



PLANNING AND DEVELOPMENT

RESIDENTIAL INFILL / PUD TASK FORCE

January 26, 2011 meeting background materials

Attached is a list of potential amenities/attributes that were assembled by Staff based on the comments at your last meeting. The members should review them and determine which of these they want to see included as approval criteria in the revisions to Chapter 24 – PUD.

AMENITY CONSIDERATIONS:

24.100 APPROVAL CRITERIA

Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City.

Any PUD which is proposed to include an affordable, or special needs housing component shall be reviewed for its proximity to existing or planned services (i.e., shopping centers, churches, parks, senior centers, public transit, etc.).

The PUD process provides an alternative to traditional development under prescriptive zoning and subdivision standards. This chapter shall not be applied to single-family residential lots incapable of further subdivision due to lot size or as a means to avoid other procedures more appropriately reviewed as variance applications under Chapter 75.

The decision making body may approve a PUD only if it finds that all of the requirements in *Section X- Y* have been met. The application, or plans, must demonstrate through objective measures, or by means of empirical evidence, how each of the following requirements will be met under the proposed development:

1. The proposal shall preserve the existing amenities of the site to the greatest extent possible by relating the type and design of the development to the topography, landscape features, and natural amenities existing on the site and in the vicinity.
2. The proposed PUD shall provide a desirable, attractive, and stable environment in harmony with that of the surrounding area through thorough, well-developed, detailed planning and by comprehensively correlating the provisions of this code and all applicable adopted plans.
3. The placement and design of buildings, use of open spaces, circulation facilities, off-street parking areas, and landscaping shall be designed to best utilize the potentials of the site characterized by special features of geography, topography, size, and shape.
4. The PUD shall be developed so that it is compatible with neighboring development in terms of architecture, massing, and scale. Where that cannot be accomplished, appropriate transitions shall be provided that are deferential or sympathetic to existing development.

Site planning and design excellence. Examples of quality design features which may be used to ensure superior design include, but are not limited to:

1. Maximum retention and integration of natural features into site design in addition to open space areas dedicated to the City.
2. Minimize impervious surfaces through the use of Locate parking facilities and garages at the rear of buildings accessed by alleys. Provide side or rear entry garages.
3. Superior landscape plan in terms of quantity of materials and quality represented by size of plant/tree, variety of plant/tree, and mix to allow seasonal colors. The landscape plan

should incorporate available natural site features (e.g., rock outcroppings, creeks, etc.). The landscape plan should frame views both into the site and from the site residents within , and show sensitivity to the micro-climate. Other landscape elements may include rockeries, ornamental pools, and pathways.

4. Architectural design that emphasizes high quality materials, finish, texture, and craftsmanship. Architectural complexity and richness of detail are sought. Contextual design that draws from the predominant architecture of the area is preferred over contrasting design. Only examples of manifestly outstanding contrasting design would be acceptable alternatives to the contextual approach. The design should accommodate the human scale with multiple light windows, appropriately scaled entryways, and porches. Facades should be broken up into multiple elements, both horizontally and vertically. Variations in the building silhouette and depth are also desirable.

Architectural Pattern Book: A compendium of architectural elevations, details, and colors of each building type shall be submitted with any PUD application. A pattern book shall act as the architectural control for the homeowner's association. An Architectural Pattern Book shall address the following:

- a. Illustrative areas within the development application covered by the pattern book.
- b. An explanation of how the pattern book is organized, and how it is to be used.
- c. Define specific standards for architecture, color, texture, materials, and other design elements.
- d. Include a measurement or checklist system to facilitate review of the development for conformity with the pattern book.
- e. Include the following information for each building type permitted outright or conditionally proposed in the PUD:
 - (1) Massing, facades, elevations, roof forms, proportions, materials, and color palette.
 - (2) Architectural relevance or vernacular to the Pacific Northwest.
 - (3) Doors, windows, siding, and entrances, including sash and trim details.
 - (4) Porches, chimneys, light fixtures, and any other unique details, ornamentation, or accents.
 - (5) A fencing plan with details that addresses the relationship between public space and maintaining individual privacy subject to Section 16.58.030.

Well-articulated pedestrian and bikeway path system and public transit system, if applicable, that unifies the development site and connects with adjacent development and destinations. .

Modifications to underlying development standards :

The FAR and lot coverage requirements of the underlying zoning district may be applied with reference to the total area of the project as a whole and not on a lot by lot basis.

The reviewing authority may grant exceptions to the lot size, building setbacks, and lot dimensions of the underlying zone if the applicant demonstrates that the proposed PUD meets all of the requirements in Section X-YY and provides the same or a better sense of privacy, appropriate scale and open space as a PD designed in compliance with the standard or standards to which an exception is sought.

The considerations in granting the exceptions are set forth in subsection (b) below:

- b. In making the determination under subsection (ABOVE), the reviewing authority may consider:
 - i. Whether the applicant has reserved or dedicated more than the minimum amount of open space required by the Park and Open Space Development Standard.
 - ii. Whether the requested exception allows the lots to be designed in a manner that provides better access to common open space areas from within and/or outside the PD, better protects views, allows better solar access, maintains or improves relationships between structures, maintains or improves privacy and/or improves pedestrian or bicycle access to surrounding neighborhoods.
 - iii. Whether the requested exception will allow a more attractive streetscape through use of meandering streets, access through alleys or shared driveways, provision of median plantings, or other pedestrian amenities.
 - iv. Whether the requested exception will enhance or better protect a significant natural feature on the site, such as a wetland, a tree or tree grove, or a stream corridor.
 - v. Whether the requested exception will provide better linkage with adjacent neighborhoods, parks and open space areas, pathways, and natural features.
 - vi. Whether the requested exception will allow the development to be designed more compatibly with the topography and/or physical limitations of the site.

The applicant shall supply a narrative statement substantiating how the proposed development will be superior to or more innovative than conventional development undertaken under the city's land use regulations. The statement shall also substantiate how the proposed PUD will provide a benefit to the public beyond that available through conventional development. The applicant shall specifically identify all code requirements and criteria proposed for modification;

C. Basis for Approval of Alternative Development Standards. Approval of alternative development standards for PUDs differs from the variance procedure described in Chapter [17.86](#) PTMC in that rather than being based upon a hardship or unusual circumstance related to a specific property, the approval of alternative development standards proposed by a planned unit development shall be based upon the criteria listed in this section. In evaluating a planned development which proposes to modify the development standards of the underlying use zone, the city shall consider and base its findings upon the ability of the proposal to satisfy the following criteria:

1. The proposed planned development shall be compatible with surrounding properties, especially related to:

- a. Landscaping and buffering of buildings, parking, loading and storage areas;
- b. Public safety;
- c. Site access, on-site circulation and off-street parking;
- d. Light and shadow impacts;
- e. Generation of nuisance irritants such as noise, smoke, dust, odor, glare, vibration or other undesirable impacts;
- f. Architectural design of buildings and harmonious use of materials;

2. The unique characteristics of the subject property;

3. The unique characteristics of the proposed use(s);

4. The arrangement of buildings and open spaces as they relate to various uses within or adjacent to the planned development;

5. Visual impact of the planned development upon the surrounding area;

6. Public improvements proposed in connection with the planned development;

7. Preservation of unique natural features of the property; and

8. The public benefit derived by allowing the proposed alteration of development standards.