

33.668 Review of Changes to an Approved Planned Unit Development

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33.668.010 Purpose

This chapter provides a process and criteria to evaluate proposed changes to Planned Unit Developments (PUD) initially approved under regulations that may no longer be in effect. The approval criteria ensure that the PUD continues to be in conformance with the purpose of the regulations in place when the PUD was approved, and also conforms to the purposes of regulations that have been approved since the PUD was approved.

33.668.050 Types of Changes

There are two types of changes; major and minor. A major change is one that will have significant impacts on the development in the PUD, or on the site surrounding the PUD. Major changes include:

- A.** An increase in the site area of more than 5 percent;
- B.** An increase in density, including the number of housing units;
- C.** In residential zones, a change in the mix of single-dwelling and multi-dwelling structures;
- D.** An increase in the amount of land in nonresidential uses;
- E.** A reduction in the amount of open area;
- F.** Deleting or changing the purpose of flood hazard or landslide hazard easements; or
- G.** Changes to the vehicular system which result in a significant change in the amount or location of streets and shared driveways, common parking areas, circulation patterns, and access to the PUD.

33.668.100 Review Procedure

Requests for changes to an approved PUD will be processed as follows:

- A. Major changes.** Major are processed as follows:
 - 1. If the original PUD application was processed through a Type III procedure then the change is processed through a Type III procedure;
 - 2. If the original PUD application was processed through a Type II procedure then the change is processed through a Type II procedure.
- B. Minor changes.** Minor are processed through a Type II procedure.

33.668.150 Application Requirements

The application for a change to an approved PUD must contain all of the information listed in Paragraph 33.730.060.D.1; however the Director of BDS may waive items that are not applicable to a specific proposal.

33.668.170 Development Standards

The current development standards of this Title apply unless other standards are requested in the proposed amendment or the previously approved Planned Unit Development. Density calculations are based upon the gross site area as approved in the original PUD, after subtracting out streets and land set aside for schools, religious institutions, and commercial uses or land donated for parks.

33.668.200 Approval Criteria

Requests for changes to an approved PUD will be approved if the review body finds that the applicant has shown that all of the following criteria are met:

- A. On balance, compared to the approved PUD, the change will equally or better meet the following:
 - 1. Promote an attractive and safe living environment in residential zones;
 - 2. Provide for efficient use of services and improvements;
 - 3. Minimize site grading;
 - 4. Provide energy efficient development;
 - 5. Allow for conservation of natural features;
 - 6. Provide an opportunity for innovative and creative development;
 - 7. Be integrated into the neighborhood; and
 - 8. Where the PUD includes commercial uses, promote attractive and functional business environments in nonresidential zones which are compatible with the development intended for the zone and neighborhood; and
- B. Any significant adverse impacts caused by the change are mitigated.

(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02. Amended by: Ord. No. 178657, effective 9/3/04.)