

Infill Housing Zoning Code Update Project

Draft Planned Unit
Development (PUD) Code
review by
Infill Housing Task Force

Plan Commission workshop
September 14, 2011

Infill Housing Task Force review:

- PUD review during June and July meetings
- Previous work:
 - draft Pocket Residential Standards
 - draft suggestions for amendments to the Residential zoning standards

Overview:

- PUD definition
- Purpose of the PUD code
- Where PUDs are allowed
- Application Procedure
- PUD Decision Criteria
- PUD Development Standards
- Permitted uses
- Design Standards

PUD definition

Section 17A.020.160 “P” Definitions

T. Planned Unit Development (PUD).

1. A planned unit development is a project permit for an overlay zone, approved by the hearing examiner, which does not fully comply with all of the development standards of the base zone in which it is located, but is approved based on superior or innovative design.

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PUD definition

Section 17A.020.160 “P” Definitions

T. Planned Unit Development (PUD).

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2. The City may permit a variety of types, design, and arrangement of structures and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety, and welfare.

Purpose: (suggested amendments underlined)

To encourage innovative planning and
flexible design standards that results in: a
more infill and mixed use development;
economically diverse and affordable
housing; options; improved protection of
open space; and critical areas and
transportation options and preserve the
existing landscape and amenities that may
not otherwise be protected through
conventional development.

Applicability:

A PUD is proposed to be permitted in all Residential, Commercial, Center and Corridor zones, and Downtown zones.

PUD's are currently permitted only in Residential zones.

Application Procedure:

Require a public hearing and a decision by the Hearing Examiner.

When a subdivision of land is proposed, the PUD would be considered at the same time as the subdivision.

PUD Decision Criteria: 17G.060.170.D.4

- Compliance with All Applicable Standards (except where adjustments are being approved as part of the concept plan application)
- Architectural and Site Design (demonstrates the use of innovative, aesthetic, and energy-efficient architectural and site design)
- Transportation System Capacity (at time of completion of each phase)

PUD Decision Criteria: 17G.060.170.D.4

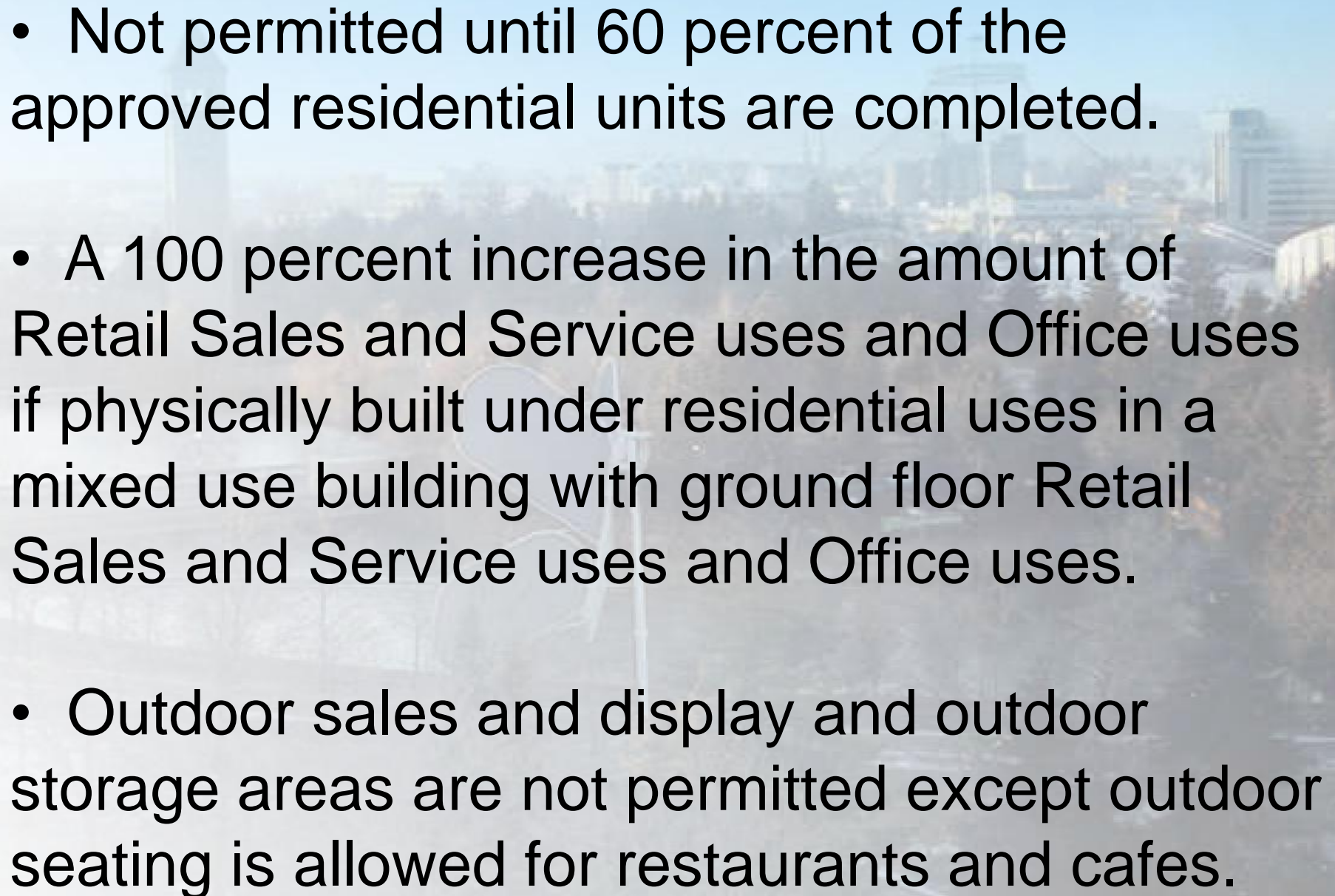
- Availability of Public Services (at time of completion of each phase)
- Protection of City Designated Resources (as designated in the municipal code)
- Compatibility with Adjacent Uses (limit conflicts with adjacent uses)
- Mitigation of off-site Impacts (to the extent practicable)

