



CDC Meeting Date:	May 21, 2025	
Name of Agenda Item:	Planned Residential Development Standards and Private Streets	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:		Legal Review:
<input type="checkbox"/> Staff revisions	<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Completed
<input type="checkbox"/> Return to CDC	<input type="checkbox"/> Other Committees	<input checked="" type="checkbox"/> Recommended
<input type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Not Required
Attachments:		
PRD code re Development Standards, PRD Worksheet		
Summary Statement:		
<p>At the April CDC meeting the committee discussed the various standards that have been used for the construction of private streets within the City. Because most private streets were developed through the use of Planned Residential Development (PRD) contracts the Committee committed to reviewing the minimum standards presented within the PRD code.</p> <p>Minimum PRD Standards: Attached is the section of code, LMC 19.29.060, which discusses the expected minimum standards within a PRD. The last point of this section allows for departures from these minimums with justifications. Typically, each PRD is unique and has site specific development standards including multiple deviations from the minimum PRD standards.</p> <p>Tracking Site Specific Standards: While this flexibility allows developers to respond to challenging sites and create unique communities it can be difficult for reviewers and Council to track the standards and those areas that represent deviations from code. In an effort to clarify, the Planning Division has created a PRD worksheet (attached) which requires the developer to respond to criteria, identify standards proposed, and justify any of those that deviate from the minimum standards outlined in the PRD code.</p>		
Recommended Action:		
Committee endorsement of the PRD worksheet as a means to identify deviations at the time of PRD approval. Feedback on other issues which should be itemized with PRD submittals.		