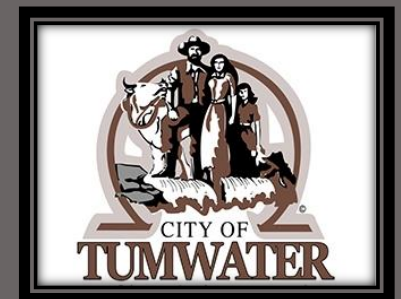


Planned Unit Development Amendments

Ordinance No. O2022-006

June 14, 2022
Planning Commission



Issue

- The City's planned unit development regulations were last substantially updated in 2000
- In other jurisdictions, planned unit developments provide a quantifiable public benefit in exchange for flexibility in addressing existing regulations

Issue

- Currently, planned unit developments in the City provide a benefit to developers in the form of flexibility with existing regulations, but have not provided a quantifiable benefit to the City or the public
- The proposed amendments provide developers flexibility in addressing existing regulations in exchange for requiring quantifiable public benefits

Issue

- On May 10, 2022, the Planning Commission asked staff to get input from local developers on the quantifiable public benefits that would be required in exchange for flexibility in existing bulk and dimensional regulations
- Staff contacted five local developers on May 16, 2022, heard back from one of them on May 26, 2022, and incorporated their suggested changes into the ordinance

Issue

The scale of the project affects the number of tangible benefits required:

- Projects providing 20 or more dwelling units or industrial, commercial, or institutional projects 20 acres or more in size shall provide at least 2.0 points from the list of tangible benefits
- Projects providing less than 20 dwelling units or industrial, commercial, or institutional projects less than 20 acres in size shall provide at least 1.0 point from the list of tangible benefits

Questions to Consider

1. The type of tangible benefits proposed. Should more be added or should some be taken off?
2. The points assigned for each benefit. Are points too many or too few?
3. The total number of tangible benefits points required. Is the number of points required balanced by the sections of the development code where the developer has flexibility?

Questions to Consider

4. Code modifications allowed. Should more be added or should some be taken off? Are the code modifications allowed balanced by the tangible benefits required?
5. Code modifications not allowed. Should more be added or should some be taken off?

Tangible Benefits

#	Points	Tangible Benefit
1	1.0	Provide superior useable parks and open space.
2	1.0 to 2.0	Significant public facilities or other public amenities that could not be required by the city for development of the subject property without a planned unit development.
3	1.0	Going significantly beyond the minimum requirements for critical area protections to preserve, enhance, or rehabilitate critical areas and buffers.
4	1.0	Dedication of a site containing a historic landmark.
5	2.0	Incorporation of energy systems that produce energy from nondepletable energy sources will result in at least fifty percent of the energy needs for the development being met.

Tangible Benefits

#	Points	Tangible Benefit
6	2.0	For residential developments, building passive homes, which meet the Passive Home Institute US (PHIUS) standard that will result in fifty percent or more of the total dwelling units qualifying as passive homes.
7	1.0	Going significantly beyond the minimum required energy efficiency requirements for at least fifty percent or more of the energy needs of the development.
8	2.0	The provision of at least twenty percent of the total dwelling units as permanently affordable housing.
9	1.0 to 2.0	Any other public facility, feature, item, project, or amenity proposed by the applicant that the City agrees meets the intent of this section.

Code Modifications Allowed

Code Modifications Allowed	Notes
Environment	The provisions of TMC Title 16 may not be modified, except modifications consistent with TMC 18.36.010(B)(3).
Zone Districts	<p>The type and size of the underlying zone districts designated by the zoning map shall not be modified.</p> <p>Some individual development standards of the underlying zone districts may be modified.</p>
Planned unit developments with multiple underlying zone districts	<p>A planned unit development may move the location of underlying zone districts as part of the planned unit development process, but the type and size of each of the underlying zone districts shall remain the same and follow the requirements of TMC 18.36.040(C).</p> <p>Some individual development standards of the underlying zone districts may be modified.</p>
Setbacks	<p>Setbacks established by the underlying zone districts shall prevail on the perimeter boundary lines of a planned unit development.</p> <p>May modify internal setbacks within the planned unit development.</p>

Code Modifications Allowed

Code Modifications Allowed	Notes
Lot sizes	Lot sizes as specified by the underlying zone districts may be modified by up to twenty-five percent, either larger or smaller, provided the densities of the underlying zone district are met.
Land Coverage	Maximum land coverage as established by the underlying zone districts may be exceeded by no more than twenty-five percent.
Structure height	Structure height requirements as established by the underlying zone districts may be modified up to twenty-five percent.
Yards	Yards as specified by the underlying zone districts may be reduced by up to twenty-five percent, provided the land coverage requirements of the underlying zone district are met.
Parks and open space area	In addition to the park and open space dedication requirements of TMC 17.12.210 or TMC 18.42.130, as applicable, provide additional park and open space areas consistent with TMC 18.36.010.

Code Modifications Not Allowed

Code Modifications Allowed	Notes
Environment	The provisions of TMC Title 16 may not be modified, except modifications consistent with TMC 18.36.010(B)(3).
Zone Districts	<p>The type and size of the underlying zone districts designated by the zoning map shall not be modified.</p> <p>Some individual development standards of the underlying zone districts may be modified.</p>
Planned unit developments with multiple underlying zone districts	<p>May move the location of underlying zone districts as part of the planned unit development process, but the type and size of each of the underlying zone districts shall remain the same and follow the requirements of TMC 18.36.040(C).</p> <p>Some individual development standards of the underlying zone districts may be modified.</p>
Densities	Densities established by the underlying zone districts shall not be altered.

Code Modifications Not Allowed

Code Modifications Allowed	Notes
Uses	<p>Limited to the permitted, accessory, or conditional uses established by the underlying zone districts.</p> <p>If a proposed use requires a conditional use permit, a separate conditional use permit shall be obtained consistent with the process in TMC 18.56.</p>
Setbacks	<p>Setbacks established by the underlying zone districts shall prevail on the perimeter boundary lines of a planned unit development.</p> <p>May modify internal setbacks within the planned unit development.</p>
Parking	<p>Parking requirements shall not be modified.</p>
Landscaping	<p>Landscaping requirements shall not be modified.</p>

Code Modifications Not Allowed

Code Modifications Allowed	Notes
Citywide design guidelines	Citywide design guidelines shall not be modified.
Tumwater development guide	Requirements of the Tumwater development guide shall not be modified, except as noted in TMC 18.36.080.
Signage	Signage requirements shall not be modified.
Stormwater	Stormwater requirements shall not be modified.
Provisions of this chapter	The requirements of this chapter shall not be modified.
Procedural requirements	Procedural requirements shall not be modified.

Next Steps

Planning Commission

- Public Hearing – June 28, 2022

City Council

- Public Works Committee briefing – July 7, 2022
- General Government Committee briefing – July 13, 2022
- Worksession – July 26, 2022
- Consideration– August 1, 2022