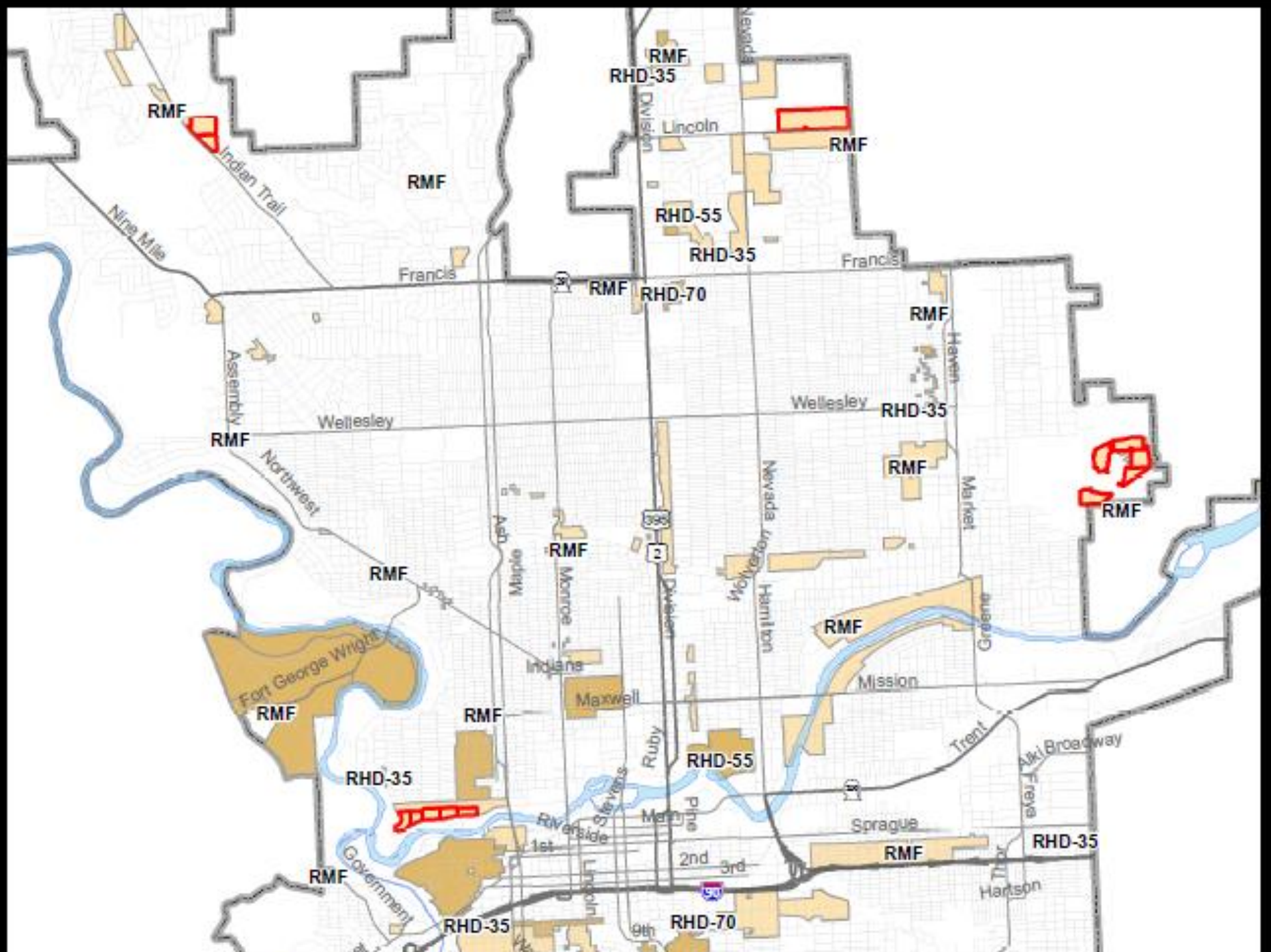
PUD Development Standards:

