

# <Insert Planned Residential Development Proposed Name>

Developed in accordance to Lynden Municipal Code (LMC) 19.29

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## General Description:

*Provide PRD goals, housing types, site description and features.*

*Respond to each of the point outlined in LMC 19.29.010 – Purpose of PRD's (shown below)*

*LMC 19.29.010: The primary purpose of a planned residential development (PRD) is to promote creativity in site layout and design, allowing flexibility in the application of the standard zoning requirements and development standards. More specifically, it is the purpose of this chapter to:*

- A. Permit developers to use innovative methods including low impact development (LID) techniques and approaches not available under conventional zoning methods to facilitate the construction of a variety of housing types and densities serving the housing needs of the Lynden community and meeting the goals and policies of the comprehensive plan;  
< response >*
- B. Provide for the economic provision of public facilities and services by allowing choices in the layout of streets, utility networks and other public improvements through superior site design and the use of clustering;  
< response >*
- C. Allow development of land with physical constraints while preserving the natural characteristics of the site, including topography, native vegetation, critical areas and other natural amenities of value to the community;  
< response >*
- D. Encourage infill within areas of the city which are characterized by existing development;  
< response >*

- E. Create and/or preserve open space for recreation and the aesthetic enjoyment of residents; and F. Provide for the management and control of stormwater under current state and local regulations.

< response >

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< response >

*Applicants must also address the Criteria for approval as outlined in LMC 19.29.110 (shown below)*

*LMC 19.29.110 – Criteria for approval.*

*In addition to the findings of fact required for approval within Section 17.09.040, the following criteria shall be met for approval of a PRD.*

*A. Design Criteria: The design of the PRD shall achieve **two or more** of the following results:*

- 1. High quality architectural design, placement, relationship or orientation of the structures;*
- 2. Achieving the allowable density for the subject property;*
- 3. Providing housing types that effectively serve the affordable housing needs of the community;*
- 4. Improving circulation patterns;*
- 5. Minimizing the use of impervious surfacing materials;*
- 6. Increasing open space or recreational facilities on-site;*
- 7. Preserving, enhancing or rehabilitating the natural features of the property such as significant woodlands, or critical areas;*

< response to design criteria >

*B. Perimeter Design. The perimeter of a PRD shall be appropriate in design, character and appearance with the existing or intended character of the development adjacent to the subject property and with the physical characteristics of the property.*

*< response regarding perimeter design >*

*C. Streets and Sidewalks. Existing and proposed streets and sidewalks within a PRD shall be suitable to carry the anticipated traffic within the proposed development and the vicinity. The design of the circulation system shall be consistent with the requirements within the subdivision code - Chapter 18.14 LMC.*

*< response regarding the design of streets and sidewalks >*

## Design Standards Matrix

The matrix below is designed to identify any departures from the minimum design standards expected within a PRD. Departures from the minimum design standards may be permitted but must be justified.

*LMC 19.29.060(J)- Where the applicant seeks to depart from the minimum standards in the PRD process, the Planning Commission and Council shall consider the following factors and the Council may in its sole discretion approve departure from one or more of said minimum standards upon finding that the PRD proposal clearly satisfies one or more of these factors:*

- 1. The modification of minimum standards protects or improves the character of the surrounding neighborhood in terms of architectural scale, view corridors, the aesthetic character or provision of services;*
- 2. The modification of minimum development standards protects critical areas and the environmental quality of the parcel(s) to be developed;*
- 3. The modification of minimum standards is necessary to permit reasonable development as a result of unique characteristics of the property or the proposed uses;*
- 4. The modification of building height (subject to Section 19.29.060(2)) or building setbacks where reasonably necessary due to arrangement of buildings and open spaces as they relate to various uses within or adjacent to the planned development; provided that any such modification shall be consistent with subsection A herein;*
- 5. The modification of minimum standards is adequately mitigated by reasonably related public improvements proposed in connection with the planned development.*

