

MEMORANDUM

TO: City Plan Commission

FROM: Ken Pelton, Senior Planner

DATE: September 8, 2011

RE: Infill Housing Task Force preliminary draft of suggestions for amendments to the SMC standards for Planned Unit Developments (SMC 17G.070)

For your review I am forwarding a preliminary draft document that contains ideas for amendments to the standards of the Spokane Municipal Code for Planned Unit Developments. These suggestions were prepared in conjunction with the Infill Housing Task Force. As you know, this group is discussing potential amendments to the SMC to improve the opportunities for infill housing in the residential zones.

This document is the third of three parts of the SMC that are under discussion for potential amendments addressing infill housing.

A few of the suggestions for changes to the draft Planned Unit Development standards include:

- Adding Retail Sales and Service uses to the list of uses allowed in a PUD in the RMF and RHD zones subject to size and location standards.
- Requiring vehicle access to lots to be from a public alley if a lot abuts a public alley.
- Allowing adjustments to street and utility standards subject to approval of a design variance by the city engineer.

We will be discussing this at your meeting on September 14.

Attachment