



Major Zoning Code Update Status Report

Planning Commission

May 11, 2009

Major Zoning Code Update – Status Report

Discussion Items

- What is a Planned Unit Development (PUD)?
- Why do we need to revise the current PUD Chapter?
- Overview of proposed Residential Planned Unit Development (RPUD) Chapter
- Questions/Feedback

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What is a Planned Unit Development (PUD)?

- A PUD is a zoning mechanism that allows flexibility not available under conventional zoning method.
- The end result are projects that are constructed to a higher quality (i.e. better design, more open space).

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Why do we need to revise existing PUD chapter?

- Difficult to understand
- Complicated and time consuming
- Rarely used
- Does not reflect current best practice

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Overview of proposed Residential Planned Unit Development (RPUD) Chapter

- Updating and clarifying the intent of the current chapter
- Chapter split into two sections
 - RPUD (single-family zones)
 - PUD (commercial and multi-family zones)
- Focus of this presentation is RPUD

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Outline of proposed RPUD Chapter

- Purpose
- Authority and Application
- Permitted Modifications
- Approval Criteria
- Procedures

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Purpose

- Provide flexibility from the strict application of regulations in order to allow for projects that are better designed and offer greater public benefits while still maintaining the character and scale of SeaTac's single-family neighborhoods.

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Purpose (cont.)

- More specifically RPUDs:
 - Allow development of land with physical constraints
 - Create and preserve open space for recreation and aesthetic enjoyment of residents
 - Provide for the economic provision of infrastructure
 - Encourage quality infill development

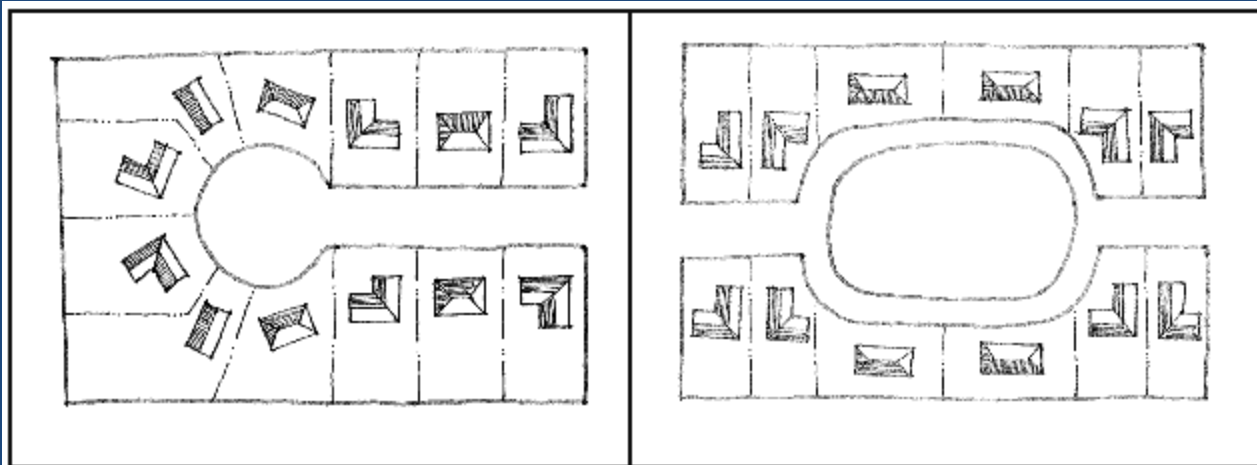
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Allow development of land with physical constraints



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Create and preserve open space for recreation and aesthetic enjoyment of residents



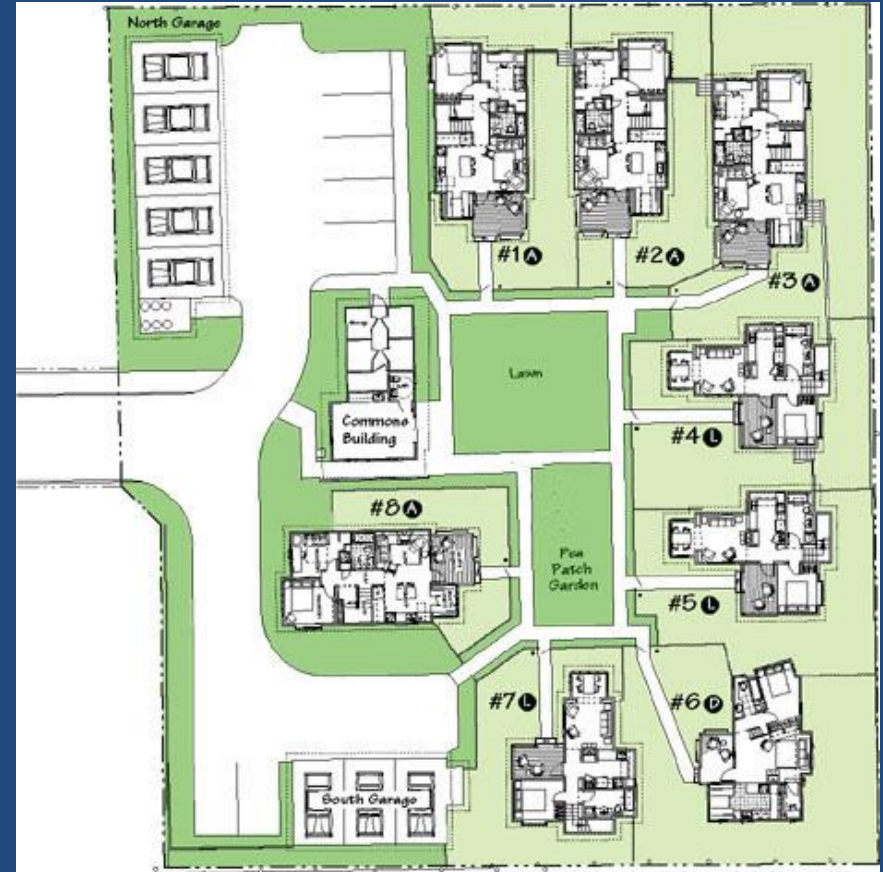
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Provide for the economic provision of infrastructure



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Encourage quality infill development



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Authority and Application

- Permitted in Urban Low Density Residential (UL-7,200; UL-9,600; UL-15,000)

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Permitted Modifications

- Density
- Permitted Uses
- Development Standards

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Approval Criteria

- Development and Design Standards
 - Site Layout
 - Building Design for houses
 - Building Design for commercial/retail
 - Open Space
- Location of Commercial/Retail

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(Link to street classification map)

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Procedures

- Processed pursuant to SMC 16A, Development Review Code
 - Staff Review
 - Hearing Examiner approval

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Questions/Feedback