Development Standard	Required by Code as minimum standard for PRD (LMC 19.29.060)	Proposed	Justification for those standards proposed at less than minimum requirement.
Density	< insert here based on underlying zone >	< response >	< response >
Maximum Building Height	35' maximum	< response >	< response >
Parking Requirement	< Insert here Per LMC 19.51 >	< response >	< response >
PRD Building Setback – Front of home to Property Line	Per LMC 19.29.060(D)	< response >	< response >
Front Yard Setbacks	15' to foundation of living space LMC 19.29.060(D)	< response >	< response >
Garage Door Setback	25' between garage doors and front property line	< response >	< response >
Building Separation (Side Yard Setbacks)	As required by the International Building and Fire Codes. LMC 19.29.060(D)	< response >	< response >
Street Section	Right-of-Way measures 30' curb to curb: two travel lanes, curb and gutters, and on-street	< response >	< response >

	parking on one side. A 4' planting strips between sidewalk and curb. LMC 19.29.060(E)		
<b>Turn Around / Cul-de-Sac</b>		< response >	< response >
<b>Sidewalks</b>	Minimum of 5' wide sidewalks fronting all residential lots. LMC 19.29.060(E)	< response >	< response >
<b>Minimum Lot Size</b>	5,000 square feet	< response >	< response >
<i>(other design consideration)</i>			

## Open Space Standards:

### Applicant must address LMC 19.29.080 – Open Space Standards

*A PRD shall set aside a minimum of seven and one-half percent of the gross land area or four thousand square feet, whichever is greater, for active recreational uses. For purposes of this chapter, a "set aside" of open space shall require: (a) a recorded deed restriction or restrictive covenant which runs with the land and assures that said property will remain in open space in perpetuity, consistent with the terms of this chapter, and which shall be held and maintained for such purposes for the common benefit of residents of the development by a homeowner's association; or (b) a permanent dedication of property to the City, which is accepted by the city, to hold and maintain as open space consistent with the purposes of this chapter.*

*A. Location: The area proposed for open space within the PRD shall be within reasonable walking distance of all dwelling units within the development. The minimum open space requirement of four thousand square feet must be met with an open space set aside at*

*one location which shall be suitable for active recreational uses. Where the minimum requirement is greater than four thousand square feet, at least one contiguous area meeting the minimum size requirement must be set aside at one location for common open space. Any remaining open space set aside may be otherwise distributed according to the requirements of this section.*

*B. Access: All dwelling units within the PRD must have legal access to the proposed open space. Open space set aside for active recreational open space shall have reasonable access from street frontages. Design measures should accomplish the purposes of access and security.*

*C. Types of Open Space: Land dedicated for open space should be useable for any of the following:*

- 1. Greenbelts that serve as a buffer between land uses (greenbelts do not include yard areas privately owned, nor do they include required landscaping surrounding a building or parking area). Open space that preserves existing native vegetation is encouraged;*
- 2. Low impact development (LID) stormwater best management practice (BMP) facilities;*
- 3. Active recreational uses, including trails and garden areas; 4. Protecting environmentally sensitive areas.*

*D. Use of Open Space: Except as provided below, a minimum of thirty percent of the required open space shall be suitable for active recreational purposes. The topography, soils, hydrology and other physical characteristics shall be of such quality as to provide an area suitable for recreation. These areas may be used for low impact development (LID) facilities.*

- 1. The percentage of open space required to be suitable for active recreational uses may be increased to as high as fifty percent if it is determined that anticipated recreational needs will require a larger percentage.*
- 2. The percentage of open space required to be suitable for active recreational uses may be decreased to as low as ten percent, if it is determined that the inclusion of the buffers or environmentally sensitive areas such as wetlands would better meet the needs of residents and/or the surrounding community.*

*E. Qualification for a density bonus: The provision of improved recreational or park facilities including "recreational facilities" and "outdoor recreation" such as improved playfields, basketball and tennis courts, trails, playground facilities or picnic areas or the preservation of unique natural features such as habitats of threatened or endangered wildlife or plant species, wetlands, and*

*environmentally sensitive areas shall qualify for a density bonus, so long as the requirements described in Section 19.29.070 are fully satisfied.*