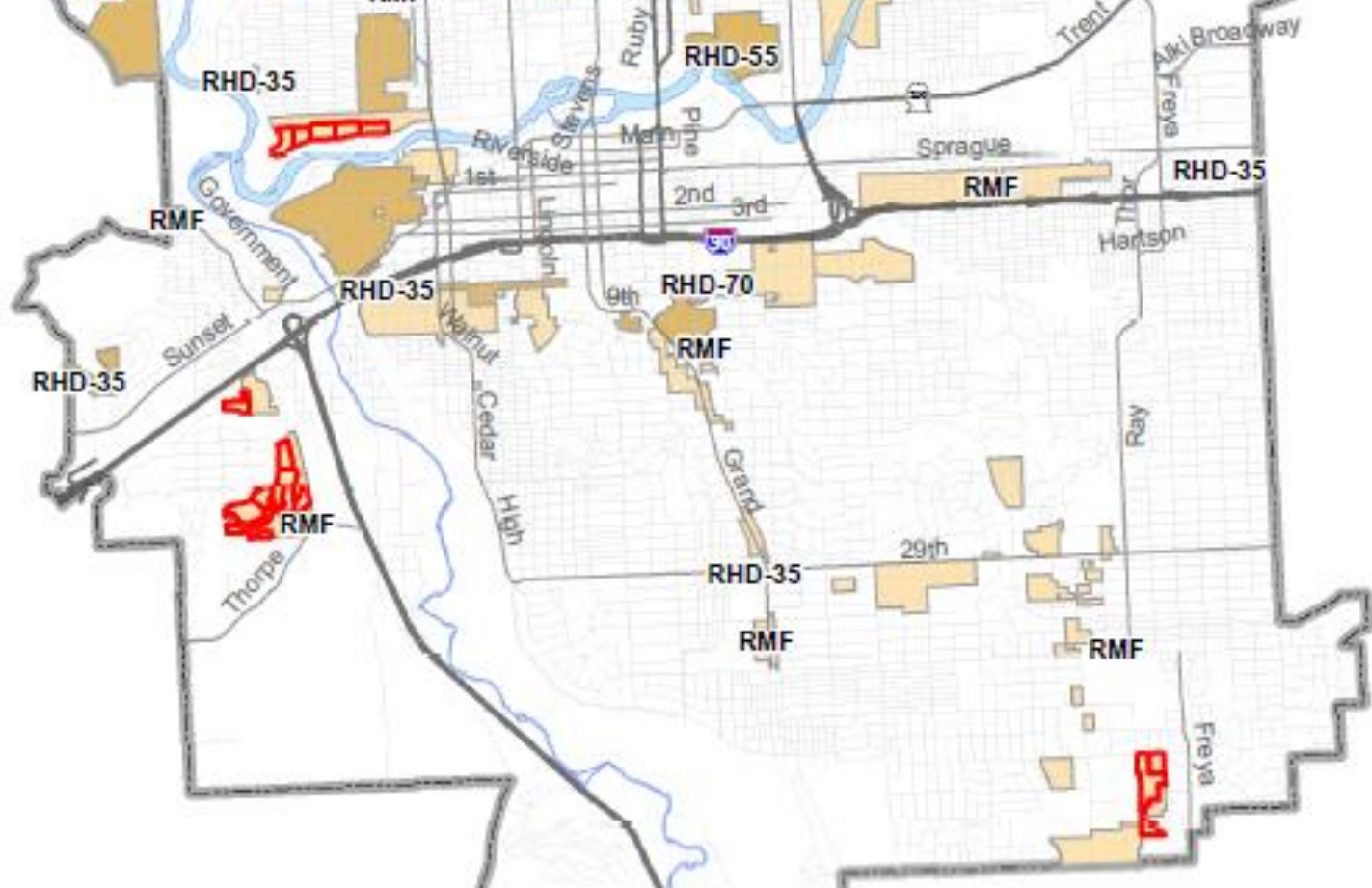
Permitted uses: Same as the underlying zone.

