



CITY OF KING PLANNING BOARD

MEETING DATE:
JUNE 23, 2025

PART A

Subject: PROPOSED AMENDMENT TO CHAPTER 32, ARTICLE IV, SEC. 32-196 AND SEC. 32-198; PROPOSED ADDITION TO CHAPTER 32, ARTICLE V, ADD SEC. 32-248.1

Action Requested: To review and approve or deny requested amendments.

Attachments:

Todd Cox

Todd Cox, Int. Planner/Zoning Officer

This abstract requires review by:

City Manager

City Attorney

PART B

Introduction and Background:

We have an applicant, Arden Group, Inc., who is proposing a zoning text amendment that would add a second and new PUD-CM (Planned Unit Development – Commercial Mixed Uses) to the zoning ordinances (Sec. 32-248.1). We currently have in Sec. 32-248 Planned Unit Development (PUD), and it mainly applies to residential uses. In the past, our PUDs have consisted of single-family, multi-family apartments or townhomes with up to 20% of the total tract that could be used for business-type uses that would service the residential uses.

The new proposed PUD would apply to commercial uses only, with apartments being the only residential type use. Most apartment uses are residential by building code and some zoning codes, but are treated as a commercial use because they are not owner-occupied and owned by a corporation. So, in the new PUD-CM, use would include various types of commercial, light-industrial, and residential apartment uses. It would allow for a similar type of setbacks and dimensional requirements as the current PUD. See the attached proposal by Arden Group. If recommended and approved by the city council, the PUD-CM would be submitted as a CZ rezoning (CZ-PUD-CM) in the form of a unified development plan. The proposed tract for the PUD-CM would be rezoned to a mixture of the following five districts: R-MF-A, O-I, B-2, PD-RC, and/or L-I.

Discussion and Analysis:

Budgetary Impact:

Cost of adding to our codified ordinance.

Recommendation:

- Staff recommends that the planning board review the proposed text amendments and make a recommendation on whether the city would benefit from having this amendment in the city's zoning ordinance.
- Staff currently doesn't see any initial issues with this approach and would note that other jurisdictions have a similar type of process for developing a single tract with multiple commercial uses on it.
- Things to consider – do we set maximum %'s on each district? Or do we just allow whatever the developer proposes. Example – There can't be more than 60%, 50%, or 40% of the total tract used for any of the 5 districts that are allowed in the PUD-CM. This would insure a true mixture of commercial uses. Do we set a minimum acreage tract size for a PUD-CM? Or allow any size of tract. There is a minimum set for land/tracts within our WS-IV watershed only.
- Positive things for separating the current PUD into 2 uses – This would allow developers to buy, typically, commercially zoned tract(s) and develop them with a master plan of commercial mixed uses. It would give the designer more freedoms in his/her designs without a strict set of rules which is the purpose of a PUD to start with.