*F. Implementation: The property proposed for open space shall be shown on the PRD's master plan and shall be set aside for management by the homeowner's association or dedicated to the city for public use only if acceptable to the city. Maintenance and operation of open space set aside to the homeowner's association shall be the responsibility of the homeowner's association. A set aside of open space is not eligible for credit against the assessment of impact fees for parks or public recreation facilities unless it meets each of the following criteria:*

*(a) the open space is dedicated and accepted by the city for public use; and*

*(b) the proposed location of the dedicated open space is included in the city's adopted capital facilities plan for city park acquisition.*

*The city, at its sole discretion may choose to accept a dedication of open space as city park property, including the maintenance and operation thereof, when the property proposed for dedication meets the following criteria as outlined in the park and trail master plan:*

- 1. Minimum park dedication of one-half acre in size. Developments that include ten acres or more would require a minimum park dedication of one acre in size.*
- 2. The proposed dedication is at least one-quarter mile away from a similar facility. If the proposed facility is greater than two acres in size, it should be located at least one-half mile from another park facility.*
- 3. There are opportunities for expansion of smaller park areas into larger park areas as adjoining parcels develop.*
- 4. The proposed dedication is geographically located in an area that is projected for substantial growth during the planning period (six years) and is consistent with the provisions of the park and trail master plan.*
- 5. The proposed dedication has safe and convenient access from the surrounding neighborhood and parking as necessary for public use.*
- 6. Drainage for the proposed site is adequate.*
- 7. Parcel size and shape is appropriate to park development. Oddly shaped "remainders" are discouraged.*

*8. There are open lines of sight at the facility for security purposes.*

*9. The proposed site meets the needs and desires of the community and considers the specific needs of the surrounding neighborhood.*

*10. The proposed site meets state and federal accessibility requirements.*

*G. Stormwater Detention Facilities: Stormwater detention facilities including low impact development (LID) facilities may be included by the City as part of the open space necessary for a density bonus, but not as part of the minimum required open space, subject to LMC Chapter 13.24 and satisfaction of the following criteria:*

*1. The detention facility does not provide drainage for public facilities including public streets unless all easements and drainage releases are approved.*

*2. The detention facility shall be constructed so as to drain fully when precipitation is not occurring (i.e. no standing water shall be left) unless the facility is a pond designed as an aesthetic amenity.*

*3. The side slope of the detention facility shall not exceed thirty-three percent, unless such slopes already exist naturally and are covered with vegetation. Where the facility has a hard surface wall or slope, the vertical drop shall not exceed twenty-four inches without fencing appropriate to the site conditions to protect public safety.*

*4. If detention facilities are located adjacent to or near a natural, year-round stream or wetland, these systems shall be left in a natural or near natural condition.*

*5. The detention area shall be landscaped both in a manner consistent with maintaining high aesthetic standards and is able to withstand the inundation expected.*

*6. Use of property set aside as open space area for both detention and recreation purposes shall not be acceptable if the detention area must be rendered unsuitable or unavailable for recreation use during dry weather.*

*7. In the case of joint use of open space set aside (not dedicated to city) for detention and recreation, the homeowner's association shall be responsible for the maintenance in perpetuity of the facilities in the condition approved under the development contract.*



*H. Rights and Duties: The owners of the private open space shall have the following rights which may be exercised in respect of such land, subject to restrictive covenants, development agreements or other restrictions:*

- 1. The right to locate recreational facilities such as tennis courts, basketball courts, swimming pools, picnic tables designed to be used exclusively for the use of the residents of the development and their guests.*
- 2. The right to locate pedestrian and bicycle paths or trails.*
- 3. The right to take whatever lawful measures are reasonably necessary to protect and maintain such land, or property adjacent thereto, or to correct a hazardous condition posing a threat to life or limb.*
- 4. The right to locate and operate community gardens.*
- 5. The right to regulate access to or entry on the open space land and duty to maintain such land.*

## Summary:

< it is recommended that applicants provide a summary statement regarding the goals and standards of the proposed PRD >