Additional proposed permitted uses: Retail Sales and Service uses and Office uses in RMF and RHD zones subject to the following limitations:

- The PUD site is larger than 10 acres
- Individual Retail Sales and Service uses and Office uses up to 3,000 square feet each
- Site area developed with Retail Sales and Service uses and Office uses shall not exceed 5 percent of the total PUD site area
- Retail Sales and Service uses and Office uses have frontage on a arterial street

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- Not permitted until 60 percent of the approved residential units are completed.
 - A 100 percent increase in the amount of Retail Sales and Service uses and Office uses if physically built under residential uses in a mixed use building with ground floor Retail Sales and Service uses and Office uses.
 - Outdoor sales and display and outdoor storage areas are not permitted except outdoor seating is allowed for restaurants and cafes.












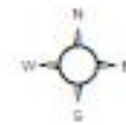


10 Plus Acre Vacant Parcels Zoned RHD and RMF

Date: August, 2011
User: Planning Services

Legend

- | | |
|--|--|
|  Parcels |  River |
|  Residential High Density |  City Street |
|  Residential Multifamily |  Other |
|  City of Spokane |  Highway |
| |  Principal Arterial |



THIS IS NOT A LEGAL DOCUMENT!
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

Comprehensive Plan Policy support:

LU 3.11 Compact Residential Patterns

Allow more compact and affordable housing in all neighborhoods, in accordance with neighborhood-based design guidelines.

Discussion: Compact and affordable housing includes such choices as townhouses, accessory dwelling units (granny flats), **live-work housing**, triplexes, zero-lot line, starter, small-lot, and rowhouses.

TR 3.2 Reduced Distances to Neighborhood Services

Provide a variety of services within neighborhoods that are convenient to and meet the needs of neighborhood residents, decreasing the need for driving.

Discussion: Providing a variety of services within neighborhoods, decreases the distances needed to travel to meet daily needs, making opportunities for walking and bicycling more feasible. The services are intended to serve the **daily needs of neighborhood residents**, not to draw people from outside the neighborhood. Furthermore, the design of the buildings housing these services must be compatible with the neighborhood.

Comprehensive Plan Policy support:

NE 18.1 Housing Location

*Reduce the daily quantity and distance of private automobile trips by encouraging higher density housing development near major activity centers, along transit routes, **and through mixed-use developments.***

