

**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**MUNICIPAL
CODE SECTIONS:**

RMC 4-9-150B Planned Urban Development Regulations (PUD),
Applicability.

REFERENCE:

RMC 4-9-150A states that the purpose of the Planned Urban Development Regulations is to “encourage innovation and creativity in the development of residential, business, manufacturing, or mixed used development by permitting a variety in the type, design, and arrangement of structures and improvements.”

SUBJECT:

Modification of Urban Design Regulations (RMC 4-3-100) through the Planned Urban Development Regulations.

BACKGROUND:

The purpose of the Planned Urban Development Regulations is to provide a process where the City may review applications, which do not comply with the City’s development standards, but will be “superior to traditional development under standard regulations” (RMC 4-9-150A). Currently these regulations allow projects to modify any standards in RMC 4-2, 4-4, 4-6-060 and 4-7. The single family design standards are located in 4-2 and may be modified, however the Urban Design Regulations located in 4-3-100 are not identified as a code section that is available for modification. This omission is an oversight. In order to encourage creativity, modifications to the Urban Design Regulations in 4-3-100 should also be permitted as part of the Planned Urban Development Regulations.

There is also a conflict between subsections “a.” and “b.” of RMC 4-9-150B.2. Subsection “a.” states that “all modifications shall be considered simultaneously as part of the planned urban development”, whereas “b.” states “approval for modification other than those specifically described in subsection B2a of this Section shall be approved prior to submittal of a preliminary planned urban development plan.” In subsection “a.” the approvals are granted simultaneously as part of the planned urban development, whereas in subsection “b.” the approvals are granted prior to the submittal of a preliminary planned urban development plan, which doesn’t allow for meaningful public involvement.

JUSTIFICATION:

To allow for the consistent implementation of the Planned Urban Development Regulations with respect to design standard modifications and to afford applicants greater flexibility resulting in superior design of

projects, modifications to the Urban Design Regulations should be permitted through the PUD process.

In addition, to ensure meaningful public involvement is provided consistently for all preliminary planned urban development plans, all modifications should be approved simultaneously as part of the PUD process.

DECISION: Revise the Applicability of RMC 4-9-150B2 to include RMC 4-3-100 Urban Design Regulations as a section of code that is available for modification through the PUD process and clarify that all modifications should be approved simultaneously through the PUD process.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

DATE: April 15, 2014

**APPEAL
PROCESS:** To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE
AMENDMENTS
NEEDED TO
IMPLEMENT
DETERMINATIONS:**

B. APPLICABILITY:

Any applicant seeking to permit development which is not limited by the strict application of the City's zoning, parking, street, and subdivision regulations in a comprehensive manner shall be subject to this Section. Any amendment to existing planned urban developments shall be subject to this Chapter.

1. Zones: Planned urban developments may be permitted in all zoning districts, when processed and approved as provided in this Section. (Ord. 5571, 11-15-2010)

2. Code Provisions That May Be Modified:

a. In approving a planned urban development, the City may modify any of the standards of chapter [4-2](#) RMC, [RMC 4-3-100](#), chapter [4-4](#) RMC, RMC [4-6-060](#) and

chapter [4-7](#) RMC, except as listed in subsection B3 of this Section. All modifications shall be considered simultaneously as part of the planned urban development.

b. An applicant may request additional modifications from the requirements of this Title, except those listed in subsection B3 of this Section. ~~Approval for modifications other than those specifically described in subsection B2a of this Section shall be approved prior to submittal of a preliminary planned urban development plan.~~ All modifications shall be considered simultaneously as part of the planned urban development.