside the PD process.

The proposed development is PD consisting of a maximum 3,505 sq. ft. structure. The unique design resulting from its features, and the uses connection to nature deem a PD a necessary and appropriate zoning district.

The proposed development is compatible and design characteristics. The nature of the proposed use at a specific site is consistent with the characteristics to preserve and protect neighborhood character, environmental concerns and other policies in the area, consistent with comprehensive plan policies.

The proposed development is adjacent to residential, institutional, and environmental uses / features deem this site as an appropriate zoning district to insure the protection of single-family and environmental uses. The proposed development utilizes the site's natural features and tree canopy to establish a calming and therapeutic atmosphere. The proposed center is surrounded by the natural environment.



## PD Objectives

standing and innovative residential and nonresidential developments with a building orientation to the street; provide for an integration of housing types and accommodation of changing lifestyles; and provide for design which encourages internal and external convenient and comfortable pedestrian transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, and nearby land uses, and mixed uses.

flexibility to meet changing needs, technologies, economics and consumer preferences.

utilize, to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding structures.

reduce development and building costs by permitting smaller networks of utilities, a network of narrow streets, economical development patterns and shared facilities.

encourage overall coordinated building and facility relationships and infill development, and eliminate the piecemeal development.

encourage the combination and coordination of architectural styles, building forms and building relationships.

encourage the use of traditional, quality-of-life design features, such as pedestrian scale, parking located away from the street, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, landscaping adjacent to the street, and formal landscaping along streets and sidewalks.