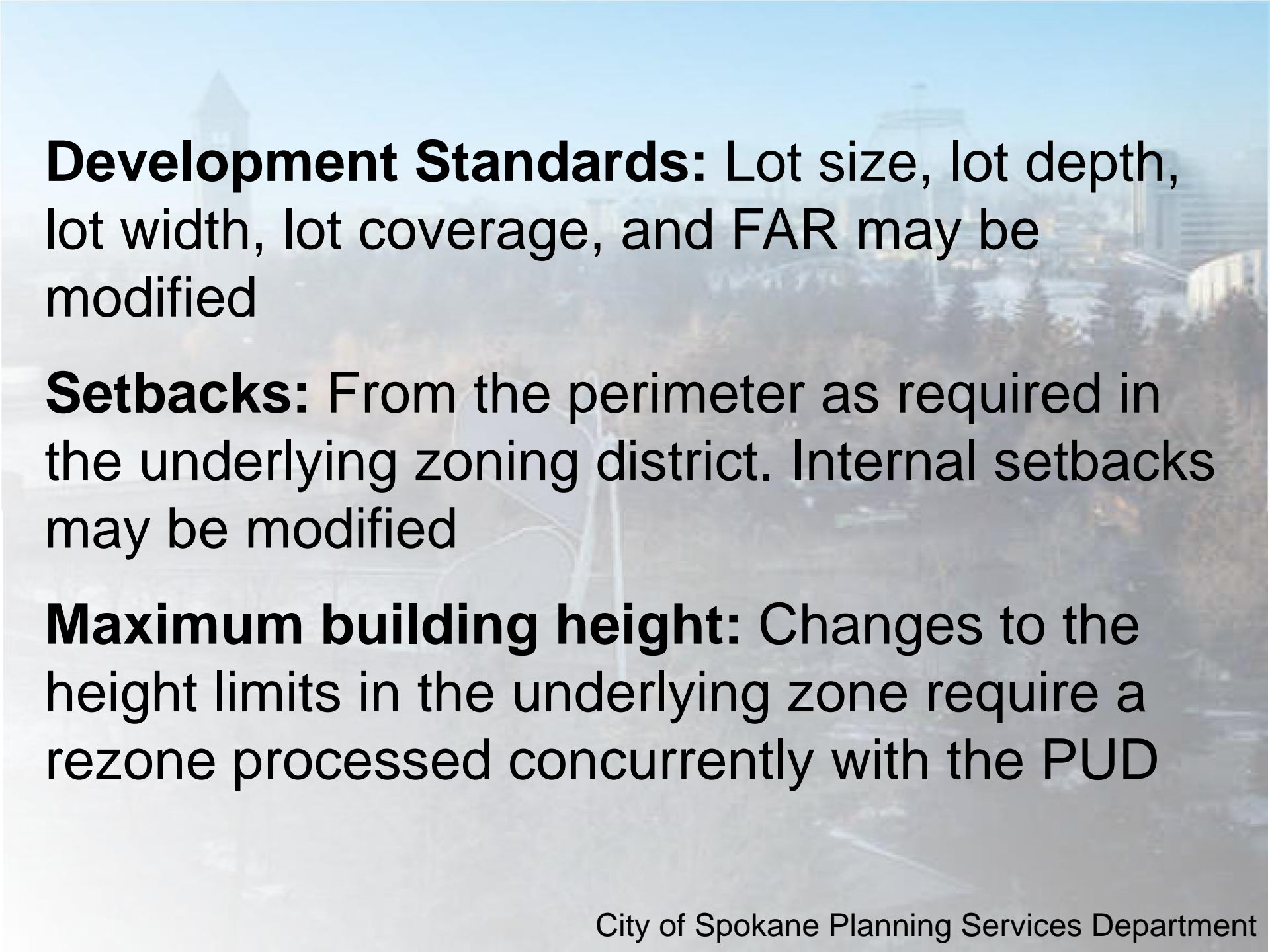
N 4.4 Neighborhood Business Traffic

*Ensure that the **size of a neighborhood business is appropriate for the size of the neighborhood it serves** so that trips generated by non-local traffic through the neighborhood are minimized.*

N 7.1 Gathering Places

Increase the number of gathering places within neighborhoods.

Discussion: Increasing the number of gathering places in neighborhoods encourages neighborhood socialization, resulting in a more cohesive and safe neighborhood. A park, plaza, or a favorite retail establishment within a mixed-use neighborhood center can serve as a gathering place.



Development Standards: Lot size, lot depth, lot width, lot coverage, and FAR may be modified

Setbacks: From the perimeter as required in the underlying zoning district. Internal setbacks may be modified

Maximum building height: Changes to the height limits in the underlying zone require a rezone processed concurrently with the PUD

Lot Frontage Requirements: (suggested amendments underlined)

Lots may be served by a private street or private access, rather than a public street. A private street or private access that does not conform to Chapter 17H.010 Street Development Standards may be approved through a Design Variance Request under SMC 17H.010.020.

Street Design Variance Criteria:

Overall, thoughtful and comprehensive approach to the design of the project as a whole

Better address aspects of the site or its surroundings

Superior in design quality and function to that potentially achieved by the development standard as written

Meet the intent and the general direction set forth by the development standard as written

Street Design Variance Criteria:

Not require additional maintenance or repair by the City or a property owners' association compared to a standard street section

Provide acceptable levels of accessibility, safety and convenience for all street users, including pedestrians, bicycles, vehicles and emergency service providers

Provide for adequate on-street and off-street parking to serve the area

Street Design Variance Criteria:

Benefit to the community including improved safety, improved site design, the creation of street canopies through landscaping or secondary lot access through the use of alleys

Other Standards:

Minimum off-street parking: May be modified if sufficient evidence is provided demonstrating reduced demand

Density: Density is based on the total area of subject property, less the area set aside for right-of-way, tracts of land reserved for private streets and dedicated tracts reserved for stormwater facilities. The calculation of density is rounded ~~down~~ up to the next whole number.

Design Review:

The requirement for review of PUDs by the Design Review Board is proposed to be removed from the PUD code.

The requirement for review of PUDs by the Design Review Board was previously removed from the Spokane Municipal Code as a part of Design Review Board Administration and Procedures (17G.040) amendments last year.

Adequate design standards for PUD exist in the PUD ordinance.



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http://www.spokaneplanning.org/Infill_Housing.html